

**Jasmine at the Hammocks Association, Inc.
APPLICATION REQUIREMENTS**

Please read carefully:

- 1) The application must include the information of all those that will occupy / rent / purchase the property.
- 2) A non-refundable Application Fee of \$125.00 (1 or 2 adults), or \$150.00 (3 or more adults) is required.
*Please make Money Order or Cashier's Check payable to **L&C Royal Management**.
- 3) A non-refundable Renter's Fee of \$50.00 is required for Rental Applications.
*Please make Money Order or Cashier's Check payable to **Jasmine at the Hammocks**.
- 4) All applicants (18 years of age or older) must also include:
 - a. Copy of Driver's License or Passport.
 - b. Copy of Vehicle Registration.
 - c. Copy of Contract or Lease Agreement (Lease minimum is 1 year).
 - d. If purchasing under a Corporation, please submit a copy of the Articles of Incorporation.
- *Application must be filled out by president(s)/owner(s) of the Corporation.*
- 5) All applicants (18 years of age or older) must fill out a Residential Screening Request Form, as well as a Disclosure & Authorization Agreement.
- 6) Parking Decal Registration Form must be filled out for all vehicles (if decals are not going to be requested, please write N/A on the form.).
- 7) Please print your package/required copies, and then submit to our office (it is recommended that the application be dropped off in person. If sent by mail, we cannot verify documents have been filled out correctly and therefore, applicants may experience delays).
Applications / documents will not be accepted by email or fax.
- 8) Management will not receive any incomplete application. An application will begin its process once all requirements are submitted.
- 9) The application process may take up to 15 business days. Applicants will be notified immediately of any updates. Please allow time for processing; do not repeatedly contact for status.

L & C ROYAL MANAGEMENT CORPORATION

A Community Association Management Company

13155 SW 42nd Street Suite # 103

Miami, Florida 33175

Tel: (305) 228-7326 / (305) 228-7327 Fax: (305) 228-7328

E-mail: lcroyal@lcroyalmanagement.com

APPLICATION FOR: () SALE | () RENTAL | () OCCUPANCY
(Check applicable one.)

NOTE: Print legibly or type. Answer all questions on pages of this application. If not complete or has blank spaces, this application may be returned or not approved.

Community Association: **Jasmine at the Hammocks Association, Inc.**

Current Owner's Name: _____

Property Address: _____

Owner Account #: _____ Desired Date of Occupancy: _____

Applicant's Name: _____ Tel #: _____

Date of Birth (MM/DD/YYYY): _____ Social Security #: _____

Marital Status: () Single / () Married / () Divorced / () Widowed

2nd Applicant's Name: _____ Tel #: _____

Date of Birth (MM/DD/YYYY): _____ Social Security #: _____

Email: _____ Number of adult applicants (age 18 or older): _____

Names & ages of children/minors: _____

Breed, weight & color of pets: _____

Driver's License #1: _____ Driver's License #2: _____

Make: _____ Model: _____ Year: _____ Plate #: _____ State: _____

Make: _____ Model: _____ Year: _____ Plate #: _____ State: _____

RESIDENCE HISTORY

1- Present Address: _____ How Long: _____

City: _____ State: _____ Zip: _____

Landlord: _____ Tel #: _____

(Please specify if you are the owner.)

2- Previous Address: _____ How Long: _____

City: _____ State: _____ Zip: _____

Landlord: _____ Tel #: _____

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EMPLOYMENT REFERENCES

1- Employer: _____ Tel #: _____

Address: _____

Position: _____ How Long: _____ Monthly Income: _____

2- 2nd Applicant's Employer: _____ Tel #: _____

Address: _____

Position: _____ How Long: _____ Monthly Income: _____

PERSONAL REFERENCES

Name: _____ Tel #: _____

City: _____ State: _____ Work Tel #: _____

Name: _____ Tel #: _____

City: _____ State: _____ Work Tel #: _____

Name: _____ Tel #: _____

City: _____ State: _____ Work Tel #: _____

Have you ever had a legal conflict with a Landlord? _____

(If YES, please specify.)

Have you ever had any legal conflict at a Residence? _____

(If YES, please specify.)

This application is subject to acceptance by the Owner / Association / Landlord. The applicant understands that the Owner / Association / Landlord will authorize L & C Royal Management Corporation to act as their agent to investigate the information supplied on this application. The Owner / Association / Landlord will not be liable or responsible for any inaccurate information on reports caused by illegibility or incorrect information given by the applicant. The applicant agrees, not to hold L&C Royal Management Corporation and / or the Owner / Association / Landlord reliable for the reports received by their Investigators. All reports will be obtained under the regulations of the FCRA-FAIR Credit Reporting Act. The applicant agrees to sign the authorization forms needed by L & C Royal Management Corporation to receive the requested information concerning employment, credit and residence information in reference to this application. L & C Royal Management Corporation may investigate all given references as deemed necessary and may also require a credit report through a credit reporting agency. All investigation reports and results will be handled confidentially. By signing this application, the applicant authorizes the Owner / Association / Landlord and their agent, L & C Royal Management Corporation, to investigate the information supplied.

