

PALM AIRE COUNTRY CLUB CONDOMINIUM #3

c/o Campbell Property Management
3500 Gateway Drive Suite 202
Pompano Beach, FL 33069
Phone: 954-968-4481

APPLICATION CHECKLIST (RENTAL)

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ATTACHMENT OF RULES & REGULATIONS TO BE GIVEN TO APPLICANT

ADDITIONAL DOCUMENTS REQUIRED: Please attach a legible copy of the following required documents:

- Copy of the Lease Contract, signed by all parties
- Last 2 paycheck stubs
- Last 3 bank statements
- Copies of picture ID
- Last tax return

All monies must accompany the application. There is a non-refundable \$150.00 application fee for any person 18 years or older or per married couple. A common area security deposit of \$500.00 is required. All monies are payable to Palm Aire Country Club Association No. 3, Inc.

All information must be filled out and signed by applicant and unit owner. Any application that is incomplete will be returned and not accepted for processing. If the packet is returned to you, the process does not start until it is deemed complete. There will be no rush application package accepted.

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APPLICATION FOR LEASE

INSTRUCTIONS

1. Credit score required for approval in the association is 700 or greater.
2. All adult occupants must be separately approved and qualified.
3. No co-signers will be allowed.
4. This application and the attached application for occupancy and authorization forms must be completed in detail by each proposed LESSEE, other than husband/wife or dependent child (which is considered one applicant).
5. Please attach a copy of the lease to this application.
6. The Association has 30 days to complete its processing from the date of receipt of a fully completed application, all fees, and any supplemental information required. If questions are not answered adequately or left blank, this application may be returned, not processed, and not approved, and a re-submittal fee of \$150 will be required.
7. The Owner must provide the lessee with a copy of all Rules & Regulations.
8. All applicants must make themselves available for personal interview prior to final Board of Directors approval. Occupancy prior to Board approval is prohibited.
9. All maintenance fees and assessment must be paid up to date prior to receipt and processing of the lease application.
10. **Copies of the two (2) most recent pay stubs.**

FEES REQUIRED

1. A **\$150.00** non-refundable application fee for single individuals 18 years or older or married couples must be attached to this application, made payable to: **PALM-AIRE COUNTRY CLUB ASSOCIATION NO. 3, INC.**
2. A **\$500.00** common area security deposit made payable to: **PALM-AIRE COUNTRY CLUB ASSOCIATION NO. 3, INC.**
3. Refunds of security deposit may take up to thirty (30) days after expiration of lease if no damages (upon written request).

Acceptance of the processing fee does not in any way constitute approval of this transaction.

OCCUPANCY RESTRICTIONS

1. Minimum lease period is ninety (90) days.
2. No more than one (1) lease in a twelve (12) month period is permitted. All renewals of annual leases are subject to re-approval by the Board of Directors 60 days before effective date.
3. Leases are not permitted during the first twelve (12) months of ownership.
4. No sub-leasing is permitted.
5. Use of this unit is for single family residence only.
6. Rentals to corporations are prohibited.
7. No pets allowed at any time.
8. No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, recreational vehicles, motorcycles, mopeds, etc. permitted on the Condominium premises.
9. No more than two (2) occupants per bedroom.

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MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS

Date: _____ Bldg. #: _____ Unit #: _____

Property Address: _____

Lease Term: From _____ To _____

Owner's (Landlord's) Name: _____

Owner's Tel. #: _____

Name of Realtor Handling Lease: _____

Tel. #: _____ Email: _____

NAME OF LESSEE(S) (as they appear on the lease):

a. _____ b. _____

CHILDREN who will occupy the apartment with you:

Name	Birth Date	Name	Birth Date
------	------------	------	------------

_____	_____	_____	_____
-------	-------	-------	-------

_____	_____	_____	_____
-------	-------	-------	-------

OTHER PERSONS who will occupy the apartment with you:

Name	Age	Relationship
------	-----	--------------

_____	_____	_____
-------	-------	-------

_____	_____	_____
-------	-------	-------

_____	_____	_____
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AGREEMENT:

1. I hereby agree for myself and on behalf of all persons who may use the apartment which I seek to lease that I will abide by all the restrictions contained in the By-Laws, Rules and Regulations, Association Documents, and restrictions which are or may in the future be imposed by Palm Aire Country Club Condominium Association No. 3, Inc.
2. I have received a copy of all Rules & Regulations: Yes _____ No _____
3. I understand that subleasing or occupancy of this apartment in my absence is prohibited.
4. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application. I understand that the Association has 30 days from the date of this application and any supplemental information required by the Association is received in which to approve or deny this application.
5. I understand that there is a restriction on pets and that I may not bring a pet, nor may any guest or visitor bring a pet into Palm Aire Country Club Association No. 3, Inc. nor acquire one, either temporarily or permanently after occupancy.
6. I understand that any violation of the terms, provisions, conditions, and covenants of the Palm Aire Country Club Association No. 3, Inc. documents provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.
7. I understand that the acceptance for lease of an apartment at Palm Aire Country Club Condominium Association No. 3, Inc. is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in the automatic disqualification of my application. Occupancy prior to Board of Directors approval is prohibited.
8. I understand that the Board of Directors of Palm Aire Country Club Condominium Association No. 3, Inc. may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly, I specially authorize the Board of Directors, Management, and the investigative company to make such investigation, and that the Board of Directors, Officers, and Management of Palm Aire Country Club Condominium Association No. 3, Inc. itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making the foregoing application, I am aware that the decision of Palm Aire Country Club Condominium Association No. 3, Inc. will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

Applicant's Signature _____ Applicant's Signature _____

Applicant's Current Address _____

City _____ State _____ Zip _____

THIS DOCUMENT MUST BE NOTARIZED

Sworn to and subscribed before me this _____ day of _____, _____

Notary Public

My Commission Expires:

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Collection of Rent Agreement

This Collection of Rent Agreement (this "Agreement") is made and entered into as of this _____ day of _____ by and between Palm Aire Country Club Condominium Association No. 3, Inc. ("Association"), _____ ("Unit Owner"), and _____ ("Tenant").

WITNESSETH:

WHEREAS, Tenant and Unit Owner intend on entering into a lease (the "Lease") with respect to the property located at _____, Unit # _____, Pompano Beach FL 33069; and

WHEREAS, Association has the right to condition its approval of the Lease on the execution of this Agreement by the parties hereto.

NOW THEREFORE, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, it is mutually agreed and covenanted by and among the parties to this Agreement as follows:

1. Tenant and Unit Owner acknowledge and agree that Tenant is required to comply with the Association's Declaration of Condominium, By-Laws, Articles of Incorporation, and Rules and Regulations, as amended from time to time (collectively, the "Governing Documents"). The Governing Documents shall be deemed expressly incorporated into the Lease.
2. Tenant and Unit Owner acknowledge and agree that Unit Owner is required to pay to Association any and all assessments (the "Assessment") levied by Association in accordance with the Governing Documents.
3. In the event the Unit Owner fails to pay Association any Assessment when the same became due, Association shall be entitled to collect the Tenant's rent payments ("Rent") owed to Unit Owner under the Lease for the purpose of offsetting the delinquent Assessment as follows:

If Association notified Tenant that Unit Owner is delinquent in its obligation to pay any Assessment, Tenant shall discontinue the payment of the Rent to Unit Owner and instead shall direct said Rent payments, in the same amount and frequency as set forth in the Lease, to Association until such time as Association directs Tenant to redirect Rent payments to Unit Owner. Any Rent collected by Association in excess of Unit Owner's delinquent Assessment will be promptly disbursed to Unit Owner. In the event Tenant fails to redirect payments of Rent to the Association and instead continues to pay Rent to Unit Owner, Tenant shall become obligated along with the Unit Owner to pay the delinquent Assessments to Association, irrespective of any Rent payments that Tenant may have already made to Unit Owner.

