



**MMI of the Palm Beaches, Inc.
11770 US Highway 1 Suite 501E
Palm Beach Gardens FL 33408
(561) 686-7818**

Bristol Lakes Homeowners Association, Inc.

Application Package for Sale Approval

Application Requirements, please read carefully and completely.

This application must be completed in detail by the proposed buyer and returned to:

MMI of the Palm Beaches, Inc.
11770 US Highway 1 Suite 501E
Palm Beach Gardens, FL 33408
Phone (561) 686-7818 E-Mail Elay@miamimanagement.com

Please include the following to complete your application:

REQUIRED ITEMS:

- **Copy of Sales Contract**
- **Copy of all adult drivers license that will be occupying the home**
- **\$100 Application fee made payable to Bristol Lakes HOA (Check/Money order)**
- **\$75 Background fee per anyone over the age of 18 years old**
- **\$150 Processing fee made payable to MMI of the Palm Beaches, Inc. (Check/Money order)**

Owners must provide new buyers with a copy of the documents for
Bristol Lakes Homeowners Association, Inc.

An Estoppel letter needs to be on file for all sales.

Signature of current owner: _____

Signature of buyer (s): _____

Signature of buyer (s): _____



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Present Owner: _____

Address of Unit Purchase: _____

Present Owners Phone Number: _____

Real Estate Company Handling the Sale: _____

Agent: _____ Date of Contract: _____ Estimated Closing Date: _____

Buyers Information

Buyer's Name: _____

Spouse / Co-applicant: _____

Other names used (Alias, Maiden, Nickname) _____

Buyers Present Address _____ City _____ State _____

Former Address _____ City _____ State _____

Phone () _____ Cell () _____ Other _____

Marital status: () Married () Single () Significant Other _____

Number of adult occupants () Number of children under 18 ()

List of Names, Relationship, Age _____

Have you ever been convicted of a crime? Yes () No () If yes provide details



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Please Print

Print Name _____

Other Name Used (Alias, Maiden, Nickname) _____

Current Address _____

Former Address _____

Former Address _____

Social Security Number: _____

Drivers License # _____

Present Employment Name _____

Employer's Address _____

Employer's Telephone () _____ Superiors Name _____

Monthly Salary: _____ Position: _____ Date Hired: _____ End Date: _____



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Pets

Name 1 _____ Dog() Cat() Breed: _____

Name 2 _____ Dog () Cat() Breed: _____

Please provide updated pet records: License # _____ Chip ID # _____

Please Print

Email Addresses:

Resident 1: _____

Resident 2: _____

Vehicle Information:

Vehicle 1: Year _____ Make _____ Model _____ Tag# _____

Vehicle 2: Year _____ Make _____ Model _____ Tag# _____

Other Motorized Vehicles:

Name _____ Description _____ Tag# _____

Name _____ Description _____ Tag# _____

**Bristol Lakes Gate Passes : Gate Decals and Gate cards are \$10.00 each .
Make check payable to Bristol Lakes HOA.**

Number of Decals () Number of Cards ()



MMI of the Palm Beaches, Inc.
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(561) 686-7818

Certificate of Compliance
 For Transfer of a Western Area Residential
 Unit in the Aberdeen Community

I, the undersigned officer of Bristol Lakes Homeowners Association, Inc, herby certify
 That the conveyance of unit _____ located at _____
 of said Homeowners Association

From _____ Grantor (s)

To _____ Grantor (s)

Was approved, and said officer further certifies that the Board of Directors authorized him to execute
 This Certificate of Approval on behalf of the Corporation.

Officer Signature: _____

Print Name: _____

State of Florida

County of Palm Beach

Before me, an officer duly qualified to take acknowledgements, personally.

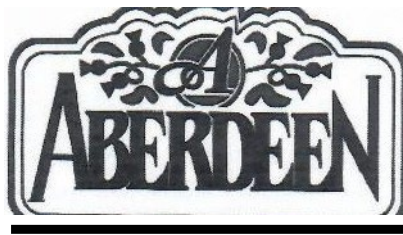
Appeared _____, an officer of the above names Association, to me known to be the
 Person described in and who executed the forgoing instrument and acknowledged before me that he/she
 Excited the same as such officer thereunto duly authorized.

Witness my hand and official seal in the County and State last aforesaid.

This day of _____ / _____ / _____

Dated the _____ /day of _____, 20__

Notary Public _____



PROPERTY OWNERS ASSOCIATION

COMCAST REQUEST OF SERVICE

HOA- Use this form and procedure to request change in service or new service under the COMCAST BULK CONTRACT OF ABERDEEN POA.

NEW HOMEOWNERS – Must fill out and return this form to MMI of The Palm Beaches, Inc. prior to closing.

CURRENT HOMEOWNERS – Downgrade in service is NOT permitted.

