

L'AMBIANCE



FORT LAUDERDALE

APPLICATION FOR SALE OR TRANSFER

4240 Galt Ocean Drive, Fort Lauderdale, FL 33308

Phone: 954-565-2980 Fax: 954-565-8014

www.lambiancebeachcondo.com

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FORT LAUDERDALE

APPLICATION PACKAGE

The Board of Directors and Management of L'Ambiance Beach Condominium; one of Fort Lauderdale's premier residences, would like to welcome and congratulate you on your decision to make this building your home.

As you might imagine, we have a screening process to ensure that residents comply with Florida Condominium Law and the L'Ambiance Declaration of Condominium, By-Laws and Rules and Regulations. Attached you will find several forms that need to be completed so the review of your sales application can begin. We hope you find them simple and easy to understand. Should you have any questions, please contact the Management Office at 954-565-2980.

In order to assist Management and the Screening Committee better review your application, please follow these instructions:

- **Please print or type all information in ink.**
- **All forms must be completed in full. If any information is missing, the Application process will not begin and all forms will be returned.**
- **If a husband and wife are applying, only one Application need be submitted, and a fee of \$100.00 must be submitted with the Application. If the purchaser's are not married, each party must file a separate Application and pay separate Application fees (\$100.00 each). ALL APPLICANTS MUST ATTEND THE SCREENING COMMITTEE MEETING!**
- **Complete Applications need to be returned to the Management Office a minimum of thirty (30) days prior to purchase or lease date.**
- **When submitting your Application, please submit three (3) written character references. These references may be personal or professional, and should include contact information for the person(s) providing such reference.**
- **L'Ambiance Beach Condominium Association Declaration of Protective Covenants, Restrictions and Easements, By-Laws, and Articles of Incorporation take precedence over all other documents.**

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APPLICATION FOR APPROVAL OF SALE OR TRANSFER

In accordance with the Declaration of Condominium of L'Ambiance Beach Condominium Association, Inc., as recorded in Broward County, Florida (OR Book 34709 Page 802), and all Amendments filed thereto, "It shall be necessary for the Board of Directors of the Association, or its duly authorized officers, agent or committee, to approve in writing all sales, transfers of title, leases, subleases or other occupation for which the occupant(s) pay rent, a fee or charge, of a Unit before such sale, transfer, lease, sublease or occupation for which the occupant(s) pay rent, a fee, or charge shall be valid and effective." **Any false or misleading information will be grounds for immediate disapproval of this Application.**

Condo Unit Number: _____ Is this Applicant an Active Servicemen? Yes _____ No _____

Current Owner(s): _____

I/We submit the following information to your Board of Directors regarding my/our proposed purchase of the above referenced unit.

If Realtor(s) are participating, please provide the following information:

Seller Realtor: _____ Phone: _____ Email: _____

Buyer Realtor: _____ Phone: _____ Email: _____

The following information must be completed in full by prospective Purchaser(s):

An Application fee of \$100.00 for married couples or \$100.00 for each Individual making application to purchase the unit must accompany this Application.

Full Legal Name	Date of Birth	Social Security Number	Email
Name: _____	_____	_____	_____

Name: _____	_____	_____	_____
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Note: As a result of the US Federal Fair Housing Act, the following information is required to be provided for all other Occupants who will reside in the Unit.

Full Legal Name	Date of Birth	Relationship
Name: _____	_____	_____

Name: _____	_____	_____
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Name: _____	_____	_____
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According to the L'Ambiance Beach Declaration of Condominium, **Owners** are permitted up to two (2) domestic pets weighing a maximum of forty (40) pounds each when **fully grown**. No animals may be brought into the building by tenants, guests or invitees. Will you be bringing in any pets? _____ Yes _____ No If yes, please complete the Pet Registration Form attached to this application.