Attached is the Signed Authorization Form for Release of Information. **DATE:** _____

Print Name: _____

Print Name: _____

Signature: _____

APPLICANT

Signature: _____

2nd APPLICANT

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AUTHORIZATION FORM

APPLICANT(S): This authorization form will be used only to obtain and verify information with your employers, financial institutions, and credit organizations which require your signature and name printed. You gave this information in connection with your purchase/rental/lease application as attached.

**AUTHORIZATION TO RELEASE INFORMATION ABOUT MY:
EMPLOYMENT, CREDIT & RESIDENCE**

The requested information will be used in reference to my purchase / rental / lease / application. I hereby authorize you to release any and all information concerning my employment, credit, and residence and give this information to:

L & C ROYAL MANAGEMENT CORPORATION

I hereby authorize L & C Royal Management Corporation to investigate all statements contained in my application as may be necessary. I understand that I hereby waive any privileges I may have regarding the requested information to release it to the above named party. A copy of this form may be used in lieu of the original.

Applicant's Printed Name

Applicant's Signature

Date

2nd Applicant's Printed Name

2nd Applicant's Signature

Date

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E-mail: lcroyal@lcroyalmanagement.com

RULES AND REGULATIONS

I understand that failure to comply with the Association Rules and Regulations and governing documents will result in fines and / or legal action as prescribed by the law.

Applicant's Printed Name: _____

Applicant's Signature: _____

Date: _____

2nd Applicant's Printed Name: _____

2nd Applicant's Signature: _____

Date: _____

Property Manager: _____
Signature

Nayma Cardona
Printed Name

Date

LC Royal Mgmt - Jasmine at the Hammocks / Ref# _____

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ ST: _____ Zip: _____

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

Tel#: _____ Cel#: _____

Current Employer

Company: _____ N/A _____ Tel#: _____ N/A _____

Supervisor: _____ N/A _____ Salary: _____ N/A _____

Employed From: N/A To: N/A Title: _____ N/A _____

Current Landlord

Company: _____ N/A _____ Tel#: _____ N/A _____

Landlord: _____ N/A _____ Rent: _____ N/A _____

Rented From: _____ N/A _____ To: _____ N/A _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ **DATE:** _____

JASMINE AT THE HAMMOCKS ASSOCIATION, INC.

C/o L&C Royal Management Corporation

13155 SW 42 ST, STE 103

MIAMI, FL 33175

Tel: 305-228-7326 / 305-228-7327 Fax: 305-228-7328

E-mail: lcroyal@lcroyalmanagement.com

I do hereby understand and acknowledge that putting furniture, appliances or building materials in the Jasmine Miami-Dade County dumpsters is STRICTLY PROHIBITED!

I understand that if I put furniture, appliances or building materials in any of the Jasmine Miami-Dade County dumpsters, I will immediately receive a \$100 fine from Jasmine at the Hammocks, Inc.

Property Address: _____

1st Applicant:

Name: _____ Signature: _____ Date: _____

2nd Applicant (If applicable):

Name: _____ Signature: _____ Date: _____

3rd Applicant (If applicable):

Name: _____ Signature: _____ Date: _____

4th Applicant (If applicable):

Name: _____ Signature: _____ Date: _____

Consult "MIAMIDADE.GOV Trash & Recycling Centers" document in the Jasmine Welcome Packet for information about where furniture, appliances and building materials can be taken.

DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

- For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

JASMINE AT THE HAMMOCKS ASSOCIATION, INC.

Door King System Information

Resident(s) to be listed on the call box (**Per gate card**) must be at least 18 years old. Minors are NOT allowed to open the visitor's gate.

Phone number(s) to be called **MUST BE AREA CODE 305 OR 786**. (It could be the same telephone number or a different telephone number **for each gate card**).

