

Nob Hill at Welleby Condominium- Purchase-Leases

c/o J & L Property Mgmt. Inc.
10191 West Sample Road Suite 203
Coral Springs, Florida 33065

****It is important that you follow these instructions carefully – It can take up to 30 DAYS FOR APPROVAL AFTER completing your application with **Nob Hill at Welleby Condominium******

ANYONE OVER THE AGE OF 18 NEEDS TO COMPLETE A SEPARATE APPLICATION

PLEASE HAVE THE FOLLOWING DOCUMENTS/FORMS READY:

PURCHASE

- a) Applicant and Co-Applicant Photo Identification that demonstrates proof of Permanent U.S. Residency (US Driver's License, US Passport, Green Card, or Naturalization Certificate)
- b) Pet Photo (if applicable) (1 Pet)
- c) Veterinarian Paperwork
- d) Purchase Contract Signed by the Applicant(s) and the Owner(s)
- e) Proof of Income (W-2 Form, PayStubs (3), etc)
- f) (1) Bank Statement
- g) Marriage Certificate (if applicable and if married with different last names)

LEASE

- a) Applicant and Co-Applicant Photo Identification that demonstrates proof of Permanent U.S. Residency (US Driver's License, US Passport, Green Card, or Naturalization Certificate)
- b) Pet Photo (if applicable) (1 pet)
- c) Veterinarian Paperwork
- d) Lease Agreement Signed by the Applicant(s) and the Owner(s)
- e) Proof of Income (W-2 Form, PayStubs (3), etc)
- f) (1) Bank Statement
- g) Marriage Certificate (if applicable and if married with different last names)

*****Please be advised that there is a 3 Step Process. It can take up to 30 days*****

1/ ~ COMPLETING THE APPLICATION ~ BACKGROUND CHECK ~ Once the applicants background check, credit check and required documents are completed with the background check company (Tenant Evaluation), the applicant will receive a text and email from no-reply@tenantevaluation.com with a link to upload the required documents as well as reminders.

If you pay for an expedited service, this is only for the background check, NOT for approval.

****NOTE**** Please ensure that all required documents are submitted to Tenant Evaluation or this can cause further delays in the preliminary review with the J&L Property ~ Sales & Leasing Dept. If you have any technical issues or questions on your background check, please contact them at (855) 383-6268.***

The amount of time that it takes to complete the application does not count as the 30 days.

2/ ~ PROPERTY MANAGEMENT REVIEW ~ Once your application is completed a preliminary review is conducted by the property management company before submitting to the board. Any communications regarding the application will ONLY be with the applicant and the owner of the property.

3/ ~ BOARD REVIEW & APPROVAL – Once all the information is gathered, the completed application is sent to the board for review and approval. You will be contacted if there is an in-person interview.

****WARNING****

Please be advised that it can take up to 30 days once we receive the completed background check and application. PLEASE GIVE YOURSELF AMPLE TIME TO MOVE INTO YOUR NEW PLACE. Board members are volunteers so their time to review can take some time to review, vote and approve. Please do not follow up on an application until 21 business days after your background check is sent to us, the property management company. The best way to follow up is via email so that we can forward your email to all board members as a follow up at one time.

If there is a document missing or discrepancy in the application and we need clarification and/or correction, the application will be considered incomplete. The 30 days will commence once we have received a completed application.

I have read and understand the instructions listed above. _____

ARE YOU READY TO MOVE FORWARD?

**YOU ARE ONE
STEP CLOSER TO
YOUR DREAM HOME**



Nob Hill at Welleby Condominium

Step 1

(Before you begin note that a valid major credit card is required and allow 15-20 minutes for the completion of this step)



1) Visit: www.tenantev.com



2) Enter Code : 6367



3) Ready: Begin your online application!

Step 2

(allow 15-20 minutes for the completion of this step)



4) Upload/Sign: After step 1 we will be sending an email requesting to Upload and Sign the required documents for your application. Some of the documents required are as follow:

- Photo Identification (Driver's License or Passport)
- Pet Photo (if applicable)
- Lease/Purchase Signed by all Parties
- Proof of Permanent U.S. Residency or Citizenship
- And other Documents that are Required

Customer Support: 1-855-383-6268

Identity Theft:

You can be charged with identity theft if you enter another person's name or social security number, or any other information other than your own on an application. Conviction for identity theft carries with it some potentially hefty penalties. In fact, the Identity Theft Penalty Enhancement Act signed into legislation in 2004 established identity theft as a federal crime. The law sets the penalty for identity theft at up to 15 years in prison and paying as much as \$250,000 in fines.

NOB HILL AT WELLEBY

Initial Condominium Rules and Regulations

Summary of Restrictions Concerning the Use of Units and Common Elements and Alienability

The Rules and Regulations hereinafter enumerated as to the Condominium property, the common elements, the limited common elements and the Condominium Units shall be deemed in effect until amended by the Board of Directors of the Association and shall apply to and be binding upon all Unit Owners. The Unit Owners shall, at all times, obey said Rules and Regulations and shall be held responsible for seeing that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision.

These Rules have been adopted by the Board of Directors of the above Condominium and may be amended, suspended, or other rules promulgated or waived in special situations only by a two-thirds (2/3rds) vote of the Owners voting by secret ballot. This power may be deleted pursuant to the Declaration of Condominium and By-Laws.

