Purchase Documents
Los Prados Condominium Association

Order: PT57XRCQB
Address: 307 Los Prados Dr
Order Date: 06-24-2025
Document not for resale
HomeWiseDocs

UNIT 'OCCUPANCY APPLICATION' INTRODUCTION

DESIGNATED PROSPECTIVE OCCUPANT

THE PERSON WHO SPEAKS FOR THE PROSPECTIVE BUYER/TRANSFEREE/LESSEE OCCUPANT(S) SEEKING OCCUPANCY OF A GIVEN UNIT.

DESIGNATED OWNER

THE PERSON WHO SPEAKS FOR THE UNIT OWNER(S) AND PROCESSES THIS 'OCCUPANCY APPLICATION'.

- PRIOR TO CONVEYANCE OF THE UNIT BY SALE, TRANSFER OR LEASE, THIS APPLICATION MUST BE COMPLETED PURSUANT TO **DECLARATION/ARTICLE-5/SECTIONS-1/2.1/2.2/3**
- NOTE THAT FOR REASON OF COLLECTION-CERTAINTY, ANY FEES AND CHARGES ASSOCIATED WITH THIS 'OCCUPANCY APPLICATION-SALE/TRANSFER/LEASE' SHALL BE PAID BY THE DESIGNATED OWNER AT THE TIME OF APPLICATION-SUBMISSION. THAT SAID, THE DESIGNATED OWNER MAY THEN BE REIMBURSED BY THE PROSPECTIVE BUYER(S)/TRANSFEREE(S)/LESSEE(S) AS PER THEIR OWN PRIVATE ARRANGEMENT.

DESIGNATED OWNER'S PROCEDURAL STEP-1.

UNIT'S ADDRESS: 304 LOS PRADOS DRIVE, SAFETY HARBOR FL 34695 - BUILDING # 5

DESIGNATED OWNER NAME: (FIRST/MIDDLE INITIAL/LAST):	
HOME ADDRESS:	
HOME PHONE #:	
CELL PHONE #:	
E-MAIL ADDRESS:	
UNIT'S TOTAL # OF VEHICLES:	
DESIGNATED OWNER SIGNATURE:	

DESIGNATED OWNER'S PROCEDURAL STEP-2.

ENTER THE DATE (MM/DD/YYYY): _____

DELETE ALL OF THE EXISTING OCCUPANT-INFORMATION FOR THIS UNIT (YES OR NO): _____

ENTER THE UNIT'S OCCUPANCY-TYPE AS SALE, TRANSFER OR LEASE: _____

ENTER THE NUMBER OF PROSPECTIVE UNIT OCCUPANTS ADDRESSED IN THIS APPLICATION: _____

ENTER NEW TOTAL NUMBER OF EXISTING AND PROSPECTIVE OCCUPANTS FOR THIS UNIT: _____

DESIGNATED OWNER'S PROCEDURAL STEP-3.

A. MAKE A PHOTOCOPY OF THIS ARTICLE-1'S PAGE-1 AND PAGES 3-8.
B. MAKE A PHOTOCOPY OF THIS ARTICLE-1'S PAGE-2 FOR EACH OF THE PROSPECTIVE 'BUYERS/TRANSFEREES/LESSEES' ADDRESSED IN THIS 'OCCUPANCY APPLICATION'.

UNIT 'OCCUPANCY APPLICATION' PROSPECTIVE OCCUPANT'S INFORMATION

DESIGNATED OWNER:

FROM ARTICLE-1/SECTION-1/STEP-3B ABOVE, DESIGNATED OWNER HAS IN HAND PHOTOCOPIES OF THIS PAGE-2 ... ONE FOR EACH PROSPECTIVE OCCUPANT.

