



# MAINLANDS 1 & 2 CIVIC ASSOCIATION INC.

4301 Mainland Drive

Tamarac, FL 33319

☎ 954•731•3227

☎ 954•731•3267

Email: [office@mymainlands1-2.org](mailto:office@mymainlands1-2.org)

[www.mymainlands1-2.org](http://www.mymainlands1-2.org)



Welcome and thank you for considering Mainlands Sections 1 & 2 for your next home. Mainlands 1 & 2 is a 55+ community that is designed and intended to provide housing for older people. Therefore, homes in Mainlands 1 & 2 must be occupied at all times, by at least one resident who is 55 years of age or older. No permanent resident under the age of 18 is permitted at any time and the maximum occupancy of any home in the community is limited to four (4) people. Below is a snapshot of our application criteria and fee structure:

## Financial History:

- All applicants are required to agree to a third-party Financial Background check. A FICO score at or above 700 is required for all persons listed on Sales Contract and Property Title.
- Purchaser's credit rating must be 700 or above as determined by the credit rating bureau that this Association uses.
- There must be no history of foreclosures or personal bankruptcies within the previous 10 years.

## Criminal History:

- All applicants are required to agree to a third-party Criminal Background check. Background checks will be requested on a U.S. wide basis for U.S. citizens and on an international wide basis for other applicants.
- There must be no record of felonies, jail time, probation or any repetitive pattern of misdemeanors involving civil or domestic disturbances or abuse of any kind.

## Fees:

- The Application fee is \$200 per person. The Financial and Criminal History check is \$50.00 per person for US Citizens and \$100.00 per person for International Citizens. Fees for the Application, Financial and Criminal Background check are due when application is submitted and are non-refundable.
- The Orientation Interview Fee is \$75.00 and is payable by check or money order at the time the Orientation Interview is conducted.
- Investors are required to prepay six (6) months HOA maintenance fees at time of the Orientation Interview.

Once an application has been reviewed, an Orientation Interview is set. At the time of the Orientation Interview, all applicants and occupants must be present and the \$75 fee must be paid. All meetings will be conducted in English however, non-English speaking applicants may provide their own interpreter. A *Homeowners Certificate of Approval* will be provided at the completion of the Orientation Interview.

Registration for automatic debit of monthly HOA fees is mandatory. Registration forms will be provided at the Orientation Interview and must be returned to the office together with the Emergency Contact Form and your closing documents and settlement papers.

If you choose to begin the application process with us, please begin by reviewing very closely our Governing Documents. The **Declaration of Restrictions** and **Constitution and By-Laws** can be found on our website ([www.mymainlands1-2.org](http://www.mymainlands1-2.org)). These very important documents will give you all the information you need in deciding if purchasing a home in Mainlands Sections 1 & 2 is right for you!



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## PURCHASE APPLICATION CHECKLIST

All application forms must be completed in English. All applications must accompany the checklist below. Completed applications should be submitted to the Mainlands Sections 1 & 2 administrative office. Incomplete applications will not be processed and will be returned.

A decision for any application may take up to 45 days to be rendered. Applicants and realtors will be notified when a final decision has been reached. Once your application has been accepted, you will be notified and an Orientation meeting will be scheduled.

### REQUIRED FORMS

*Please use and include checklist to ensure all document below are included in the application package prior to submission.*

<input type="checkbox"/>	❶ Purchase Application Checklist
<input type="checkbox"/>	❷ Purchase Application Form
<input type="checkbox"/>	❸ Screening Authorization Form(s)
<input type="checkbox"/>	❹ Notarized Affidavit Form
<input type="checkbox"/>	❺ Fair Housing Act Census / Owner Vehicle List
<input type="checkbox"/>	❻ Purchaser Declaration Form

### REQUIRED SUPPORTING DOCUMENTS

<input type="checkbox"/>	Photo ID (Each applicant, indicating date of birth)
<input type="checkbox"/>	Copy of Proof of Income (Each applicant, Payroll Stubs, Social Security, Pensions, Investments, etc.)
<input type="checkbox"/>	Copy of Bank Statements (Each applicant, past three months, all pages)
<input type="checkbox"/>	Copy of Investment Statements (Each applicant, current retirement or savings accounts)
<input type="checkbox"/>	Copy of Federal Income Tax Return (Each applicant, current, all pages)
<input type="checkbox"/>	Copy of Realtor Contract (Must include contact information)
<input type="checkbox"/>	Copy of Sales or Lease (All pages)



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## APPLICATION FOR PURCHASE, GIFT, DEVISE, OR INHERITANCE

Current Owner:					
Address:				Contact #:	
				Email:	
<input type="checkbox"/> Purchase	<input type="checkbox"/> Lease	<input type="checkbox"/> Investment	<input type="checkbox"/> Seasonal	<input type="checkbox"/> Inheritance	
Realtor Name:			Agency:	↓ Anticipated Closing Date	
Email:			Contact #:		
<b>APPLICANT ①</b>					
Name	First	Middle	Last	Date of Birth	
Address					
City				State:	Zip
Contact #				Email:	
Signature				Date:	
<b>APPLICANT ②</b>					
Name	First	Middle	Last	Date of Birth	
Address					
City				State:	Zip
Contact #				Email:	
Signature				Date:	
<b>APPLICANT ③</b>					
Name	First	Middle	Last	Date of Birth	
Address					
City				State:	Zip
Contact #				Email:	
Signature				Date:	
<b>APPLICANT ④</b>					
Name	First	Middle	Last	Date of Birth	
Address					
City				State:	Zip
Contact #				Email:	
Signature				Date:	
<b>Pet ①</b>			<b>Pet ②</b>		
Type/Breed:			Type/Breed:		
Name:		Weight:		Name:	