4. In the event Unit Owner or Tenant fail to honor this Agreement or violate any of the other terms and provisions of the Governing Documents, Unit Owner and Tenant shall be subject to all remedies available to Association, including without limitation, injunctive relief, and money damages in addition to any other remedies provided by law. Additionally, Association shall also have the power to evict Tenant for failure to honor this Agreement. All eviction costs will be owed by Unit Owner and considered a special assessment, which will be levied in accordance with the Governing Documents.
5. Unit Owner and Tenant acknowledge that Association would not have approved Tenant and the Lease but for the parties entering into this Agreement. Therefore, Tenant and Unit Owner hereby waive each of their rights to contest the validity of this Agreement or the validity of any of the remedies available to the Association.

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6. The laws of the State of Florida shall govern the validity, performance, and enforcement of this Agreement. Venue shall be in Broward County, Florida.
7. This Agreement shall not be construed more strictly against one party than against the other merely because it may have been prepared by counsel for one of the parties, it being recognized that the parties have contributed substantially and materially to its preparation.
8. All notices, demands, and communications hereunder to the parties shall be served or given in accordance with the Governing Documents.
9. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute on and the same instrument.
10. This Agreement and the exhibits attached hereto and forming a part hereof, represent the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations, understandings, and representations (if any) made by and between the parties. No subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the parties unless reduced to writing and signed by all three parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

ASSOCIATION:

Palm Aire Country Club Condominium
Association No. 3, Inc.

By: _____

Print Name: _____

UNIT OWNER:

By: _____

Print Name: _____

TENANT:

By: _____

Print Name: _____

TENANT:

By: _____

Print Name: _____

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ADDENDUM TO LEASE AGREEMENT

1. The Association and/or its authorized agent shall have the irrevocable right to have access to each unit from time to time during reasonable hours as may be necessary for inspection, maintenance, repair, or replacement of any Common Elements therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the Common Elements to another unit or units.
2. The Lessee agrees not to use the demised premises, or keep anything in the unit which will increase the insurance rates of the unit or interfere with the rights of other residents of the Condominium Association or any other residents by unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in his unit or the Common Elements or the Limited Common Elements.
3. The Lessee covenants to abide by the Rules and Regulations of the Condominium, and the terms and provisions of the Declaration of Condominium, Charter and By-Laws of the Condominium Association, and agrees to be bound by the rules and guidelines of the Association and any other rules which may become operative from time to time during said leasehold.
4. A. The Owner/Lessor warrants that all payments of maintenance, assessment and other charges or obligations currently due will be or have been paid to this date.
B. The approval of the proposed Lease Agreement issued by the Association is to be expressly conditioned upon the Owner's/Lessor's and Lessee's observance of the provisions contained in this Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The Owner/Lessor acknowledges that he remains ultimately responsible for the acts of Lessee and Lessee's family and guests and for any costs incurred by Association, including attorneys' fees, in remedying violations of this Addendum and/or violations of the condominium documents.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this _____ day of _____, _____.

Signed, sealed and delivered
in the presence of:

Lessors:

Print Name

Signature

Print Name

Signature

Lessees:

Print Name

Signature

Print Name

Signature

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**CERTIFICATION OF UNIT OWNER
MAILING ADDRESS**

(FORM MUST BE FILLED OUT & SIGNED BY UNIT OWNER)

I hereby verify that I _____ (Owner's Name) am providing my new mailing address and contact phone numbers. I am requesting that my mail be sent to the address indicated on this form.

Name of Association: PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO. 3, INC.

Property Address on Application: _____

Name of Unit Owner: _____

New Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell Phone: _____

Email Address: _____

**IF MY MAILING ADDRESS CHANGES, I WILL SEND WRITTEN NOTIFICATION TO THE
MANAGEMENT OFFICE AT: 3500 GATEWAY DR STE 202, POMPANO BEACH, FL 33069**

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Notice of Intention to Lease Apartment

THIS FORM MUST BE COMPLETED BY OWNER

Date: _____

In compliance with the Condominium Declaration, I/we hereby serve notice that as Owner(s) of Apartment # _____ in Building # _____, the undersigned intends to offer said apartment for lease. This notification conforms with your right of first refusal.

Said apartment is to be leased for the period starting _____ and ending _____ at a monthly rental of \$ _____.

I/we acknowledge that leases for less than ninety (90) days are prohibited.

I/we acknowledge that this Notice must be accompanied by a copy of the proposed lease. Any changes to the lease must be submitted to the Association in advance of the tenant taking possession.