Applicant's Present Address: _____

Length of time at present address: _____ years Residence Phone: _____

Former Address: _____

Length of time at present address: _____ years Name of Landlord (If Applicable): _____

Employment: Are you presently employed? If so, please provide the following:

Applicant No. 1 Occupation & Employer: _____

Employer Address: _____ Employer Phone: _____

Applicant No. 2 Occupation & Employer: _____

Employer Address: _____ Employer Phone: _____

Name(s) of fraternal or civic organizations of which you are a member: _____

Vehicle Information: (You are only permitted to bring the number of vehicles for the number of parking spaces belonging to the unit. Parking in someone else's assigned spot with result in towing of your vehicle. There is a \$100.00 non-refundable fee for each garage gate entry device.)

Driver's License Number: _____ State _____ Expiration _____

Driver's License Number: _____ State _____ Expiration _____

Make or Model of Vehicle	Year	Color	License Tag #	ST
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Bank References:

1. Name of Bank _____ () Checking () Savings

Bank Address: _____

Bank Officer to Contact: _____ Phone: _____

2. Name of Bank _____ () Checking () Savings

Bank Address: _____

Bank Officer to Contact: _____ Phone: _____

Credit References:

Name	Account No.	Address	Phone
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

I/We, as proposed purchaser(s) of Unit _____, in L'Ambiance Beach Condominium Association, Inc., hereby authorize the Board of Directors, Management, and the Screening Committee to access any and all information requested in accordance with the attached Authorization to Release Information.

Applicant 1 Signature

Applicant 2 Signature

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AUTHORIZATION TO RELEASE INFORMATION

This form is for the sole purpose of providing an authorization to release my/our information as indicated below. Three references, preferably local, are designated in the body of the Application.

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, CRIMINAL BACKGROUND, EMPLOYMENT, BUSINESS AND EDUCATIONAL BACKGROUND INFORMATION

I/We have named you as a reference on my/our application for residency at L'Ambiance Beach Condominium.

You are hereby authorized to release and give to the L'Ambiance Beach Condominium Association or its attorney or representative any and all information requested concerning banking, credit, residence, educational background, employment and criminal references with my/our application.

I/We hereby waive any privileges I/We may have with respect to said information in reference to its release to the L'Ambiance Beach Condominium Association, Inc.

Photocopies and facsimiles of this Authorization may be made to facilitate multiple inquiries. In the event you do receive a photocopy or facsimile of this Authorization, it should be treated as an original and the requested information should be released to facilitate my/our application.

Printed Name: _____ Signature: _____ Date: _____

Printed Name: _____ Signature: _____ Date: _____

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COMPLIANCE WITH RULES AND REGULATIONS

1. I/We hereby agree for myself/us, and on behalf of all persons who may use the dwelling, which I seek to purchase, to the following:
 - a. I/We will abide by all of the conditions contained in the By-Laws, Covenants, Rules and Regulations, and Restrictions which are, or in the future may be, imposed by L'Ambiance Beach Condominium.
 - b. I/We understand that subleasing or occupancy of this dwelling in my absence is prohibited, unless approved in writing by the Association.
 - c. I/We understand that I must be present when any visitors or children who are not permanent occupants of the unit use the recreational facilities.
 - d. I/We understand that any violation of the terms, provisions, conditions and covenants of L'Ambiance Beach Condominium is conditioned upon the truth and accuracy of this application and upon the approval of the Association. Any misrepresentation or falsification of information on these forms will result in the rejection of this application.
 - e. I/We understand that the Association may cause to be instituted such investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize L'Ambiance Management to make such investigation and agree that the information contained in the attached application may be used in such investigation and that the Association shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted.
 - f. Buyer(s) is/are aware that he/she is responsible for timely payments of all assessments. At present, assessments are due and payable on the 1st day of each quarter (i.e. January 1, April 1, July 1 and October 1). Any payment received after the 10th day of the month in which the assessment was due will be assessed a late fee of \$75.00. (NO EXCEPTIONS.)
 - g. Upon closing, Buyer should receive from Seller the following: a copy of the complete and current L'Ambiance Beach Condominium documents, Unit Key, Mailbox Key, Wine Locker Key, and Garage Entry Pass.
 - h. In making the foregoing application, I/We are aware that the decision of the Association will be final and no reason shall be given for any action taken. I agree to be governed by the determination of the Association.

