



Purchase/Lease Application

(Please complete one form for each applicant)

*Once the application has been submitted, unnecessary phone calls will only delay the process. All questions should be communicated ONLY via email to: applications@aspmg.com
Moving Hours: Monday through Saturday from 9:00 am to 6:00 pm. Sundays are not allowed.
Please make all necessary arrangements to comply with the mentioned rules.*

Sensitive information regarding PARKING ASSIGNMENT

Please, be aware:

3-bedroom units have assigned 2 parking spaces and as a courtesy 1 visitor parking.

Therefore you can only park 3 vehicles in the community.

2-bedrooms Units have assigned 1 parking space and as courtesy 1 visitor parking.

Therefore you can only park 2 vehicles in the community.

1-bedroom units have assigned to 1 parking space.

Therefore you can only park 1 vehicle in the community.

Only authorized vehicles will obtain the decal to park in the community. Non-authorized vehicles will be towed away at owner's expense without any further notice.

Name of Applicant.

Signature.

Name of Co-Applicant.

Signature.

Name of 3rd Applicant.

Signature.



<u>Unit # / Address:</u>	<u>Email address:</u>	<u># Bedrooms in the unit</u> <u># Cuartos en la unidad</u>

APPLICANT INFORMATION

Legal Name (First-Middle Last):	Date of Birth:
Phone Number:	S.S#:
Current Address:	Employer -Yearly Income
Employer Contact Number:	How long on Job-Full or Part Time:
Drivers License#:	Auto Lic Plate-Year-Make
Pets-Color/Kind	Size/Weight

Have you ever been a party to a foreclosure action? _____

Have you ever been evicted from a rental residence? _____

Have you had two or more late rental payments in the past year? _____

Have you ever been arrested? _____

Have you ever been convicted? _____



COAPPLICANT INFORMATION

Legal Name (First-Middle Last):	Date of Birth:
Phone Number:	S.S#:
Current Address:	Employer -Yearly Income
Employer Contact Number:	How long on Job-Full or Part Time:
Drivers License#:	Auto Lic Plate-Year-Make
Pets-Color/Kind	Size/Weight

Actual Landlord Information:

Name-Address:	Telephone:	How Long: From: To:
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Have you ever been a party to a foreclosure action? _____

Have you ever been evicted from a rental residence? _____

Have you had two or more late rental payments in the past year? _____

Have you ever been arrested? _____

Have you ever been convicted? _____



3RD APPLICANT INFORMATION

Legal Name (First-Middle Last):	Date of Birth:
Phone Number:	S.S#:
Current Address:	Employer -Yearly Income
Employer Contact Number:	How long on Job-Full or Part Time:
Drivers License#:	Auto Lic Plate-Year-Make
Pets-Color/Kind	Size/Weight

Actual Landlord Information:

Name-Address:	Telephone:	How Long: From: To:
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Have you ever been a party to a foreclosure action? _____

Have you ever been evicted from a rental residence? _____

Have you had two or more late rental payments in the past year? _____

Have you ever been arrested? _____

Have you ever been convicted? _____



MINORS IN THE UNIT *Any minor over the age of 10 years old must be listed in this section*

Name:	DOB:	AGE:

This application must be submitted along with:

If you are renting:

Original Criminal background record from Metro-Dade Police Department ONLY, located at 9105 NW 25th St, for each applicant; no more than 30 days old. *(If there are any criminal or legal cases, provide us with a Police Department Incident Report.) NOTE: Police records for non-local applicants will be obtained from the screening company for an additional fee.*

Copy of driver's license or Florida Photo Identification.

Copy of current vehicle registration and insurance card.

You must bring to management office a security deposit of \$250 in a money order payable to Laguna Club Condominium (Applicable only for Lease)

NOTE: If the vehicle(s) being registered with the application is/are not under the name of the applicant(s), a notarized letter from the owner must be provided specifying that the vehicles' owner is allowing the applicants to use a said vehicle and that they do not intend to reside in the community.

Copy of the lease or purchase agreement.

Copy of canceled payroll checks (copy of front & back). Payroll Checks from previous month, Copy of recent W-2. If self-employed, retired, or disabled, proof of Income is required (Copy of recent 1090 or 1040, letter from Social Security Administration, and bank statements).