PROPERTY ADDRESS: _____

Name: _____

Phone Number: _____

Gate Card Number: _____

Name: _____

Phone Number: _____

Gate Card Number: _____

Name: _____

Phone Number: _____

Gate Card Number: _____

Name: _____

Phone Number: _____

Gate Card Number: _____

JASMINE AT THE HAMMOCKS HOMEOWNERS ASSOCIATION
Parking Rules & Regulations

1. Decals represent an authorization to park in the property without requiring a visitor overnight pass.
2. Decals are only intended for vehicles owned or leased by residents.
3. Management reserves the right to revoke any decal if misused or used in a vehicle other than the one to which it was assigned.
4. A decal must be attached to the front windshield, driver's side, lower corner, so that it is visible by security as the vehicle is entering Jasmine. A second decal must be attached to the rear windshield, on the driver's side, lower corner.
5. The decal number will be associated with the license plate number of your vehicle and entered in a database. If you change the license plate of your vehicle, or you change your vehicle, please contact the Jasmine guard or the management company to update your information in our database. This is a simple process of filling out a short form.
6. If a vehicle is found in Jasmine with a decal not associated with its license plate number, it will be given a warning. After 24 hours from the warning, the vehicle will be towed immediately. Please call the management company if you receive this type of warning to be instructed how to correct the problem.
7. If an owner/renter has two or more vehicles with decals and only one parking space assigned, any of his vehicles can be parked in the assigned parking space and the additional vehicles should be parked in guest parking spaces.
8. A vehicle without a decal will be considered a visitor vehicle.
9. Visitors staying past midnight must request a visitor overnight pass from security personnel. A sign will be placed at the entrance of Jasmine, in a visible place, to notify all visitors. Residents are responsible for notifying their visitors that a visitor overnight pass is required (security tel. No: 305-382-8591).
10. From midnight (12 am until 7 am), any vehicle in a guest parking space without a valid decal or a visitor overnight pass will be given one warning. After 24 hours from the warning, if the vehicle is still without a valid decal or a visitor overnight pass, the vehicle will be towed immediately. The 90 day rule for repeat offenders: if the same vehicle is parked in a guest parking space without a valid decal or a visitor overnight pass within 90 days from the original warning, the vehicle will be towed immediately. Please make sure you request a visitor overnight pass before midnight (12:00 am) for your visitors.
11. Any vehicle parked in a no parking area will be given a one hour warning, and then it will be towed. No vehicle may be parked on the grass or on a street. All grass areas, including the common areas and the lawns of all residences, and all streets are no parking areas.
12. Any vehicle parked without authorization in a numbered (reserved) parking space will be towed immediately.
13. Any vehicle found in the property without a license plate will be towed immediately.
14. Any vehicle found in the property with an expired registration will be given one warning. After 24 hours from the warning, the vehicle will be towed immediately.
15. Any vehicle found in the property leaking oil, antifreeze or any other contaminant fluid will be given a warning. After 24 hours from the warning, the vehicle will be towed.
16. No repair of a vehicle shall be made in any of the roadways, driveways or parking areas of Jasmine.

Please note that these are rules and regulations for vehicle parking & towing for all of Jasmine. They apply to both the estate home residents and to the designer home residents. Any violation of these will result in towing at the vehicle owner's expense. No excuses. Jasmine residents must understand that we do not have as many parking spaces as we would like, and therefore, parking rules and regulations will be strictly enforced. Our goal is to live in an organized and decent community to be enjoyed by all.

These parking rules & regulations are in addition to the governing documents of Jasmine at the hammocks and the hammocks community association.

Should you have any questions, please contact I & c royal management corp. At 305-228-7326 or 305-228-7327.

By signing below, I certify that I understand all parking rules & regulations.

1st Applicant:
Name: _____ Signature: _____ Date: _____

2nd Applicant (If applicable):
Name: _____ Signature: _____ Date: _____

3rd Applicant (If applicable):
Name: _____ Signature: _____ Date: _____

4th Applicant (If applicable):
Name: _____ Signature: _____ Date: _____

Jasmine at The Hammocks



Parking Decal Registration Form

Date: _____

Name: _____

Address: _____

Telephone Number(s): _____

Homeowner: Yes or No (please circle one)

If "No", Homeowner's Name: _____

If a Designer Home or Condominium, assigned parking space number: _____

VEHICLE INFORMATION

	Vehicle 1	Vehicle 2
Vehicle Owner's Name:		
Vehicle Driver's Name:		
Driver's Tel. Number:		
Make and Model:		
Year and Color:		
License Plate #:		
VIN #:		
Jasmine Decal #:		
Is this vehicle replacing a vehicle that currently has a Jasmine Decal? If so, please write that decal number:		

Attach to this form a copy of the Driver's License, Insurance Card, Vehicle Registration & a signed copy of JASMINE PARKING RULES & REGULATIONS 2010 (Rev. Sept. 1, 2010)

FOR OFFICE USE

Account #: _____

Date Decal Issued: _____ By: _____

Date Entered into Database: _____ By: _____