A. IN THE UPPER RIGHT-HAND CORNER OF EACH PHOTOCOPY, DESIGNATED OWNER ENTERS THE PHOTOCOPY #, WHICH CORRESPONDS TO THE SEQUENTIAL OCCUPANT #.
PHOTOCOPY-1 IS FOR PROSPECTIVE OCCUPANT #1 (USE FOR DESIGNATED OCCUPANT).
PHOTOCOPY-2 IS FOR PROSPECTIVE OCCUPANT #2.
ETC.

B. DESIGNATED OWNER FILLS-IN THE INFORMATION ON EACH PROSPECTIVE OCCUPANT'S PHOTOCOPY.

BASIC INFORMATION	
DATE:	
PROSPECTIVE OCCUPANT NAME: (FIRST/MIDDLE INITIAL/LAST)	
IF A MINOR, LIST AGE:	
PROSPECTIVE OCCUPANT WILL BE AN OWNER	YES ☐ NO ☐
HOME ADDRESS:	
HOME PHONE #:	
CELL PHONE #:	
E-MAIL ADDRESS:	
CURRENT EMPLOYER & PHONE #:	
CURRENT EMPLOYER ADDRESS:	
VEHICLE: MAKE/MODEL/TAG#:	

IF YOUR MOST RECENT LIVING SITUATION WAS OWNING YOUR OWN HOME, LIST THE ADDRESS:

ELSE IF A RENTAL WAS YOUR MOST RECENT LIVING SITUATION:	
MOST RECENT LANDLORD & PHONE#:	
LENGTH OF RENTAL:	
LANDLORD & PHONE# BEFORE THAT:	
LENGTH OF RENTAL:	

UNIT 'OCCUPANCY APPLICATION'
UNIT OCCUPANT(S) 3RD PARTY BACKGROUND FORM

DATE	CUSTOMER # (FILLED-IN BY MANAGEMENT CO.)

I AM/WE ARE THE PROSPECTIVE OCCUPANT(S) OF THE PROPERTY LOCATED AT:

ENTER UNIT'S ADDRESS #S [304] LOS PRADOS DRIVE, SAFETY HARBOR FL 34695 - BUILDING # [5]

MANAGED BY:	ENTER UNIT OWNER'S NAME

I/WE HEREBY ALLOW TENANT CHECK AND/OR THE PROPERTY OWNER/MANAGER TO INQUIRE INTO MY/OUR CREDIT FILE, CRIMINAL, RENTAL HISTORY AS WELL AS ANY OTHER PERSONAL RECORD, TO OBTAIN INFORMATION FOR USE IN PROCESSING THIS APPLICATION. I/WE UNDERSTAND THAT ON MY/OUR CREDIT FILE IT WILL APPEAR THAT TENANT CHECK HAS MADE AN INQUIRY. I/WE CANNOT CLAIM AN INVASION OF PRIVACY OR ANY OTHER CLAIM THAT MAY ARISE AGAINST TENANT CHECK OR THE MANAGEMENT COMPANY OR THE LOS PRADOS CONDOMINIUM ASSOCIATION, INC. NOW OR IN THE FUTURE. **PLEASE PRINT CLEARLY.**

QUESTION	PERSON #	PERSON #
SOCIAL SECURITY #		
FULL NAME		
DATE OF BIRTH		
DRIVER'S LICENSE #		
CURRENT ADDRESS		
HOW LONG?		
LANDLORD AND PHONE #	( )	( )
PREVIOUS ADDRESS		
HOW LONG?		
EMPLOYER		
OCCUPATION		
GROSS MONTHLY INCOME		
LENGTH OF EMPLOYMENT		
WORK PHONE #	( )	( )
ARRESTED? YES/NO		
CONVICTED? YES/NO		
SIGNATURE		
YOUR PHONE#	( )	( )

IF AN INCORRECT SOCIAL SECURITY NUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO "RE-PULL" THE REPORT

A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR REALTORS/PROPERTY MANAGERS/ APARTMENT COMPLEXES/MOBILE HOME PARKS/CONDOMINIUM SSOCIATIONS/EMPLOYERS

FEDERAL LAW REQUIRES THE END USER TO MAINTAIN THIS FORM FOR A PERIOD OF FIVE (5) YEARS. (TENANT CHECK APPLICATION REV. M/2008)
RESOURCE PROPERTY MANAGEMENT, 28100 U.S. HWY 19N, SUITE 205, CLEARWATER FL PH:(727) 796-5900 FX:(727) 797-5011

FOR EACH 2 PERSONS, FILL-IN A COPY OF THIS FORM AND LABEL THE PROPER PERSON # (1&2, 3&4, ETC.)

