



Purchase Procedures

Before any potential owner is issued a Certificate of Approval to move in the St. Andrews of Miramar Condominium Association community, a screening must be conducted. A screening date cannot be set up until the following documents are submitted to St. Andrews of Miramar Condominium Association Management Office:

1. A fully completed purchase package provided by St. Andrews of Miramar Management Office.
2. A Cashier's Check payable to St. Andrews of Miramar Condo Association in the amount of:
 - \$100.00 – screening fee per person
 - \$100.00 – screening fee for married couples with same last name
3. A copy of an executed Purchase Contract.
4. APPLICATION PROCESS MAY TAKE 10 TO 15 BUSINESS DAYS.
5. MANAGEMENT OR THE AGENT WILL CALL YOU WHEN APPLICATION HAS BEEN PROCESSED.
6. APPLICATIONS MUST BE HAND-DELIVERED BY APPLICANT (S) WITH ID/DL.
7. **Picture Identification (Driver's License/Passport) required.**

After the screening is completed a Certificate of Approval will be issued to the owner or realtor.

In addition, the owner or realtor must provide St. Andrews Condominium Association with a copy of the closing documents to process the change in ownership.

Please sign and date this document if you agree with the terms and conditions of St. Andrews of Miramar Condominium Association, Inc. purchase procedures:

Applicant's signature: _____ Date _____

Applicant (Print name): _____

Sellers Name: _____

Property Address: _____ St Andrews Place, Bldg # _____ Unit # _____



SIGNATURE _____ DATE _____

OWNER/TENANT – INFORMATION SHEET

BUILDING # _____ UNIT # _____

THE UNIT OCCUPIED BY OWNER OR RENTER? _____ OWNER _____ RENTER

OWNER’S NAME: _____

ADDRESS: _____ CITY: _____ ZIP: _____

HOME PHONE #: _____ BUSINESS PHONE #: _____

CELLULAR #: _____ ALTERNATE PHONE #: _____

E-MAIL: _____ (required)

TENANT’S NAME: _____

ADDRESS: _____ CITY: _____ ZIP: _____

HOME PHONE #: _____ BUSINESS PHONE #: _____

CELLULAR #: _____ ALTERNATE PHONE #: _____

LEASE EXPIRATION DATE: _____

E-MAIL: _____ (required)

OWNER OR TENANT EMERGENCY CONTACT’S INFORMATION:

NAME: _____

ADDRESS: _____ CITY: _____ ZIP: _____

HOME PHONE #: _____ BUSINESS PHONE #: _____

CELLULAR #: _____ ALTERNATE PHONE #: _____

OCCUPANCY LIST

THE NAMES AND AGES OF ALL OCCUPANTS RESIDING IN THE UNIT ARE REQUIRED

1. NAME: _____ AGE: _____

2. NAME: _____ AGE: _____

3. NAME: _____ AGE: _____

VEHICLE (S)

MAKE: _____ COLOR: _____ TAG NO: _____

MAKE: _____ COLOR: _____ TAG NO: _____

ALL MEMBERS OF MY FAMILY, MY GUESTS AND I WILL ABIDE BY THE RULES AND REGULATIONS OF THE ST. ANDREWS CONDOMINIUM ASSOCIATION.

SIGNATURE: _____ DATE: _____



PRINT NAME: _____

**Saint Andrews of Miramar / Ref# _____
RESIDENTIAL SCREENING REQUEST**

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ STATE: _____ Zip: _____

SSN: _____ DOB (MM/DD/YYYY): __/__/____

Phone #: _____ Cell #: _____

Current Employer

Company: _____ Tel#: _____

Supervisor: _____ Salary: _____

Employed From: _____ To: _____ Title: _____

Current Landlord

Company: _____ Tel#: _____

Landlord: _____ Rent: _____

Rented From: _____ To: _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ DATE: _____



