

MALLORY CREEK HOMEOWNER'S ASSOCIATION INC.
Application Instructions for Resale or Lease

Please note that there is a Working Fund Contribution of two months' assessment required for all resales.

1. The attached application for occupancy must be completed by the purchaser(s) or lessee(s). Please complete all questions.
2. A copy of the signed sales contract or lease agreement must accompany this application.
3. Please allow 10 days for review of application. Occupancy prior to approval is prohibited. An inspection of the home exterior will be performed to verify compliance prior to granting a sale or lease approval.
4. As a member of the Association, you agree to abide by the Association's Documents as recorded in the Palm Beach County Official Records. If you have not received a copy of these documents from the Owner/Seller of your unit, they are available to you from the management office by calling 561-401-9278, for a fee of \$25.00 or, for free, at www.mallorycreekhoa.com link to Documents.
5. If leasing, the owner must make a copy of the Governing Documents available to the Lessee. Owners are responsible for the actions of tenants and all guests and subject to fines for violation of the Association Documents and/or Rules & Regulations by the tenant or guest.
6. Leases shall provide for a term of not less than twelve (12) months.
7. If a family member, guests, agents, licensees, or invitees is not in compliance with any provisions of the Homeowners Documents, the Association has the right to disapprove of and to void any lease at any time prior to or during the leasehold tenancy, including non-renewal of the lease for the forthcoming year.
8. A \$100.00 non-refundable application fee is required with the application made payable to Mallory Creek Homeowners Association.

Please submit completed application and a copy of the sales contract or lease agreement to:

**Triton Property Management
900 E. Indiantown Drive, Suite 210
Jupiter, FL 33477**

Assure that your title company has verified that all homeowner fees on your new home have been paid. These fees are a lien against your unit, and you could be responsible if they are outstanding.

Please instruct your title company to forward a copy of your warranty deed to Triton Property Management as soon as possible. **Management will not change the name on the official records without receiving this information.** It is the homeowner's obligation to make sure that mailing addresses and telephone numbers are up to date with the management company.

Unit Owner fees are due in advance on the first day of each quarter. A coupon and return envelope will be mailed to you as a courtesy prior to the beginning of each quarter. It is the unit owner's responsibility to pay these fees regardless of whether coupons are sent or not. If you require a quarterly coupon, please send your request to ResidentServices@tritoncam.com.

Please obtain ALL keys and BOTH FOBS from the Seller/Landlord

MALLORY CREEK HOA, INC.
APPLICATION FOR _____ RESALE OR _____ LEASE – PLEASE PRINT

____ Check here if lessee is an active member of the military service.

DATE: _____ OCCUPANCY DATE: _____
(IF BEING **LEASED**, TERM-FROM-TO)

PROPERTY ADDRESS: _____
(BEING PURCHASED OR LEASED)

BUYER REALTOR: _____ PHONE #: _____

SELLER REALTOR: _____ PHONE #: _____

OWNER NAME(S): _____ PHONE #: _____

OWNER(S) MAILING ADDRESS: _____

APPLICANT INFORMATION

APPLICANT(S): _____
(NEW OWNER NAME (AS TITLE WILL APPEAR) OR NEW LESSEE NAME)

PHONE #: _____ EMAIL: _____

IN ADDITION TO APPLICANT(S), LIST OTHERS WHO WILL RESIDE IN UNIT:

NAME: _____ AGE: _____ RELATION: _____

NAME: _____ AGE: _____ RELATION: _____

NAME: _____ AGE: _____ RELATION: _____

IN CASE OF EMERGENCY, NOTIFY: _____

PART I – PRESENT ADDRESS

PRESENT ADDRESS: _____

PHONE #: _____ PHONE #: _____

PART II – PRESENT EMPLOYMENT

EMPLOYED BY: _____ PHONE: _____
(OR RETIRED FROM OR BUSINESS NAME IF SELF EMPLOYED)

Dates of employment: _____ Position: _____ Address: _____

PARTNERS EMPLOYMENT: _____ PHONE: _____

Dates of employment: _____ Position: _____ Address: _____

PART III – PERSONAL REFERENCES

NAME: _____ HOME: _____ OFFICE: _____

NAME: _____ HOME: _____ OFFICE: _____

NAME: _____ HOME: _____ OFFICE: _____

PART IV – VEHICLES

YEAR: _____ MAKE: _____ MODEL: _____ PLATE #: _____ STATE: _____

YEAR: _____ MAKE: _____ MODEL: _____ PLATE #: _____ STATE: _____

DRIVERS LICENSE #: _____ DRIVERS LICENSE #: _____

PART V – PETS

WILL PETS RESIDE IN THE UNIT? NO _____ YES* _____

*IF YES, Fill out the Pet Registration Form

PHOTO OF PET(S) MUST BE INCLUDED WITH APPLICATION

ACKNOWLEDGEMENT

I/We hereby agree on behalf of all persons who may use the unit, which I seek to purchase or lease, that I/We have read, understood, and will abide by all Restrictions in the By-Laws, Rules & Regulations and Association Documents. I/We understand that failure to follow the Rules and Regulations will subject us to violation notices, fines, etc. I/We understand that the acceptance for purchase or lease is conditioned upon the truth and accuracy of this application and upon the approval of the Board. I give my full authorization to verify the above information.

BUYER DISCLOSURE

The association maintains landscaping, and irrigation as originally installed by the developer. Buyer(s) should be aware that if the prior owner(s) of the property has added landscaping and/or landscape modifications to any section of property; it is the new owner’s responsibility to maintain. The buyer acknowledges this by signing the sales application.

APPLICANT SIGNATURE: _____ DATE: _____

APPLICANT SIGNATURE: _____ DATE: _____

OWNER SIGNATURE (IF LEASING): _____ DATE: _____