Signature: _____ Printed Name: _____ Date: _____

Signature: _____ Printed Name: _____ Date: _____

IMPORTANT: If this Application is presented with any blanks or not properly completed, signed, and dated by ALL PARTIES, it will not be accepted and will be returned. We thank you for your assistance.

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ENTRY AUTHORIZATION

PURCHASER NAME: _____ UNIT NO. : _____

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The following people are authorized to access my unit. I agree to take full responsibility for the actions of the people listed below should they in any way create a disturbance or damage the common elements. I also acknowledge that the unit key inside the Management office is for emergencies only and will not be utilized for access to my unit.

<u>PRINT FIRST AND LAST NAME</u>	<u>PERMANENT ENTRY AUTHORIZATION</u>	<u>ARRIVAL DATE</u>	<u>DEPARTURE DATE</u>	<u>CALL FIRST OR ADMIT WITHOUT CALLING</u>
	Y () N ()			CALL () NO CALL ()
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PLEASE EXPLAIN THE RULES AND REGULATIONS OF THE ASSOCIATION TO ALL GUESTS, AND KEEP A COPY INSIDE YOUR CONDO UNIT FOR QUICK REFERENCE. THANK YOU.

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

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DELIVERY PROTOCOL

All Homeowners and/or Tenants must follow the below procedures for Move-In, Move-Out, or for large scale deliveries to the building.

- a. All large scale move-in and move-outs must be scheduled through the Management office. **A \$200.00 non-refundable moving fee will be charged to offset the cost of security personnel used to accompany movers.** Large scale shall be defined as the initial move in, delivery of furnishings, replacement of furnishings as a result of condo renovation, or removal of furnishings due to a sale or lease of the condo unit. The Association shall require a **refundable deposit of \$5,000.00, payable one (1) week in advance of the move date.** If the damage deposit is not received within the appropriate time frame as indicated above, the move will be cancelled and moving personnel will not be permitted to enter the building. Once paid, this deposit will be immediately refunded after the move is complete, and an inspection of the common areas and common elements has been performed by Manager, and no damage was observed. If damage is observed by Manager, the amount of such damage shall be established and deducted from the deposit. The deduction for damages, if necessary, shall be made without any legal action required. In the event damages are determined and the established repair and/or replacement amount exceeds the deposit held by the Association, the Owner(s) and/or Lessee(s) of the Unit shall, within five (5) business days of notification, deliver additional funds to the Association's office in the amount necessary to make full and complete repairs. If the Owner(s) and/or Lessee(s) fail to pay the excess damage amount, the Association will go to court and the Owner(s) or Lessee(s) shall be liable for all attorneys' fees.
- b. All large scale deliveries must also be scheduled with the Front Desk (954-565-3105).
- c. Unit Owners are responsible to provide access to their unit.
- d. Please refer to the Delivery & Contractor Entry Protocol form (attached).
- e. All vendors and contractors must provide the Office with proof of insurance (General Liability and Worker's Compensation coverage), and commercial business licenses prior to arrival. These forms can be faxed or emailed to: Diane@Lambiancebeachcondo.com.
- f. All vendors and contractors must sign in at the front desk upon arrival, and deliver a driver's license or other photo identification which will be returned when leaving the building for the day.
- g. All vendor and contractor trucks must be capable of parking within the garage, or must park down the street (South of building) in the designated parking lot. All on-site vehicles must be parked by the Valet.
- h. Upon checking in, Front Desk Security will instruct Contractors and/or Delivery personnel how to proceed to the receiving area where they will meet a security guard who will accompany them to the unit.
- i. Deliveries are permitted between the hours of 8:00AM and 4:30PM Monday thru Friday, except during holidays.