LEASE ADDENDUM

THIS LEASE ADDENDUM, entered into this _____ day of _____, 20____, by and between _____, as Owner of Unit No. _____ (the "Unit") of St. Andrews, a Condominium (hereinafter referred to as "Lessor"), and _____ (hereinafter referred to as "Lessee"), supplements and modifies that certain Lease Agreement dated _____ by and between Lessor and Lessee for the leasing of said Unit. The parties hereby agree as follows:

1. **RULES AND REGULATIONS.** Lessee, and his/her/their guests, invitees, licensees and servants, agree to take subject to, assume and abide by the Declaration of Condominium of St. Andrews, a Condominium (the "Declaration of Condominium"), its Articles of Incorporation, By-Laws, Rules and Regulations, and all exhibits and amendments thereto of St. Andrews, a Condominium (hereinafter collectively referred to as the "Association Documents"). By execution of this Lease Addendum, Lessee acknowledges that Lessee has received copies of the foregoing Association Documents from Lessor, and that Lessee understands that Lessee takes subject to same and agrees to abide by all provisions of the Association Documents, as same may be amended from time to time, and that the breach by Lessee (or Lessee's guests, invitees, licensees and servants) of any such Condominium Documents shall constitute a breach of a substantial obligation under the Lease. Failure of Lessee to abide by said Association Documents of St. Andrews of Miramar Condominium Association, Inc. (the "Association") shall entitle the Association to all the rights of Lessor to terminate the Lease and evict Lessee. The Board of Directors of the Association shall have the power, but shall not in any manner be obligated, to terminate the Lease and/or to bring summary proceedings to evict Lessee, in the name of Lessor and/or itself, in the event of (i) a default by Lessee in the performance of Lessee's obligations under the Lease, or (ii) a foreclosure of a lien placed on the Unit by the Association in accordance with the Association Documents. In the event the Association brings any action, proceeding or litigation to terminate the Lease and/or to evict Lessee, the Association shall recover from Lessor and/or Lessee all costs and reasonable attorneys' fees incurred therefore.

2. **USE AND OCCUPANCY.** The Unit shall be used solely as a private residence for Lessee, and the following individuals, as listed below:

(List each occupant stating name, age and relationship to Lessee)

The Unit shall not be occupied by more than _____ persons. In addition, Lessee hereby specifically agrees to abide by any and all rules, regulations, covenants and restrictions contained in the Condominium Documents pertaining to guests within the Unit and/or upon Condominium property, as same may be amended from time to time. Lessee agrees not to use the Unit, or permit the Unit or any portion of the Condominium Property to be used, for any illegal, immoral, improper, offensive, hazardous or unlawful purpose. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed by Lessee. Lessee further agrees not to make, nor permit to be made, any disturbance, noise or annoyance of any kind which is detrimental to the Unit or any portion of the Condominium Property, or to the comfort of any of the other inhabitants of the Condominium.

3. **PROHIBITION OF SUBLETTING.** Lessee shall not sublet the Unit or any part thereof, nor shall the Lease Agreement be assigned by Lessee.

4. **RIGHT TO RENT.** In the event the Unit Owner/Lessor becomes more than thirty (30) days delinquent in his/her/their payment of Association assessments, special assessments, or other obligations, the Association shall be empowered, in its sole discretion, to direct the delinquent Unit Owner's Lessee, in writing, to make rental payments payable to the Association until such time as all such delinquencies, (including accrued interest, late fees; and attorneys' fees and costs attributable to

enforcement) have been paid in full. If required by the Association, a prospective Lessee shall sign a written acknowledgment of this obligation prior to being approved, but this provision shall be enforceable even in the absence of such written acknowledgment. This right of the Association is cumulative and in addition to any and all other rights or remedies the Association may have against Lessee or Lessor.