UNIT 'OCCUPANCY APPLICATION'
PHOTOCOPY OF EACH BUYER'S/TRANSFEREE'S DRIVER'S LICENSE

PROSPECTIVE OCCUPANT #1

PROSPECTIVE OCCUPANT #2

•
•
•

PROSPECTIVE OCCUPANT #N

UNIT 'OCCUPANCY APPLICATION'
PET REGISTRATION FORM

I AGREE TO ABIDE BY ALL PET REGULATIONS, AS DETAILED IN LOS PRADOS GOVERNING DOCUMENTS

AS SPECIFIED IN ARTICLE-5/SECTION-4:PETS OF THE LOS PRADOS DECLARATION, ALL PETS MUST BE APPROVED BY THE BOARD OF DIRECTORS IN WRITING BEFORE THE ANIMAL CAN OCCUPY YOUR UNIT.

WHOMEVER HAS FILLED-IN THE INFORMATION IN THE TABLE BELOW IS BY THEIR SIGNATURE STIPULATING THAT ALL THE INFORMATION IS TRUTHFUL AND IS UNANIMOUSLY AGREED-UPON BY THE UNIT'S PROSPECTIVE OCCUPANTS (AND UNIT OWNER(S) IF THIS IS A LEASE APPLICATION).

➤ **ENTER UNIT'S ADDRESS #S:** 304 **LOS PRADOS DRIVE, SAFETY HARBOR FL 34695 - BUILDING #** 5

YOUR PRINTED NAME AND DATE	*YOUR SIGNATURE*
PET DESCRIPTION	
AGE	*WEIGHT*
APPROVED BY THE BOARD OF DIRECTORS	*DISAPPROVED BY THE BOARD OF DIRECTORS*

UNIT 'OCCUPANCY APPLICATION'
OWNER(S) SIGNATURE PAGE

AS THE UNIT OWNER(S), I/WE

A. **HAVE VERIFIED** ALL THE FILLED-IN INFORMATION IN THIS 'OCCUPANCY APPLICATION' AND FOUND IT TO BE TRUE AND CORRECT, UNDERSTANDING THAT THE REQUIRED INFORMATION MUST BE FILLED-IN ON ALL PAGES OF THIS 'OCCUPANCY APPLICATION', AS WELL AS THE ATTACHMENT OF ANY PAPERWORK, AS NOTED.

B. **UNDERSTAND** THAT MISSING INFORMATION ONLY GOES TO DELAY THE APPLICATION'S PROCESSING.

C. **UNDERSTAND** THAT SHOULD ANY PROBLEM ARISE OUT OF THIS 'OCCUPANCY APPLICATION' BEFORE OCCUPANCY CAUSING THE ASSOCIATION TO ENGAGE LEGAL COUNSEL ON ITS BEHALF, I/WE WILL ASSUME RESPONSIBILITY FOR THE COSTS OF SUCH ACTION.

D. **UNDERSTAND** THAT NO ONE ASSOCIATED WITH THE PROSPECTIVE OCCUPANT(S) SHALL OCCUPY THE UNIT UNLESS AND UNTIL THIS 'OCCUPANCY APPLICATION' IS FIRST APPROVED BY THE BOARD OF DIRECTORS ASSIGNEE NO LESS THAN 5-DAYS PRIOR TO OCCUPYING SAID UNIT.