A (Non- refundable) fee in the amount of \$150.00 per applicant older than 18 years old, except married couples with a valid certificate of marriage, which only pay \$150.00. After you submit the application, you will receive a link to your email to make the payment. *NOTE: This fee is only for the processing of the application and does not cover any association costs, keys, etc.*



Applicants may pay a Rush Fee (if Rush service is available) of \$100.00 to accelerate the screening process.

To seven (7) to Ten (10) business days. Rush fee may be paid thru the payment link, please requested in case you need it.

If you are buying:

ALL of the above must be submitted (Except the security deposit of \$250) AND a Copy of the credit report and credit score. *Foreigners-* If the applicant is foreign, they must also submit a copy of the passport from the original country, including a copy of the page where the date of entry into the country is stamped.

NOTE: Your police records will be obtained from the screening company for an additional fee.

If an application is not approved or accepted by the Board, all fees for this application are non-refundable. The applicant hereby waives any claim for damages by reason of non-acceptance, which the Board may reject. The applicant recognizes that as a part of the application processing procedures, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom the applicant may be acquainted. This inquiry includes information as to the applicant's character, general reputation, personal characteristics, and mode of living as permitted by state law.

FULLY completed applications, without any blank spaces, must be submitted with all required documentation. If you have any questions, please send an email to our office prior to submission of the application, as incomplete applications WILL NOT be accepted. APPLICATIONS MAY NOT BE MAILED OR FAXED.

The application approval process takes a minimum of 15 days after it's submitted.

Therefore, do not make any arrangements to move into the unit or close on the property before this time or prior to receiving a Certificate of Approval from the Board of Directors.

Name of Applicant.

Signature.

Name of Co-Applicant.

Signature.

Name of 3rd Applicant.

Signature.



OWNERS OCCUPANTS ACKNOWLEDGEMENT

LEASE RIDER

In the event, the LESSOR (Owner) becomes delinquent in the payment of any monthly maintenance or any assessment due to the Condominium Association and if such delinquency continues for a period over ten


(10) days, the LESSEE (Tenant), upon receiving written notice of such delinquency from the Condominium Association or its Agent, shall pay the total amount of such delinquency payable to the Condominium Association.

LESSEE is authorized to deduct from rental payment to the LESSOR the amount paid to cure the delinquency. It is understood and agreed by the LESSOR that the LESSEE shall continue to pay the monthly maintenance payments thereafter until the expiration of the lease. It is further understood, and agreed such deduction from the rental Income will not constitute in default of rent to the LESSOR.


RELEASE OF INFORMATION

I, the APPLICANT, authorize the release of my character references as well as rental, criminal, and credit history for the purposes of renting/purchasing a house, apartment, or condominium from this owner, manager, brokerage, finder, Agent, or management company.

I acknowledge that the signature enclosed applies to the full terms and conditions denoted in the document.

		
Applicant #1 Signature	Print Name	Date

		
Applicant #2 Signature	Print Name	Date

		
Applicant #3 Signature	Print Name	Date



Unit Owner/Seller' Signature

Print Name

Date

NOTARY STAMP

(the application can not be processed without this stamp)

Acceptance of Rules and Regulations

Laguna Club Condominium Association, Inc.

Resident(s) Name(s): _____

I am an **Owner**__ OR a **Lessee** __ of apartment # _____ at: _____ NW _____ Ave Miami, FL 33172.

By these means I confirm the following:

I have read the **Laguna Club Condominium Association, Inc.** a rules and regulations containing the conduct and discipline requirements for Owners and/or Lessees and I agree that I have no objections to any part of it. Therefore, I pledge as well as any other individual(s) who may reside with me to follow all its rules and regulations faithfully.

Please be advised that Laguna Club Condominium Association, Inc. DOES NOT allow Barbeque anywhere. Satellite only allowed on tripod.

_____/_____ (initials) Only vehicles with the authorized parking decal can be parked in the community. Non-authorized vehicles will be towed away at owner's expense. Commercial vehicles are not allowed at any time

_____/_____ (initials) You are advised that you cannot move to the unit without Certificate of Approval in order to avoid fines up to \$1,000.00.

_____/_____ (initials) You are advised that commercial vehicles cannot be parked in the community and no mechanical work or car washes can be done in the community.

To be able to obtain your decal, please write to the email parkinglagunaclub@gmail.com with your vehicle information including license plate and the information of your unit.

Moving Hours: Monday – Saturday

9:00AM – 6:00PM

Date: _____



Signature: _____

Signature: _____

Name: _____

Name: _____