TENANTS – No changes are permitted by tenants only homeowners can request upgrade of service.

A tenant may order retail services from providers (Comcast, AT&T, etc) at their own expense. Outside of the Aberdeen Bulk Comcast Contract.

INSTALLATION – To have equipment installed or receive a local phone number, contact Comcast Bulk Contract Department at 1-800-934-6489. Comcast may charge an installation fee which is the homeowner's responsibility to pay.

Please note: Current homeowners are only permitted to upgrade once a year and down grading is permitted. New homeowners can choose either video only or triple play.

This form must be submitted to **MMI of the Palm Beaches Inc.** by November 1st for upgrades.

This form must be submitted to **MMI of the Palm Beaches, Inc.** before closing for new homeowners.

NEW HOMEOWNERS: VIDEO ONLY _____ TRIPLE PLAY _____ CLOSING DATE _____
New homeowners must include closing date

NEW HOMEOWNERS NAME: _____

CURRENT HOMEOWNER UPGRADE: ONLY UPGRADE TO TRIPLE PLAY IS PERMITTED _____

CURRENT HOMEOWNER NAME FOR UPGRADE _____

ABERDEEN ADDRESS: _____

PHONE NUMBER: _____ VILLAGE _____

SIGNATURE: _____ DATE: _____

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street NW, Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street NW, Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer

reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-567-8688.
- The following FCRA right applies with respect to nationwide consumer reporting agencies:

CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE

You have a right to place a “security freeze” on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is

placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
<p>1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates</p> <p>b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:</p>	<p>a. Consumer Financial Protection Bureau 1700 G Street NW Washington, DC 20552</p> <p>b. Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue NW Washington, DC 20580 (877) 382-4357</p>
<p>2. To the extent not included in item 1 above:</p> <p>a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p>b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act.</p> <p>c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations</p> <p>d. Federal Credit Unions</p>	<p>a. Office of the Comptroller of the Currency Customer Assistance Group P.O. Box 53570 Houston, TX 77052</p> <p>b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480</p> <p>c. Division of Depositor and Consumer Protection National Center for Consumer and Depositor Assistance Federal Deposit Insurance Corporation 1100 Walnut Street, Box #11 Kansas City, MO 64106</p> <p>d. National Credit Union Administration Office of Consumer Financial Protection 1775 Duke Street Alexandria, VA 22314</p>
<p>3. Air carriers</p>	<p>Assistant General Counsel for Office of Aviation Consumer Protection Department of Transportation 1200 New Jersey Avenue SE Washington, DC 20590</p>
<p>4. Creditors Subject to the Surface Transportation Board</p>	<p>Office of Public Assistance, Governmental Affairs, and Compliance Surface Transportation Board 395 E Street SW Washington, DC 20423</p>
<p>5. Creditors Subject to the Packers and Stockyards Act, 1921</p>	<p>Nearest Packers and Stockyards Division Regional Office</p>
<p>6. Small Business Investment Companies</p>	<p>Associate Administrator, Office of Capital Access United States Small Business Administration 409 Third Street SW, Suite 8200 Washington, DC 20416</p>
<p>7. Brokers and Dealers</p>	<p>Securities and Exchange Commission 100 F Street NE Washington, DC 20549</p>
<p>8. Institutions that are members of the Farm Credit System</p>	<p>Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090</p>
<p>9. Retailers, Finance Companies, and All Other Creditors Not Listed Above</p>	<p>Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue NW Washington, DC 20580 (877) 382-4357</p>

DISCLOSURE REGARDING
BACKGROUND INVESTIGATION ON YOU

Miami Management, Inc. (“the Company”) may obtain “consumer reports” about you from a consumer reporting agency for tenant purposes. A “consumer report” is a background screening report that may contain information regarding your criminal history, sex offender registry status, credit history, employment history, education history, social media activity, driving history, professional licenses, and other information about you. It may bear upon your character, general reputation, personal characteristics, and/or mode of living.

[END OF DOCUMENT]

ADDITIONAL NOTICE REGARDING
INVESTIGATIVE CONSUMER REPORTS ON YOU

Miami Management, Inc. (“the Company”) may also request an “investigative consumer report” on you from a consumer reporting agency.

An “investigative consumer report” is a background screening report generated through personal interviews with sources such as your neighbors, friends, or associates.

The consumer reporting agency that may prepare an “investigative consumer report” on you for the Company is SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. The information contained in an “investigative consumer report” may bear upon your character, general reputation, personal characteristics, and/or mode of living.

Please be advised that the nature and scope of the most common form of “investigative consumer report” that may be ordered by the Company is an investigation into your employment history. During such an investigation, SRA Screening may ask questions about your employment history to certain knowledgeable individuals and provide response information to the Company.