I/we hereby acknowledge our obligation and responsibility to ensure my/our tenants compliance with the Condominium Declaration and the Association Rules and Regulations, and the authority of the Association and the Management Firm, in the event the Association consents a lease, to take such action as may be required to obtain compliance by the Lessee(s), and/or their guests, with the Condominium Declaration and the Association Rules & Regulations.

I/we understand that the tenant may not take possession of the above unit until written approval is received from the Association.

Owner's Signature

Owner's Signature

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CERTIFICATION OF RULES & REGULATIONS

I hereby certify that I have received and read the rules and regulations of Palm-Aire Country Club Condominium Association No. 3, Inc. and that I agree to abide by the rules & regulations of the association.

Building #: _____ Unit #: _____ Date: _____

Building Address: _____

Buyer/Lessee Signature

Buyer/Lessee Signature

PLEASE KEEP THE RULES & REGULATIONS FOR YOUR RECORDS AND RETURN THIS FORM ALONG WITH YOUR APPLICATION

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ACKNOWLEDGEMENT OF "NO PET" RULE

I _____, purchaser/tenant of Bldg. _____ in Unit _____ understand and acknowledge that the Palm-Aire Country Club Condominium Association No. 3, Inc. community has a "No Pet" rule. I understand and acknowledge that pursuant to the governing documents and the Rules and Regulations for the community, no pets of any kind may be kept or harbored in any unit or on the common property of the Association. I agree that I will not bring animals, including but not limited to, birds, cats, dogs, or ferrets, into any unit in the community or onto the common property of the Association. In the event that I violate any provision of the governing documents or the Rules and Regulations, including the prohibition against pets, I agree to reimburse the Association for any and all attorneys' fees and costs that it may incur in an effort to enforce the provisions of the governing documents and Rules and Regulations.

Applicant Name: _____ Applicant Signature: _____

Date: _____

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

**** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! ****

APPLICATION FOR OCCUPANCY

Association Name: Palm Aire Country Club Condo Assoc. No. 3, Inc.

Circle one: Purchase - Lease - Occupant - Unit.# _____ Bldg.# _____ Address applied for: _____

Full Name _____ Date of Birth _____ Social Security # _____

Circle One: Single - Married - Separated - Divorced - How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Applicant's Cell Number(s) _____ Applicant's Email Address _____

Spouse _____ Date of Birth _____ Social Security # _____

Other legal or maiden name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

Spouse's Cell Number(s) _____ Spouse's Email Address _____

No. of people who will occupy unit - Adults (over age 18) _____ Description of Pets NOT APPLICABLE - NO PETS ALLOWED

Names and ages of others who will occupy unit _____

In case of emergency notify _____ Address _____ Phone _____

PART I - RESIDENCE HISTORY

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Are you on the Lease? _____ If not, who is the leaseholder? _____ Are you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

B. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

C. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

PART II -- EMPLOYMENT REFERENCES

Include a recent copy of an earnings statement to expedite processing

A. Employed by _____ Phone _____

Dates of Employment: From: _____ To: _____ Position _____ Fax _____

Monthly Gross Income _____ Address _____

B. Spouse Employed by _____ Phone _____

Dates of Employment: From: _____ To: _____ Position _____ Fax _____

Monthly Gross Income _____ Address _____

PART III -- BANK REFERENCES

Include a recent copy of a bank statement to expedite processing

A. Bank Name _____ Checking Acct. # _____ Phone _____

Address _____ Fax _____

B. Bank Name _____ Savings Acct. # _____ Phone _____

Address _____ Fax _____

PART IV -- CHARACTER REFERENCES (No Family Members)

1. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

2. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

3. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

4. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

Are you using a realtor? Yes _____ No _____ If yes: Realtor's name _____

Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant) _____ State Issued _____

Driver's License Number (Secondary Applicant) _____ State Issued _____

Make _____ Type _____ Year _____ License Plate No. _____

Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

4690 NW 103rd Avenue, Sunrise, Florida 33351

www.associatedcreditreporting.com

AUTHORIZATION FORM

I/We hereby authorize Associated Credit Reporting, Inc. to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)