E. **UNDERSTAND** THAT APPROVAL OF THE 'OCCUPANCY APPLICATION' IS CONTINGENT UPON ALL FINANCIAL MATTERS RELATING TO LOS PRADOS CONDOMINIUM ASSOCIATION BEING RESOLVED/PAID IN FULL TO THE ASSOCIATION THROUGH THE DATE OF APPROVAL ... INCLUDING BUT NOT LIMITED TO MAINTENANCE FEES, ASSESSMENTS, LATE FEES, FINES, INCURRED LEGAL COSTS, ETC.

F. **UNDERSTAND** THAT THIS 'OCCUPANCY APPLICATION' IS ONLY VALID AFTER ALL PROSPECTIVE OCCUPANTS HAVE BEEN INTERVIEWED AND APPROVED BY THE BOARD OF DIRECTORS ASSIGNEE.

G. **UNDERSTAND** THAT IF ANY PERSON RESIDES IN THE UNIT WITHOUT BOARD APPROVAL, THEY SHALL BE REQUIRED TO VACATE WITHIN A 15-DAY PERIOD.

H. **UNDERSTAND** THAT THE PROSPECTIVE OCCUPANT(S) MAY NOT BE A CORPORATION OR ANY ENTITY THAT SEEKS PROTECTION THROUGH THE USE OF ANY SORT OF PROTECTIVE LEGAL VEIL FROM JUSTIFIABLE LEGAL CLAIMS BY LOS PRADOS CONDOMINIUM ASSOCIATION, INC.

I. **UNDERSTAND** THAT CREDIT & CRIMINAL BACKGROUND REPORTS WILL BE PERFORMED FOR ANY PROSPECTIVE OCCUPANT OVER THE AGE OF 18.

J. **UNDERSTAND** THAT NO PETS ARE APPROVED UNLESS APPROVED IN ADVANCE (SEE 'PET REGISTRATION FORM' CONTAINED IN THIS 'APPLICATION'.

K. **UNDERSTAND** THAT 2 INDIVIDUAL CHECKS ('OCCUPANCY APPLICATION FEE' AND LG-BINDER CHARGE') MADE OUT TO LOS PRADOS CONDOMINIUMS MUST ACCOMPANY THIS 'OCCUPANCY APPLICATION' IN THE AMOUNTS SPECIFIED IN:
SEE: OPERATIONALS-V/ARTICLE-7/SECTION-1:OCCUPANCY APPLICATION FEE.
SEE: OPERATIONALS-V/ARTICLE-6/SECTION-1:LG-BINDER CHARGE.

L. **UNDERSTAND** THAT IF ANY INCORRECT SOCIAL SECURITY NUMBER IS SUBMITTED BY ANY PROSPECTIVE 'BUYER/TRANSFEREE/LESSEE' OCCUPANT, THERE SHALL BE NO REFUND OF THE ALREADY-PAID 'OCCUPANCY APPLICATION FEE'. FURTHER, SHOULD THE APPLICANT(S) STILL WISH TO GO FORWARD AFTER SUCH AN EVENT, A NEW 'OCCUPANCY APPLICATION FEE' SHALL BE CHARGED.
SEE: OPERATIONALS-V/ARTICLE-7/SECTION-1:OCCUPANCY APPLICATION FEE.

OWNER-1 PRINTED NAME	**DAY**	**DATE**	**OWNER-1 SIGNATURE**
OWNER-2 PRINTED NAME	**DAY**	**DATE**	**OWNER-2 SIGNATURE**
OWNER-3 PRINTED NAME	**DAY**	**DATE**	**OWNER-3 SIGNATURE**

AS THE UNIT'S PROSPECTIVE OCCUPANT(S), I/WE:

M. **HAVE RECEIVED**, READ AND UNDERSTOOD THE CONTENTS OF THE LOS PRADOS LG-BINDER AND AGREE TO ABIDE BY ITS RULES.

N. **HAVE REVIEWED DECLARATION/ARTICLE-5/SECTIONS-1/2.2/2.2/3** AND UNDERSTAND AND ACCEPT ANY COVENANTS, CONDITIONS & RESTRICTIONS AS THEY PERTAIN TO THIS 'OCCUPANCY APPLICATION TYPE' AS ESTABLISHED ON PAGE-1 OF THIS ARTICLE-1, INCLUDING THE UNIT'S RENTING RESTRICTIONS IN THE CASE OF A SALE OR TRANSFER.

