

# VENICE AVENUE CONDOMINIUM ASSOCIATION

55+ Condominium  
512 Venice Avenue  
Venice, FL 34285  
1-866-473-2573

## PURCHASE APPLICATION CHECKLIST

This application must be completed and submitted to Management at least **30** days prior to closing.

### **Please Note**

Venice Avenue Condo Association may obtain a consumer report and other information deemed necessary, for the purpose of evaluating **any** occupant. It is understood that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information.

Please return the following items to the office to begin the processing of the renter's application:

***All Application fees are non-refundable.***

- \_\_\_\_\_ Completed Background Verification Authorization Form.
- \_\_\_\_\_ Copy of a legible, valid Photo Identification Card issued by a federal or state agency. (i.e. Driver's License, State Issued ID, for all applicants)
- \_\_\_\_\_ Completed & Signed Purchase Application.
- \_\_\_\_\_ A check for \$100.00 for the processing of this application, made out to:  
Venice Avenue Condo Association.
- \_\_\_\_\_ Agent must visit the closing portal at [www.ciranet.com](http://www.ciranet.com) to start the closing process & obtain an estoppel.

\*No Pets of any Kind are permitted on the premises. \*No Smoking in any common area\*

*After reviewing the Application, the owner will be contacted by the Management Company with the Board of Director's decision on the requested purchase.*

**THESE DOCUMENTS MUST BE PRINTED, SIGNED AND MAILED TO:**

**VENICE AVE CONDO, C/O REALMANAGE 333 TAMIAMI TRL. SOUTH VENICE, FL 34285**

**THEY MAY NOT BE SENT VIA EMAIL AS SIGNATURE AND PAYMENT MUST BE INCLUDED.**

*This page is for informational purposes only and does not need to be returned to the office.*

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## Purchase Application

I / We hereby make an application to the Board of Directors to establish residence at Venice Avenue Condominium association and have attached a \$100 application fee. **Please note:** Application will not be considered without the fee being attached.

### Prospective Purchaser Information (PLEASE PRINT)

Prospective Purchaser Name: \_\_\_\_\_

Prospective Purchaser Name: \_\_\_\_\_

### The Management office must know where to send Association Correspondence.

Alternate Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

E-mail address: \_\_\_\_\_ E-mail address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_, \_\_\_\_\_

### Prospective Property Purchase Information

Current owner(s): \_\_\_\_\_

Unit Address: \_\_\_\_\_

Mortgage on property:  Yes  No Mortgage Lender Name: \_\_\_\_\_

**Must provide copy of mortgage statement.**

Name of Representative (Realtor/Attorney/Title Company):  
\_\_\_\_\_

Representative Phone Number: \_\_\_\_\_ email: \_\_\_\_\_

Anticipated closing date: \_\_\_\_\_ Anticipated occupancy date: \_\_\_\_\_

Title/Lease to be taken as: \_\_\_\_ Husband and Wife \_\_\_\_ Joint Tenants \_\_\_\_ In Trust \_\_\_\_ Tenants in Common \_\_\_\_ other (specify) \_\_\_\_\_

Name(s) in which title/ is to be taken: \_\_\_\_\_

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## APPLICANT ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS:

Before you complete and sign this form, you should obtain from your seller, your realtor, our website documents. **Please Note:** It is the sellers' responsibility to provide these documents to the buyers.

I / We have received and/or read a copy of:

The Association Documents include the Articles of Incorporation, By-Laws, Rules & Regulations, and all amendments to original documents contained therein.

**I UNDERSTAND THAT I AM RESPONSIBLE FOR COMPLYING WITH ALL DOCUMENT PROVISIONS THEREIN.**

**I / WE ALSO ATTEST AS A PROSPECTIVE PURCHASER/PROSPECTIVE OCCUPANT TO HAVE READ THE RULES AND REGULATIONS OF THE ASSOCIATION AND AGREE TO ABIDE BY ALL SUCH RULES AND HAVE INSPECTED THE UNIT AND WILL ACCEPT IT IN ITS PRESENT CONDITION.**

Dated This \_\_\_\_\_ Day Of \_\_\_\_\_, 20\_\_\_\_\_.

Names (Printed)	Signature	Status- (Purchaser/occupant)

***The Purchase Application responses herein are made in good faith and to the best of my ability as to their accuracy.***

### Office Use Only

Date Purchase Application Received: \_\_\_\_\_ Date Decision Sent to Owner(s)/Buyer(s): \_\_\_\_\_

Decision Email Sent: \_\_\_\_\_

### Action of Board of Directors

Date: \_\_\_\_\_ Designee Signature: \_\_\_\_\_  Approved  Unapproved:

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c/o RealManage 1-866-473-2573

## AFFIDAVIT \ CERTIFICATION OF AGE COMPLIANCE

**For Prospective Purchasers** – prospective *purchaser(s)* must complete and sign **restriction**)  
I/We do swear and affirm the following:

1. I/We are **prospective purchasers or occupants** of a unit Venice Avenue Condominium Association, located in Venice, Sarasota County, Florida 34285.
2. I/We are fifty-five (55) years of age or older. and are applying to become a member of the above-referenced Association.
3. The contents of this instrument are true and correct and based on my personal knowledge.

The undersigned being the prospective purchaser(s) at Venice Avenue Condominium Association, Inc., hereby acknowledge that the documents of the Association restrict occupancy and use of the unit for any purpose other than as a private dwelling for unit owner(s) or other occupancy approved by the Board of Directors, and the unit's occupants must be at least fifty-five (55) years of age.

The undersigned hereby acknowledges that the approval of Venice Avenue Condominium Association, for the undersigned's purchase of the subject unit is conditioned upon the undersigned's agreement to abide and comply with the above-described restriction at the time of closing of the purchase of the subject unit and throughout the undersigned's term of ownership thereof.

In addition, if visitation should conflict with the definition of "occupants" as determined by HUD and the Fair Housing Act as amended, and any legal ruling that may be retroactive to this purchase, then the visitation rights shall be amended and the appropriate legal requirements regarding "occupants" shall be adhered to.

**I / WE AS APPLICANT(S) FOR PURCHASING at Venice Avenue Condominium Association ATTEST THAT THE FOREGOING INFORMATION IS ACCURATE. Under penalties of perjury, I/We declare that I/We have read this document and that the facts stated herein are true and correct.**

Dated This \_\_\_\_\_ Day Of \_\_\_\_\_, 20\_\_\_\_\_.

<b>Names (Printed)</b>	<b>Signature</b>	<b>Status- (Purchaser/occupant)</b>	<b>Date of Birth</b>