Note: You have the right to request additional information regarding the nature and scope of any “investigative consumer report” ordered by the Company on you. You may do so by contacting the Company.

[END OF DOCUMENT]

ADDITIONAL STATE LAW NOTICES

If you live in, work in, or are seeking work for **Miami Management, Inc.** (“the Company”) in Washington State, Massachusetts, New Jersey, New York, Minnesota, Oklahoma, or California, please note the following information which we are required by state law to provide to you:

State of Washington applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to receive a complete and accurate disclosure of the nature and scope of the investigation requested by the Company. You also have the right to request a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

Massachusetts applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to have a copy of the report upon request.

New Jersey applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to have a copy of the report upon request.

New York applicants/employees only: You have the right, upon written request, to be informed of whether or not an investigative consumer report (as defined by state law) was requested from a consumer reporting agency. If a report was requested, you will be provided with the name and address of the consumer reporting agency to which the request was made. You may also inspect and receive a copy of the report by contacting SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. You are also now receiving a copy of Article 23-A of the NY Correction Law.

Minnesota applicants/employees only: You have the right, upon written request, to receive a complete and accurate disclosure of the nature and scope of any consumer report ordered about you. A consumer reporting agency must make this disclosure within five (5) days of receipt of your request or of the Company’s request for the report, whichever is later. The consumer reporting agency that is preparing a consumer report about you for the Company is SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. Please check this box if you would like to receive a free copy of any consumer report obtained by the Company about you.

Oklahoma applicants/employees only: Please check this box if you would like to receive a free copy of any consumer report obtained by the Company about you.

California applicants/employees only: You are separately receiving a copy of the Notice Regarding Background Investigation Pursuant To California Law.

[END OF DOCUMENT]

NOTICE REGARDING BACKGROUND INVESTIGATION
PURSUANT TO CALIFORNIA LAW

(For California Applicants and Employees Only)

Miami Management, Inc. (“the Company”) intends to obtain information about you from an investigative consumer reporting agency for tenant purposes. Thus, you can expect to be the subject of “investigative consumer reports” obtained for tenant purposes. Such reports may include information about your character, general reputation, personal characteristics, and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency (“ICRA”), the Company may investigate the information contained in your tenant application and other background information about you, including but not limited to: your criminal history, sex offender registry status, driving history, education history, employment history, social media activity, credit information, and professional licenses. The Company may also obtain comments from individuals who are knowledgeable about you. These reports may be used as a factor in making tenant decisions. The source of any investigative consumer report (as that term is defined under California law) will be SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. Information regarding SRA Screening’s privacy practices (including information about whether any consumer personal information will be sent outside the U.S. or its territories) may be found at <https://srascreeing.com/>.

Under California Civil Code section 1786.22, you are entitled to find out from an ICRA what is in the ICRA’s file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and upon reasonable notice. You also may request a copy of the information in person. The ICRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- By requesting a copy be sent to a specified addressee by certified mail. ICRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the ICRAs.
- Via a summary by telephone. A summary of all information contained in the ICRA’s file on you (which is required to be provided by the California Civil Code) will be provided to you via telephone, if you have made a written request for telephone disclosure and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.

“Proper Identification” includes documents such as a valid driver’s license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the ICRA require additional information concerning your employment and personal or family history in order to verify your identity.

The ICRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. An ICRA may require you to furnish a written statement granting permission to the ICRA to discuss your file in such person’s presence.

Please check this box if you would like to receive a free copy of any investigative consumer report (as defined by relevant state law) obtained by the Company about you.

[END OF DOCUMENT]

Name of Property: _____

AUTHORIZATION REGARDING BACKGROUND INVESTIGATION

By signing below, I acknowledge receipt of the following separate documents (and certify that I have read and understood them):

- DISCLOSURE REGARDING BACKGROUND INVESTIGATION ON YOU;
- A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT;
- ADDITIONAL NOTICE REGARDING INVESTIGATIVE CONSUMER REPORTS ON YOU;
- ADDITIONAL STATE LAW NOTICES.

By signing below, I authorize **Miami Management, Inc.** (“the Company”) to obtain “**consumer reports**” and “**investigative consumer reports**” about me for tenant purposes.

Signature: _____

Date: _____

Printed Name:

[END OF DOCUMENT]

Name of Property: _____

PERSONAL INFORMATION NEEDED FOR BACKGROUND CHECK

Please supply the following information to facilitate a background check on you.

Last Name: _____

First Name: _____

Middle: _____

Other Names Used (alias, maiden, nickname): _____

Social Security Number: _____

Date of Birth: _____

Driver License No.: _____

State Issued: _____

Phone Number: _____

Email Address: _____

Current Address: _____

Street/P.O. Box City State Zip Code Country Dates

Former Address: _____

Street/P.O. Box City State Zip Code Country Dates

[END OF DOCUMENT]