

# **CORAL SPRING GARDENS EAST**

C/O J&L Property Management  
10191 W Sample Road, Suite 203  
Coral Springs, FL 33065  
(954) 753-7966

## **APPLICATION FOR PURCHASE & LEASE**

**IMPORTANT: ALL PORTIONS OF THIS APPLICATION MUST BE COMPLETED & SUBMITTED WITH THE BELOW SUPPORTING DOCUMENTS. PLEASE MARK ANY AREAS OF THIS APPLICATION THAT DO NOT APPLY TO YOU WITH "N/A".**

**APPLICATIONS THAT ARE NOT COMPLETELY FILLED IN AND / OR MISSING SUPPORTING DOCUMENTS WILL NOT BE ACCEPTED OR PROCESSED. PLEASE KEEP IN MIND THAT THE ASSOCIATION HAS THIRTY (30) DAYS TO APPROVE OR DENY THE APPLICATION.**

## **SUPPORTING DOCUMENTS CHECKLIST**

- **\$150 Application Fee per person / \$250 married couples**
- **\$1800.00 Security Deposit for Purchases only (money order or cashier's check payable to Coral Spring Gardens East and held in non-interest-bearing account for 2 years per the Association's amended Declarations)**
- **Copy of Driver License or Passport & Visa (applies to international applicants)**
- **Copy of Vehicle Registration & Proof of Insurance**
- **Executed Sale or Lease agreement**
- **Proof of Income (purchases only): 3 consecutive months of paystubs, 3 consecutive bank statements and / or most recent income tax statement, proof of employment letter from current employer**
- **Pets: Veterinary Certificate must be completed & pet's current vaccination records (Tenants are NOT permitted to have pets – only unit owners may have a pet with a maximum weight of no more than 20lbs. at maturity).**

# **Coral Spring Gardens East – Purchase**

**c/o 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 \*\***

**NO COMMERCIAL VEHICLES OF ANY KIND ARE ALLOWED  
ANYONE OVER THE AGE OF 18 NEEDS TO COMPLETE A SEPARATE  
APPLICATION**

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

**OWNERS ONLY 1 PET ALLOWED – MAX WEIGHT 20 LBS AT MATURITY**

**TENANTS ARE NOT ALLOWED PETS**

**\$1800 SECURITY DEPOSIT FOR PURCHASES ONLY**

## **PURCHASE REQUIREMENTS**

- 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 Buyer(s) and the Seller(s)
- c) Proof of Funds to Close (Mortgage Approval Letter if Financing)
- d) Paystubs or Proof of Income (3 consecutive months of paystubs)
- e) 3 Months Bank Statements (Per Applicant)
- f) 2 Years - W-2/Tax Returns (Per Applicant)
- g) Marriage Certificate (if applicable and if married with different last names)
- h) Birth certificate for all minor children occupying the unit
- i) Vehicle Registration for each vehicle (If Applicable)
- j) Provide Proof of Auto Insurance (If Applicable)
- k) Pet Photo (If Applicable)
- l) Pet Certification from a Licensed Veterinarian with the State of Florida confirming the EXACT Pet's Weight and Immunization Records (If Applicable)

**\*\*\*Please be advised that there is a 3 Step Process. It may 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](mailto: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.\*

(SEE NEXT PAGE)

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 and hence the reason for no expedited service. 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.

**ARE YOU READY TO MOVE FORWARD?**

**\*\*\* (SEE NEXT PAGE FOR ONLINE APPLICATION PROCESS) \*\*\***

## Property Application for Coral Spring Gardens East

Property Name

### How to Apply ?

1

You can go to  
[Tenantev.com](https://tenantev.com) or scan  
this QR Code.



then

2

Create a new account  
and use the following  
application code to begin.

**10728**

Property Application Code

### Please read before applying

**You must create a Tenant Evaluation account to apply, or you can sign in to your existing account.**

The community you are applying to could request information such as Credit report ( Social Security number necessary ), Criminal background check, Eviction report, Proof on income, Personal and work verifications.

#### **Important!**

**Application Fee:** There is a cost associated with the application. You won't be charged until your digital application form is submitted at the beginning of the process. This application is linked to the email address you will use to create your new account. If you have questions regarding the application requirements, please contact the association directly. **Tenant Evaluation does not determine your approval. The community association screening committee makes the final decision after reviewing your application.**

Application process  
may take up to 45 *minutes*  
**tenantev.com**

### Do you need help?



Email us at  
[support@tenantevaluation.com](mailto:support@tenantevaluation.com)



Call us at  
305.692.7900