O. **UNDERSTAND** THAT I/WE MAY NOT CAUSE AND/OR NOT ALLOW OTHER PEOPLE TO RESIDE AT THIS CONDOMINIUM UNIT WHO HAVE NOT PARTICIPATED IN THIS 'OCCUPANCY APPLICATION-LEASE' OR IN THE 'BOARD APPROVAL PROCESS'.

P. **UNDERSTAND** THAT SHOULD THERE BE A TRANSFER OF TITLE, THE LOS PRADOS CONDOMINIUM ASSOCIATION MUST BE MADE AWARE OF IT AND GIVE APPROVAL FOR SUCH TRANSFER OF TITLE.

Q. **UNDERSTAND** THAT PROSPECTIVE OCCUPANT(S) MAY NOT BE A CORPORATION OR ANY ENTITY THAT SEEKS PROTECTION THROUGH THE USE OF ANY SORT OF PROTECTIVE LEGAL VEIL FROM JUSTIFIABLE LEGAL CLAIMS BY LOS PRADOS CONDOMINIUM ASSOCIATION, INC.

R. **UNDERSTAND** THAT THE CONDOMINIUM TO WHICH THIS 'OCCUPANCY APPLICATION' APPLIES MAY NOT BE PURCHASED BY AN INDIVIDUAL (REAL PERSON) AND THEN AT A LATER TIME SOLD TO A CORPORATION OR ANY ENTITY THAT SEEKS PROTECTION THROUGH THE USE OF ANY SORT OF PROTECTIVE LEGAL VEIL FROM JUSTIFIABLE LEGAL CLAIMS BY LOS PRADOS CONDOMINIUM ASSOCIATION, INC. IF SUCH A TRANSACTION OCCURS, THE BOARD OF DIRECTORS 'OCCUPANCY APPROVAL' WILL BE RESCINDED AND ALL RESIDENTS OF THE UNIT WILL BE REQUIRED TO VACATE WITHIN A 15-DAY PERIOD.

S. **UNDERSTAND** THAT I/WE MAY NOT CAUSE/ALLOW ANY PERSONS WHO ARE A PARTY TO THIS 'OCCUPANCY APPLICATION' TO RESIDE IN THE UNIT UNLESS AND UNTIL THAT HAVE BEEN BOARD-APPROVED.

T. **HEREBY ALLOW** INQUIRIES TO BE MADE BY THE LOS PRADOS'S MANAGEMENT COMPANY INTO MY/OUR CREDIT AND CRIMINAL BACKGROUND HISTORIES IN ORDER TO OBTAIN BACKGROUND REPORTS CONTAINING INFORMATION RELEVANT TO THE EVALUATION OF THIS 'OCCUPANCY APPLICATION'.

U. **UNDERSTAND** THAT AFTER THE BACKGROUND REPORTS ARE GENERATED, A STATEMENT THAT THE INQUIRIES THAT WERE MADE MAY SURVIVE ON SUCH CREDIT AND CRIMINAL BACKGROUND HISTORIES AND THAT NO INVASION OF PRIVACY CLAIMS MAY BE MADE AGAINST LOS PRADOS CONDOMINIUM ASSOCIATION, INC. OR LOS PRADOS'S PROPERTY MANAGEMENT COMPANY FOR ANY OF THE INQUIRIES MADE – EITHER NOW OR IN THE FUTURE.