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## SCREENING AUTHORIZATION FORM

OCCUPANT INFORMATION				
<b>Name:</b>	First	Middle	Last	
<b>Address:</b>				
<b>City:</b>				
<b>State:</b>		<b>ZIP:</b>		
<b>SSN:</b>		<b>DOB:</b>		
CURRENT EMPLOYER				
<b>Company:</b>				
<b>Telephone #:</b>				
<b>Position:</b>				
<b>Salary:</b>				
<b>Date Started:</b>				
CURRENT AND PREVIOUS LANDLORDS				
<b>CURRENT</b>				
<b>Telephone #:</b>				
<b>Rental Dates:</b>	From:		To:	
<b>PREVIOUS</b>				
<b>Telephone #:</b>				
<b>Rental Dates:</b>	From:		To:	
<b>PREVIOUS</b>				
<b>Telephone #:</b>				
<b>Rental Dates:</b>	From:		To:	
By my signature, I give my full authorization to verify the above information and to obtain my Criminal History Record.				
<b>SIGNATURE:</b>		<b>DATE:</b>		
For Office Use Only				
Applicant Background Screened	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Applicant Approved	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>



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## NOTARIZED AFFIDAVIT FORM

**ALL OCCUPANTS OF HOME MUST HAVE AN INDIVIDUAL AFFIDAVIT FORM COMPLETED AND NOTARIZED.**

<b>STATE OF:</b>		<b>COUNTY OF:</b>	
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Before me, the undersigned authority, on this day personally appeared,

\_\_\_\_\_ who is personally known to me or who has provided

satisfactory evidence in the form of: \_\_\_\_\_

and who did take an oath, deposes and says:

1. The statements contained herein are based upon my personal knowledge and are freely made by me.

2. I recognize that the statements contained therein are being made by me and relied upon by the Mainlands Section 1 and 2 Civic Association Inc. (herein the "Association"), for the specific purpose of considering my application for residency within the community.

3. I certify and affirm that the home will, at all times, be permanently occupied by:  
\_\_\_\_\_  
NAME  
who is at least fifty-five (55) years of age or older.

4. I recognize and acknowledge that if, at any time, the home is not permanently occupied by an individual at least fifty-five (55) years of age or older, such occupancy would be a violation of the Declaration of Restrictions for the Mainlands Section 1 and 2 Civic Association Inc., recorded in the Public Records of Broward County, State of Florida. I also understand that the Association may undertake enforcement action against that violation.

5. I acknowledge having read and understood the most current version of the Mainlands 1 & 2 Civic Association Governing Documents (*Constitution and By-Laws and Declaration of Restrictions*). I agree to abide by all rules and regulations put forth by this Association as of today and in the future as the Associations Board of Directors and membership vote in changes.

_____ PRINT APPLICANT NAME	_____ APPLICANT SIGNATURE
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SWORN TO and SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

_____ Notary Public	Seal
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## FAIR HOUSING ACT CENSUS

OWNER:			
ADDRESS:			
HOME #:		CELL #:	
EMAIL:			
<b>PRINT NAME, DATE OF BIRTH, SIGNATURE, AND STATUS OF EVERYONE (INCLUDING OWNER ABOVE) WHO WILL RESIDE IN THE HOME.</b>			
Please use the following abbreviations for status:		HO (Homeowner)	OCC (Occupant)
			R (Renter)
NAME	DATE OF BIRTH	SIGNATURE	STATUS

## OWNERS VEHICLE LIST

<b>PRINT MAKE, MODEL AND TAG NUMBER OF ALL VEHICLES.</b>					
	MAKE	MODEL	COLOR	STATE	TAG #
VEHICLE #1					
VEHICLE #2					
VEHICLE #3					
VEHICLE #4					

By my signature, I hereby confirm that there is adequate space to park all of these vehicles at the address noted above.

Date: \_\_\_\_\_

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

\_\_\_\_\_  
APPLICANT SIGNATURE

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

\_\_\_\_\_  
APPLICANT SIGNATURE

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

\_\_\_\_\_  
APPLICANT SIGNATURE

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

\_\_\_\_\_  
APPLICANT SIGNATURE



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## PURCHASER DECLARATION FORM

I/we hereby declare that I/we have read or had translated copies of the Governing Documents (Constitution and By-laws and Declaration of Restrictions), available on the association website, [www.mymainlands1-2.org](http://www.mymainlands1-2.org). I/we agree to abide by the rules and regulations of this association. All occupants must familiarize themselves with said rules and regulations and abide by them.

I/we understand that the acceptance for purchase of a home in Mainlands Sections 1 & 2 is conditional in part upon the truth and accuracy of this application and upon approval by the Board of Directors. Any misrepresentation, falsification, or misinformation on these forms will result in disqualification of my application. I/we also understand that occupancy prior to Board of Directors' approval is strictly prohibited.

I/we understand that the Board of Directors of Mainlands Sections 1 & 2 may institute a further investigation of my background as the Board deems necessary. Accordingly, I/we specifically authorize the Board of Directors and their Consumer Reporting Agency to make such an investigation and agree that the information contained in this application form may be used in the Board's decision. The Board of Directors, officers, and staff of Mainlands Sections 1 & 2 shall be held harmless from any action or claim in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making this application, I/we are aware that the decision of the Mainlands Section 1 & 2 will be final and no reason will be given for any action taken by the Board of Directors. I/we agree to be governed by the determination of the Board of Directors.

Date: \_\_\_\_\_

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

\_\_\_\_\_  
APPLICANT SIGNATURE

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

\_\_\_\_\_  
APPLICANT SIGNATURE

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

\_\_\_\_\_  
APPLICANT SIGNATURE

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

\_\_\_\_\_  
APPLICANT SIGNATURE