

**LAS VISTAS IN INVERRARY CONDOMINIUM ASSOCIATION**

**APPLICATION FOR THE PURCHASE OF A UNIT**  
**BY A CORPORATION**

**Unit to be purchased: Bldg: \_\_\_\_\_ Unit: \_\_\_\_\_**

**Please Print all Information Legibly**

**PURCHASING CORPORATION:**

LEGAL NAME OF COMPANY: \_\_\_\_\_

Original State of incorporation: \_\_\_\_\_

Date of incorporation: Month \_\_\_ Day \_\_\_ Year: \_\_\_\_\_

Official IRS tax number: \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

Zip (Area) code \_\_\_\_\_

Phone: \_\_\_\_\_ FAX: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Other State(s) where incorporated:**

State: \_\_\_\_\_ Date: D \_\_\_ M \_\_\_ Yr \_\_\_\_\_ Inc. # \_\_\_\_\_

State: \_\_\_\_\_ Date: D \_\_\_ M \_\_\_ Yr \_\_\_\_\_ Inc. # \_\_\_\_\_

State: \_\_\_\_\_ Date: D \_\_\_ M \_\_\_ Yr \_\_\_\_\_ Inc. # \_\_\_\_\_

Name of principal bank: \_\_\_\_\_

Address of Institution: \_\_\_\_\_

Account number: \_\_\_\_\_

Estimated Gross annual income: \_\_\_\_\_

**CORPORATION APPLICATION**

**NAME OF PRESIDENT:** \_\_\_\_\_

**PERSONAL ADDRESS:** \_\_\_\_\_

\_\_\_\_\_ **D.O.B** \_\_\_\_\_

**TELEPHONE:** (\_\_\_\_) \_\_\_\_\_ **CELL:** (\_\_\_\_) \_\_\_\_\_

**E.MAIL:** \_\_\_\_\_

**2. NAME OF SPOUSE:** \_\_\_\_\_

**D.O.B.** \_\_\_\_\_

**3. NAME OF LEGAL REPRESENTATIVE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**TELEPHONE:** (\_\_\_\_) \_\_\_\_\_ **CELL:** (\_\_\_\_) \_\_\_\_\_

**E.MAIL:** \_\_\_\_\_

**4. Name of Florida Representative:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**TELEPHONE:** (\_\_\_\_) \_\_\_\_\_ **CELL:** (\_\_\_\_) \_\_\_\_\_

**E.MAIL:** \_\_\_\_\_

**PRINCIPALS' PERSONAL INFORMATION**

**CHILDREN:**

NAME	AGE	ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**GRAND CHILDREN:**

NAME	AGE	ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____

**PERSONAL REFERENCES:** These people should not be related to you.

NAME:	ADDRESS	PHONE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**PRIMARY CONTACT IN EMERGENCY:**

**NAME:** \_\_\_\_\_ **RELATIONSHIP:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**TELEPHONE:** \_\_\_\_\_ **Cell:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**E-MAIL:** \_\_\_\_\_

**PROPOSED OCCUPANTS:**

NAME \_\_\_\_\_ AGE \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

NAME \_\_\_\_\_ AGE \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

NAME \_\_\_\_\_ AGE \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

NAME \_\_\_\_\_ AGE \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

**VEHICLE INFORMATION:** Please note that Trucks; Motorcycles; Scooters; Commercial Vehicles; Mobile Homes; Campers; Recreational Vehicles (RV); are not allowed to park in Las Vistas.

List of vehicles that you will park on Las Vistas property (Up to a maximum of 2 Allowed): \_\_\_\_\_

**Vehicle # 1:**

Make: \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

Plate number: \_\_\_\_\_ State or Province: \_\_\_\_\_

**Vehicle # 2:**

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

Plate number: \_\_\_\_\_ State or Province: \_\_\_\_\_

I recognize that all the information herein is true and accurate and, in witness thereof, I sign on this date: D \_\_\_\_ / M \_\_\_\_ / Y \_\_\_\_\_, in (city) \_\_\_\_\_, in (St. or Prov.) \_\_\_\_\_

Purchaser \_\_\_\_\_ Witness \_\_\_\_\_

**AUTHORIZATION:** To any party who may be contacted by the Las Vistas In Inverrary Condominium Association Inc., its representative or attorneys. I (we) hereby waive any privileges I (we) may have with respect to the said information in reference to the aforesaid parties.