V. **UNDERSTAND** THAT IF ANY INCORRECT SOCIAL SECURITY NUMBER IS SUBMITTED BY ANY PROSPECTIVE OCCUPANT, THERE SHALL BE NO REFUND OF THE ALREADY-PAID 'OCCUPANCY APPLICATION FEE'. FURTHER, SHOULD THE APPLICANT(S) STILL WISH TO GO FORWARD AFTER SUCH AN EVENT, A NEW 'OCCUPANCY APPLICATION FEE' MUST BE CHARGED TO COVER THE NEW DISCOVERY COSTS.
SEE: OPERATIONALS-V/ARTICLE-7/SECTION-1:OCCUPANCY APPLICATION FEE.

PROSPECTIVE OCCUPANT-1 PRINTED NAME	**DAY**	**DATE**	**PROSPECTIVE OCCUPANT-1 SIGNATURE**
PROSPECTIVE OCCUPANT-2 PRINTED NAME	**DAY**	**DATE**	**PROSPECTIVE OCCUPANT-2 SIGNATURE**
PROSPECTIVE OCCUPANT-3 PRINTED NAME	**DAY**	**DATE**	**PROSPECTIVE OCCUPANT-3 SIGNATURE**

END OF ARTICLE-1

A PHOTOCOPY OF THE SALE/TRANSFER/LEASE CONTRACT IS PLACED IN THIS LOCATION, WITH THE LABEL "8" IS PLACED IN FONT OF THE CONTRACT'S NATIVE PAGE NUMBERING.

FOR EXAMPLE, LET'S SAY THE ORIGINAL CONTRACT'S PAGE-NUMBERS ARE 1, 2, ETC. IMMEDIATELY AFTER THE PHOTOCOPY OF THE CONTRACT IS MADE, THE DESIGNATED OWNER PLACES THE LABEL **'8/'** PRECEDING EACH OF THE CONTRACT'S NATIVE PAGE-NUMBERS, SUCH THAT THE CONTRACT'S PAGE-NUMBERING WILL THEN READ 8/1, 8/2, ETC.

THE REASON IS THAT IF THIS 'OCCUPANCY APPLICATION' WERE TO BE THROWN UP INTO THE AIR, ONE WOULD BE ABLE TO ACCURATELY-REASSEMBLE IT ACCORDING TO ITS STATED PAGE-NUMBERING.

WHAT A UNIT'S OWNER(S) SHALL PROVIDE TO NEW-OCCUPANT(S)

1. A LIST OF ALL KNOWN ISSUES (FULL-DISCLOSURE).
2. ALL WAIVERS AND APPROVED APPLICATIONS.
3. ANY HARDWARE THAT IS A PART OF THE UNIT. FOR EXAMPLE, THE CABLE COMPANY'S ITEMS PROVIDED AS PART OF THE CONTRACT WITH THE ASSOCIATION. SUCH AS A MODEM, DIGITAL TV RECEIVERS AND THE DIGITAL TV REMOTE.
4. KEY TO UNIT'S FRONT DOOR.
5. KEY TO UNIT'S OUTDOOR CLOSET (IF ANY).
6. MAILBOX KEY:
   A REPLACEMENT-KEY IS AVAILABLE FROM THE POST OFFICE FOR A CHARGE.
7. CABANA KEY:
   ALLOWS ACCESS TO THE CABANA GATE.
   THE SAME KEY ALSO ALLOWS ACCESS THE 'PRIVATE ENTRANCE GATE' TO FOLLY FARMS PARK.
   A REPLACEMENT KEY IS AVAILABLE FROM THE MANAGEMENT COMPANY FOR A CHARGE.
8. REMOTE CONTROL DEVICE FOR THE BACK GATE.
   A REPLACEMENT-DEVICE IS AVAILABLE FROM THE MANAGEMENT COMPANY FOR A CHARGE.

NOTE. A NEW OCCUPANT MAY WANT TO CONSIDER CHANGING THE LOCKS ON THEIR FRONT DOOR AND THEIR EXTERIOR CLOSET DOOR (IF ANY).