1. Condominium units shall not be used for any type of business or commercial purposes;
2. All Condominium units shall be used solely and exclusively as single-family private dwelling units for the Owners thereof and members of their family, and social guests and for no other purpose;
3. The personal property of all Unit Owners shall be stored within their Condominium unit, and no personal property of any Unit Owner shall be stored within or on any common area;
4. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium unit, Limited Common Elements or Condominium property by a Unit Owner or Occupant without written permission of the Association. The foregoing includes signs within a Unit which are visible from outside the Unit and the foregoing includes posters, advertisements or circulars upon the Condominium property, including Common elements Units or on vehicles parked upon the Condominium property and distributing advertisements or circulars to Units within the Condominium;
5. Unit Owners and occupants shall be permitted to keep pets in their Unit, provided that the maintenance of such pets shall not constitute a nuisance, and further provided that such pets shall be kept subject to the Rules and Regulations adopted by the Management Firm for the keeping of said pets and, thereafter, the Board of Directors. Only domesticated pets including dogs, cats, birds, and fish shall be permitted and not more than one dog or cat shall be permitted on any one Unit. The Board of Directors shall determine whether there has been a violation of this Rule; and pets shall not be allowed on the recreation areas. In all areas of the Condominium and Common Property, they must be on a leash and not permitted to run free. All droppings must be picked up by the pet owner and properly disposed of. Unit Owners and occupants are responsible for the proper behavior of their pets;
6. The right of a Unit Owner to keep a pet within the limits of his/her unit is conditional upon the Unit Owner posting and depositing with the Condominium Association a bond in the amount of Seventy-Five dollars (\$75.00) as surety against the loss or damage to the condominium Association property occasioned by such pet. The bond is refundable upon the Unit Owner transferring title to his/her unit. The Condominium Association may deduct from the bond costs and expenses incurred by the condominium association, including failure to comply with these Rules and Regulations. Any sums used by the Condominium Association and deducted from such bond shall be replaced by the Unit Owner within five (5) days of written demand. The Condominium Association shall have a lien upon such Owner's unit for any unpaid balance due to such surety bond. The lien may be foreclosed in the same manner as provided for unpaid monthly payments in the Declaration;
7. No Unit Owner shall make or permit any disturbing noises in the building or on the Condominium Property by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or conveniences of the Unit Owner. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate to suffer to be operated, a phonograph, television set, radio or sound amplifier, in his Unit in such a manner as to disturb or annoy other Occupants of the Condominium;

8. No antennas shall be installed and/or affixed to any exterior part of a Unit, the Limited Common Elements or the Common Elements except with the prior written approval of the Management Firm and the Board of Directors;
9. Children are permitted to reside in this Condominium provided that the parents or other guardians or custodians of such children shall be responsible and liable for the actions of said children;
10. All garbage must be placed in plastic bags and tied before depositing in dumpsters;
11. All repairs to the interior of the townhouse, together with that portion of the exterior consisting of the terrace or courtyard, including but not limited to windows, doors, screened enclosures and air conditioning equipment shall be the Owner's responsibility;
12. No garbage cans, supplies, milk bottles, or other articles shall be placed in the patio(s) and entry walk(s), nor shall any linens, clotheslines, cloth, clothing, curtains, rugs, mops or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, patio(s), entry walk(s), or be exposed on any part of the Limited Common Elements and Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material;
13. Storm shutters and room enclosures/terrace enclosures shall be as specified by the builder/developer and must conform throughout the entire project, and as later specified by the Board of Directors. All must be in accordance with the appropriate governmental regulations. Further, no Unit Owner shall cover the inside or outside of any Unit window with paper, aluminum foil or other non-permanent window treatment. Only blinds, drapes and other decorator window treatments will be permitted;
14. No alterations or additions to the exterior or structural interior of the Unit, including screens, canopies, screen doors, or other projections shall be attached to or placed upon the outside walls, roof or extension of the building or Unit without written consent of the Board of Directors, and approved by the appropriate governmental authority. Any alterations not as installed and not in accordance with these Rules must be corrected and/or removed at the Owner's expense;
15. No structural changes or alterations shall be made to any Unit, except as provided for in the Declaration of Condominium and By-Laws;
16. Each Owner shall be responsible for maintenance and preservation of his assigned parking space from damage, due to oil or gas leaking from his car;
17. No Unit Owner or Occupant shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association or the Management Company;
18. No vehicle (including boats and camper/trailers) which cannot operate on its own power and which is larger than the parking space shall remain on the Condominium premises for more than twenty-four (24) hours, unless written permission is granted from the Board of Directors;
19. No repair of vehicles shall be made on the Condominium premises;
20. No commercial vehicle shall be left or stored on the Condominium Property;
21. No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit of Common Element except such as is required for normal household use; and
22. In addition to all other rights of the Association, in the event of violation of the Rules and Regulations of the Association by a Unit Owner, or the family, guest, employees or invitees of the Unit Owner, the Board shall have the right to impose up to a Fifty (\$50.00) Dollar fine against the Unit owner; and
23. The Board of Directors reserves the right to make additional Rules and Regulations as may be required from time to time without consent of the Condominium Association and its members. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.