

## ***GingerTree Homeowners Association - Purchase***

J&L Property Management Inc. 10191 West Sample Road Suite 203  
Coral Springs, Florida 33065

**\*\* It is important that you follow these instructions carefully – It may take up to 30 DAYS FOR APPROVAL AFTER COMPLETING your application.**

**PET WEIGHT LIMIT IS 20 POUNDS**

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

**NO TRUCKS OF ANY SIZE ALLOWED**  
**LEASING PROHIBITED**

**10% DOWN REQUIRED FOR PURCHASE**  
**680 CREDIT SCORE**

**PLEASE HAVE THE FOLLOWING DOCUMENTS/FORMS READY – IF YOU DO NOT HAVE THE REQUIRED DOCUMENTS YOU WILL NOT BE APPROVED:**

- 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) Purchase Contract signed by the Applicant(s) and the Owner(s)
- c) Proof of Income or PayStubs (3)
- d) (1) Bank Statement
- e) Mortgage Commitment Letter ~ If Cash Deal – Proof of Funds
- f) Marriage Certificate (if applicable and if married with different last names)
- g) Pet Vaccinations If Applicable (Must display Breed and Pet Weight)
- h) Pet Photo (if applicable)

- Please make sure you complete each field in the documents below.
- Be sure to type your name and initials correctly in each “Initial” and “Sign Here” field, as they will act as your electronic signature in this application packet. This MUST be done by the individual(s) whose name(s) appear on this application, otherwise it constitutes forgery under s.831.06 Florida Statute.
- Once finished, please click the “FINISH & SUBMIT ELECTRONICALLY” button above. Please note that if “Finish & Submit
- Electronically” is not clicked, the information inputted will not save.
- You, and your co-applicant (if applicable), will be receiving a separate email from no-reply@tenantevaluation.com with a link to upload the required documents.

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



## GingerTree Homeowners Association

### 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](http://www.tenantev.com)



2) Enter Code : 6347



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 and if purchasing)
- Lease/Purchase Package Signed
- Copy of Social Security
- 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.