5. COMMON AREA SECURITY DEPOSIT. The parties acknowledge that the Association has the power to impose and has required that, as to the lease of any unit in the Condominium, and specifically, as to the Lease of the subject Unit, a security deposit in the amount of one month's rent, (or such larger amount as may be permitted by law, as amended from time to time), shall be collected. Said security deposit will be held pursuant to Section 718.112(2)(i), Florida Statutes, by the Association in a separate account and will be used to offset the cost of any damage to Association property or to the common elements of the Condominium caused by Lessee, his/her/their family, licensees, invitees and guests. Lessor shall pay to the Association said common area security deposit upon execution hereof. Upon the termination of the Lease, any unused portion of the security deposit shall be returned to Lessor. The Association shall not be responsible for any portion of the security deposit that is not returned by Lessor to Lessee. This security deposit shall be held by the Association in an account bearing no interest to the Lessor or Lessee. Claims against the deposit, refunds and disputes regarding the disposition of the deposit will be handled in the same fashion as provided in Part II of Chapter 83, Florida Statutes.

The Unit Owner/Lessor shall be jointly and severally liable with the Lessee to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of Lessee or Lessee's family, licensees, invitees, and guests (as determined in the sole discretion of the Association), and to pay any claim for injury, or damage to property caused by the negligence of the Lessee or any said Lessee's family, licensees, invitees, and guests, and special charges may be levied against the Unit, Unit Owner/Lessor, and/or Lessee therefore.

6. RIGHT OF ENTRY. The Association, its employees or their agents shall have the right to enter the Unit at all reasonable hours to examine the Unit, to make all repairs deemed necessary for the safety of the other residents of the Condominium or the preservation of the Condominium property (or any portion thereof), or to do whatever is deemed necessary to assure orderly use and proper maintenance of the Unit or any portion of the Condominium property.

7. SUBORDINATION. The Lease is hereby expressly made subject and subordinate to all Condominium assessments, ground or underlying leases, mortgages, building loan agreements and all advances which may now or hereafter affect or become a lien upon the Condominium real property of which the Unit forms a part, and to any renewals, modifications, consolidations, replacements or extensions thereof.

8. INDEMNIFICATION. Lessee agrees to indemnify and hold harmless the Association from and against any claims for damages to person or property arising from Lessee's use of the Unit, or from any activity or work permitted or suffered by Lessee in or about the Unit. The Association shall not be liable for personal injury or damages to Lessee's personal property from theft, vandalism, fire, water, rain storms, smoke, explosions, riots or other causes whatsoever. The provisions of this paragraph shall survive the termination of the Lease.

9. MODIFICATION OF LEASE. The Lease may not be modified, amended, or extended without the prior written consent of the Board of Directors of the Association.

10. Nothing contained in the Lease, this Lease Addendum, or the Association Documents, shall in any manner (i) be deemed to make the Association a party to the Lease or this Lease Addendum (except to the extent, if any, necessary to enable the Association to enforce its rights hereunder or under the Association Documents, or (ii) create any rights or privileges of Lessee under the Association Documents or in or as to the Association.

11. Unit Owner, Lessor, and Lessee as used herein shall include singular and plural.



ACKNOWLEDGEMENT OF LEASE ADDENDUM

I, _____, PURCHASER OF _____ UNIT
_____, HEREBY ACKNOWLEDGE THE LEASE ADDENDUM AND HAVE READ THE
ADDENDUM IN ITS ENTIRITY.

I, _____, ACKNOWLEDGE THE LEASE ADDENDUM’S
TERMS, CONDITIONS, RULES AND REGULATIONS THAT HAVE BEEN CREATED IN
ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM.

I, _____, HEREBY ACKNOWLEDGE THAT I HAVE A
CLEAR AND CONCISE UNDERSTANDING OF THE LEASE ADDENDUM’S TERMS,
CONDITIONS, RULES AND REGULATIONS, AND I WILL COMPLY ACCORDINGLY.

PURCHASER’S SIGNATURE: _____

PURCHASER’S NAME IN PRINT: _____

DATE: _____