I (we) authorize you to release all information that the aforesaid parties may request concerning my references in, banking and credit; personal history; employment; residence; and others, in connection with the application I (we) have submitted for the purchase of a condominium Property

AS WITNESS THEREOF, I (we) have signed on this M \_\_\_\_ D \_\_\_\_ Y \_\_\_\_\_

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
WITNESS' SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
PRINT NAME



# LAS VISTAS IN INVERRARY CONDOMINIUM ASSOCIATION INC.

## CODICIL

### TO THE APPLICATION FOR THE PURCHASE OF A UNIT

#### IMPORTANT INSTRUCTIONS AND REQUIREMENTS

### **To be Signed by all Applicants**

Building and unit to be purchased: \_\_\_\_\_

This application must be submitted no later than thirty (30) days prior to the regular meeting of the Board of Directors, which is held on the third (3<sup>rd</sup>) Monday of each month.

The present application must obtain the approval of the Association via the Association's "Certificate of Approval" before the actual sale can be finalized.

**NO OCCUPANCY OF THE UNIT BY THE POTENTIAL BUYER IS PERMITTED UNTIL AFTER THE SALE HAS BEEN FINALIZED.**

#### **INSTRUCTIONS:**

1. All items of this application must be completed by the proposed buyer. Any unanswered question or incomplete answer may cause this application to be returned to the buyer without being processed or approved. (N/A or a required detail left blank will not be acceptable).
2. A true copy of the sales contract (or offer to purchase) must be attached to the application.
3. The sales contract must clearly specify that a cash payment of no less than twenty percent (20%) of the total sale price will be made by the purchaser before closing can take place.
4. The sales contract must also clearly indicate if there is to be a mortgage loan obtained by the purchaser, and if so, the mortgagee's firm commitment letter must be submitted with this application, stating the loan amount, and all other pertinent information.
5. A non-refundable processing fee of one hundred fifty US dollars (\$150.00) must accompany this application. (Only one \$150 fee per purchase.) A \$150 Transfer Fee is also due at closing and all checks must be made payable to the Las Vistas in Inverrary Condominium Association Inc.
6. All applicants must make themselves available for a personal interview prior to approval of this application.
7. Las Vistas Condominium is an adult community where at least one (1) occupant who is a titled owner or genuine tenant must be fifty-five (55) years of age or older. Any other titled owner or genuine tenant may also occupy the apartment if he (she) is at least fifty (50) years of age or older. All other occupants must satisfy the rules concerning children, guests, or visitors.

**MANDATORY REQUIREMENTS:** The following must accompany this application: `

	Office use only. Check if supplied.
a) Picture identification for each owner and/or occupant, showing D.O.B.	
b) Photo of all vehicles that may be parked on the property of Las Vistas.	
c) Copy of Offer to Purchase or Sales Contract. (See 3 and 4 above)	
d) \$150.00 Application processing fee.	
e) Security deposit of \$ _____ equal to 6 month's maintenance fees	

**SECURITY DEPOSIT:**

8. At the time of the personal interview before approval can be obtained, the new buyer must give the Association a check of an amount equal to six (6) months of maintenance assessment which will be kept by the Association as a security deposit and bear interest. Such deposit shall remain in the Association's account for a minimum of eighteen (18) months, at which time the amount of that deposit, including accrued interest, shall be returned to the new owner, provided that all maintenance payments have been timely remitted to the Association, as defined in the bylaws, as they were amended from time to time, and/or as defined at the time of imposition of a special assessment. Any and late payment, that generated the imposition of late fees and/or interest by the association, shall delay the remittance of the owner's deposit by an extra six (6) months.