FOR ADDITIONAL INFORMATION PLEASE REFER TO OUR CONTRACTOR REQUIREMENTS

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CONTRACTOR REQUIREMENTS

Please submit the following to the Management Office or Front Desk for review to provide approval of the project prior to commencement of work:

- Copy of your Contractor Licenses (State, County, City).
 - Certificate of Insurance naming L'Ambiance Beach Condo Association as Loss Payee, and including General Liability and Worker's Compensation.
 - Copy of Contractor/Owner Contract as executed by Homeowner(s).
 - Copy of Drawings and/or Plans (if applicable).
 - Certificate of Sounds Suppressant (for tile work only) and product sample.
 - Copy of Building Department Permit (if required) prior to beginning work.
 - General Contractor is responsible to submit all required licenses and insurance certificates for each Sub-Contractor.
 - Contractor shall provide a list of all employees who will participate in the onsite project.
 - Contractor must call the Front Desk to schedule large deliveries through our Receiving Area (954) 565-3105.
1. Unit Owners who contract for services are responsible to provide access to Contractor's. The Association will not assume this responsibility.
 2. All common area carpeting must be covered prior to commencing work in the unit. Carpet covering must be adhered to the existing carpet without causing damage, and must be removed at the end of day or as requested by Management.
 3. Contractor is responsible to remove and dispose of all debris offsite and may not use the trash chute or other disposal within the unit or community. Any violation of this requirement may result in the Contractor being banned from working within the building.
 4. Contractor and other Service Personnel must check in at the Front Desk, and provide a Driver's License or other photo I.D., which will remain at Security until departure at the end of day.
 5. Subsequent to check-in, Contractor shall not be permitted to enter and exit through the lobby, nor shall Contractor or other Service Personnel use the community bathroom facilities in the main lobby. **During unit construction, one (1) bathroom within the unit must be available for use by Contractor's and/or other service personnel.**
 6. Approved work hours are 8:00 AM until 4:30PM Monday through Friday, except that plumbing and electrical work and work involving cutting into the building walls, floors, or ceilings must end by 4PM, while maintenance staff is still on duty and available to address any issues which may arise. Elevator use for materials, tools, etc., is prohibited after 4:30PM. All contractors and their vehicles must be out of the building by 5:00 PM, unless otherwise approved by Management or the Board of Directors.
 7. No work may be performed on Saturday or Sunday, or on the following Holidays: New Year's Eve, New Year's Day, Monday before Easter, through Easter Sunday, and 1st day of Passover (i.e. day of the first Seder), Memorial Day, Independence Day (July 4th), Labor Day, Thanksgiving, and Christmas Eve through January 1st, unless otherwise approved by Management.

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HOMEOWNER PET REGISTRATION FORM

According to the L'Ambiance Beach Declaration of Condominium, **Owners** are permitted up to two (2) domestic pets weighing a maximum of forty (40) pounds each when fully grown. No animals may be brought into the building by tenants, guests or invitees. Please carefully review the pet regulations contained in the condominium documents and the rules and regulations.

Unit No.: _____

Owner Name(s): _____

Type of Pet (Please circle one): DOG CAT OTHER: _____
(Please Specify)

Pet's Name: _____

Pet's Age: _____

Pet's Weight: _____

(License Tag Number & Expiration Date)

Breed (Be Specific - Please provide complete description, including color):

Pet's Name: _____

Pet's Age: _____

Pet's Weight: _____

(License Tag Number & Expiration Date)

Breed (Be Specific - Please provide complete description, including color):

(Please attach photo of pet here.)

I/We are aware of the rules, regulations and restrictions of L'Ambiance Beach Condominium Association, Inc., regarding pets on the property and agree to abide by them. As part of these pet restrictions, we understand our pet(s) cannot be taken on the beach, nor brought into any of the common areas, aside from the elevators, including but not limited to; the pool/spa area, sports lounge, card room, party room, or exercise room.

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____