

SALE APPLICATION

**THIS APPLICATION MUST BE RECEIVED BY THE APARTMENT OWNERS OF
CARRIAGE HOUSE, INC. NO LATER THAN 30 DAYS PRIOR TO CLOSING.**

PLEASE COMPLETE & RETURN TO:

APARTMENT OWNERS OF CARRIAGE HOUSE, INC.

c/o Sunvast Properties, Inc. 321 Interstate Blvd, Sarasota, FL, 34240

Tel: 941-378-0260 Fax: 941-378-0322 E-mail: info@sunvast.net

The following information pertains to the purchase of Unit # _____ in Carriage House Condominiums.

BUYER

Name(s): _____
Address: _____
City: _____ State: _____ ZIP: _____
Phone: (_____) _____ Cell: (_____) _____
- - - - -

SELLER

Name(s): _____
Address: _____
City: _____ State: _____ ZIP: _____
Phone: (_____) _____ Cell: (_____) _____
- - - - -

BUYER'S EMERGENCY CONTACT

Name: _____
Relationship: _____
Address: _____
City: _____ State: _____ ZIP: _____
Phone: (_____) _____ Cell: (_____) _____
- - - - -

BUYER'S EMPLOYER

Employer's Name: _____
Contact: _____
Address: _____
City: _____ State: _____ ZIP: _____
Phone: (_____) _____ How Long? _____

REFERENCE (non-relative)

Name(s): _____
Address: _____
City: _____ State: _____ ZIP: _____
Phone: (_____) _____ Cell: (_____) _____
- - - - -

REFERENCE (non-relative)

Name(s): _____
Address: _____
City: _____ State: _____ ZIP: _____
Phone: (_____) _____ Cell: (_____) _____
- - - - -

Names & Relationship of those who plan to reside on premises:

Name: _____ Relationship: _____
Name: _____ Relationship: _____
Name: _____ Relationship: _____

SELLING AGENT

Agency Name: _____ Contact: _____
Address: _____ Phone: (_____) _____ FAX: (_____) _____
City: _____ State: _____ ZIP: _____ Contact Cell: (_____) _____

This application must be completed, signed and submitted along with a non-refundable background check fee of \$50/person made payable to Sunvast Properties, Inc. along with a mandatory **National Criminal Background Check**(Buyer's Social Security Number required to process). By signing this document the Buyer agrees to allow a National Criminal Background Check and Credit Report. The Board of Directors has **fifteen (15) business days after receipt** of a completed application to approve or disapprove this application. **Occupancy will not be allowed prior to Board Approval.**

Buyer(s) acknowledge that they have received a copy of all rules, regulations and restrictions contained in the Association's "Declaration of Condominium", "Bylaws" and "Rules and Regulations" as established by the Board of Directors. Specifically, I (we) understand that **PETS ARE NOT ALLOWED** on the premises. I (we) further understand that the Declaration of Condominium contains specific provisions governing leasing, renting and/or future sales of Carriage House Condominium units, with which I (we) agree to comply. The buyer(s) acknowledge having read the above mentioned rules, regulations and restrictions and agree to abide by them by signing in the space provided below.

Signature – Buyer
Date

Signature – Seller
Date

Signature – Buyer
Date

Signature – Seller
Date

FOR BOARD USE ONLY: APPROVED DISAPPROVED

If disapproved, please provide reason: _____

Board Member

Date

1. Approval/Denial Standards. Tenancies/occupancies may be denied by the Board, in the Board's discretion and in accordance with any policies adopted by the Board, for the following or any lawful reasons, including but not limited to:

- a. based on the totality of the results of criminal background checks or other information provided or obtained in connection with the tenancy
- b. if the proposed occupant has been designated or required to register as a sex offender or sexual predator
- c. if the proposed occupant has been convicted of any felony in this state, or who has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state
- d. if the proposed occupant has a history of arrests and/or convictions for other crimes/misdemeanors, indicating a history of violence, or illegal drug possession or sales, or fraud or dishonesty, or having been a nuisance, or having a history of eviction proceedings in prior tenancies
- e. if the proposed occupant has a history of disruptive behavior indicating a reasonable likelihood that the occupant would not likely comply with the association's restrictions, rules, and regulations or otherwise be disruptive in the community.
- f. if the owner is delinquent in payment of any assessment, fine, or other monetary obligation owed to the Association;
- g. if the owner is currently in violation of the Association's restrictions;
- h. **for any lawful, non-discriminatory reason;**

i. OWNER/AGENT WILL REQUIRE A NON-REFUNDABLE PAYMENT OF \$ 50/PERSON WHICH IS TO BE USED TO SCREEN APPLICANT WITH RESPECT TO BACKGROUND INFORMATION. THIS APPLIES TO 18YEARS OF OLDER WHO WILL STAY MORE THAN 30 DAYS.

CRIMINAL CHECK APPLICATION

Association Name: _____

Property Address: _____

Applicant Name: Last Middle First	Marital Status:	Social Security Number:	Date of Birth:
Other Residents: Last Middle First	Relationship:	Social Security Number:	Date of Birth:

Residence History

Current Address	Address(include apartment #):	City, State, Zip:	Phone:
Previous Address	Address(include apartment #):	City, State, Zip:	Phone:

EMERGENCY CONTACT

Name of Nearest Relative/Contact	Relationship:	Address, City, State, Zip:	Phone:
:			

If You Answer Yes To Any Of These Questions, Please Write Year Of Occurrence And Give A Brief Explanation.

Have you ever filed for bankruptcy? _____

Have you ever been evicted or asked to move out? _____

Have you ever been convicted for selling, distributing or manufacturing illegal drugs? _____

Have you ever been convicted of a felony? _____

By completing this application I agree that you may conduct a credit, background and reference check of me. I hereby authorize Information Access Network to use any consumer reporting agency, credit bureau, or other investigative agencies to investigate the references within this application or statements of other data obtained from me or any other person pertaining to my employment history, prior credit tendencies, character, general reputation, personal characteristics, and mode of living, to obtain a consumer report and such other credit information which may result thereby, and to disclose and furnish such information to the owner's agent in support of this application. I have been advised that I have the right, under Section 606B of the Fair Credit Reporting Act, to make a written request, within 60 days, for a complete and accurate disclosure of the nature and scope of this investigation.

The facts set forth on this sheet are true and complete. I, as the prospective applicant agree that a complete investigation of all on this sheet will not constitute invasion of privacy. I authorize Information Access Network to obtain credit reports, criminal and eviction background information. Information Access Network has my permission to release information found in their screening process.

OWNER/AGENT WILL REQUIRE A NON-REFUNDABLE PAYMENT OF \$ 50/PERSON WHICH IS TO BE USED TO SCREEN APPLICANT WITH RESPECT TO CREDIT HISTORY AND OTHER BACKGROUND INFORMATION.

CHECK IS PAYABLE TO SUNVAST PROPERTIES, INC.

APPLICANT SIGNATURE _____ DATED: _____, 20____

Co-APPLICANT SIGNATURE _____ DATED: _____, 20____