No part of that deposit may be used to cover monthly payments for maintenance or payments of special assessments, but it shall be used by the Association to reduce the owner's debt in case the Association must undertake foreclosing procedures. Should such a situation arise, the owner herein agrees to forfeit the security deposit and accrued interest as compensation for the Association's recovery expenses and/or damages suffered, notwithstanding any other late fees, interest and/or legal fees and costs charged to the owner's account.

**CAVEATS:**

9. The potential purchaser has the responsibility of obtaining from the seller (current owner) an up-to-date copy of the Declaration of Condominium for the unit concerned, the Articles of Incorporation, the Bylaws and the document entitled Rules and Regulations. In addition, the seller must provide all the keys required for the unit itself, the locker room the community (card) rooms, the Clubhouse and Pool Cabanas, together with the key to the pedestrian gates of the perimeter fence of the property. The cost for obtaining duplicates of any of those from the Association shall be borne by the new owner according to the tariff set in the Rules and Regulations of the Association.
10. The new owner cannot rent out the unit or any part of it before one year from the date of purchase.
11. A unit cannot be rented out for a period of less than two (2) consecutive months and not more often that two (2) times per calendar year.

The Association's insurance policy does not cover your personal belongings or furniture. Generally, hazard policies taken out by an association will not cover furniture; floor, wall, and ceiling coverings; electrical fixtures; appliances; air conditioning or heating equipment; water heaters; water filters; built-in-cabinets and countertops; window treatments, including curtains, drapes, blinds and hardware.

Because of the above, all unit owners are encouraged to buy an insurance policy that will cover such apartment contents and also provide liability coverage.

**BEFORE MOVING IN:**

12. If an elevator is to be used when moving the contents of an apartment (furniture; appliances, crates or other

bulky items), in or out of the unit, the owner must inform the association of the scheduled move date at least twenty four (24) hours in advance and request that protective pads be installed in the elevator.

The owner will then have to submit a \$200.00 check to be used as a security deposit against any damage that may have been caused to the common elements during the move and for which the applicant shall be entirely liable. This check shall be returned to the owner once the move is over if no damage was done.

13. In making the foregoing application, I (we) represent to the Board of Directors that the purpose for purchasing this apartment is for the use of a single family. and that I (we) shall be

PERMANENT RESIDENT(S) \_\_\_\_\_ SEASONAL RESIDENT(S) \_\_\_\_\_

14. I (we) hereby agree on behalf of all persons who may reside in the aforementioned apartment, that I (we) will abide by all the covenants contained in the Governing Documents and as they may be amended from time to time, as well as the Rules and Regulations that exist and/or may be adopted by the Association. I (we) certify that we have been made aware that we are purchasing in a 55+ community and will abide by the age restrictions of same, will secure property insurance for the unit, and recognize that this is a pet-free community,

15. Once this application is approved, I (we) shall provide a copy of the Closing Statement and a copy of the recorded deed within ten (10) days of closing.

16. I (we) also hereby certify that the information supplied herein is correct.

17. I (we) am fully aware that the decision of the Board of Directors shall be final and binding and that the Association does not have to divulge the reason(s) that may have influenced the decision of the Board of Directors.

18. I (we) have been made aware that moving furniture or appliances and/or deliveries of same can only take place between 8:00 a.m. and 6:00 p.m. except on Sundays and Holidays.

19. I (we) recognize that the installation or use of a washer and/or dryer inside the apartment is prohibited unless such equipment was already installed prior to the purchase of this unit.

20. I (we) acknowledge that I (we) have been given the opportunity to read thoroughly the terms and conditions of the present application, that we understand them and undertake to respect them as well as all the covenants contained in the Association's Governing Documents and Rules & Regulations, which we will secure from the previous owner.

President's signature \_\_\_\_\_

DATE: Month \_\_\_\_ Day \_\_\_\_ Year \_\_\_\_\_