



**Greentree Villas Condominium Association, Inc.**  
4674 Greentree Place, Apt. B, Boynton Beach, FL 33436  
Phone (561) 732-7118 Fax (561) 732-2008  
Website: [www.greentreevillas.org](http://www.greentreevillas.org) Email: [info@greentreevillasfl.com](mailto:info@greentreevillasfl.com)  
An Equal Housing Opportunity Community

## **REALTOR PACKET FOR PURCHASER/RENTER**

### **THIS IS A 55 YEARS OF AGE OR OLDER COMMUNITY**

**One person must be 55 years of age or older to purchase or lease a unit in this community.**

**Make a copy of your driver's license or birth certificate. Proof of age must be submitted with this application.**

## **ATTENTION REALTORS**

Before pursuing the purchase or rental of a unit in Greentree Villas, please be aware of rules that must apply

- At least one of the owners must be 55 years of age or older.
- There is a \$100 application fee per person or married couple payable to Greentree Villas.
- A purchaser must own their unit two (2) years before being able to rent their unit.
- No more than one (1) family can reside in the unit
- No business can be run out of the unit
- There are no children under the age of 18 allowed to live in the unit
- Children under the age of eighteen (18) are allowed to visit for a period of thirty (30) days in a one-hundred twenty (120) day period.
- Owners are not allowed to have a pet while living in the unit. No guests are allowed to bring a pet with them while visiting unit.
- Recent changes to our condominium documents

If the application is submitted with a closing or lease date of less than to our requirement of thirty (30) days notice, there is an additional charge of \$75 for expedite fee. This would make the total of \$175.

If you have any questions, please call us at 561-732-7118.

Greentree Villas Board of Directors



**TO ALL REAL ESTATE AND POTENTIAL**

**Greentree Villas Condominium Association, Inc.**

**THANK YOU FOR YOUR INTEREST IN  
GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC**

This is your application package for a residency at Greentree Villas Upon the completion of these forms, please return completed forms to the Greentree Villas office where we will have a complete credit, reference, and a background check conducted. Failure to disclose pertinent information could result in non-approval of your application. Fee for this investigation is \$100 per person or married couple. Application fees are not refundable.

Please be sure the following forms are complete and all pertinent signatures have been acquired.

1. Intent to Sell Form with \$50 non-refundable fee if selling unit
2. Application form including social security numbers and signatures of all applicants.
3. Driver's license or other identification form for all occupants of the unit.
4. Copy of Executed Contract or Signed Lease if applicable.
5. All potential Buyers/Renters must have an interview. \*\*\*\* NO EXCEPTIONS \*\*\*\*

**ACTUAL SCREENING PROCESS BEGINS WHEN  
ALL REQUIRED DOCUMENTS HAVE BEEN RECEIVED.**

**ALL APPROVALS ARE DONE BY THE BOARD OF DIRECTORS  
WITHIN 10 DAYS AFTER THE SCREENING INTERVIEW**



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## NOTICE OF INTENT TO SELL

I \_\_\_\_\_ wish to notify Greentree Villas  
of my desire to place my/our unit up for sale (unit #) \_\_\_\_\_  
(address) \_\_\_\_\_.

The following realtor/agent is handling this process:

\_\_\_\_\_.

Contact Information Phone: \_\_\_\_\_

Email: \_\_\_\_\_.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Even if you intend to sell your Unit on your own, you must notify the  
Association with a completed INTENT TO SELL FORM, along with a check  
in the amount of \$50.00.

**OUR CONDOMINIUM DOCUMENTS REQUIRE THIS INFORMATION,  
AS THE ASSOCIATION RESERVES THE RIGHT OF FIRST REFUSAL**

**GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC. APPLICATION**

APPLICANT MUST BE 55 YEARS+ APPLICATION MUST BE FULLY COMPLETED & RETURNED ALONG WITH ANY REQUIRED DOCUMENTATION AND A SCREENING FEE OF \$100 PER PERSON, OR \$100 PER MARRIED COUPLE

Unit # \_\_\_\_\_ I have received a copy of the Documents and any Rules by Owner \_\_\_ Yes \_\_\_ No

Owner: \_\_\_\_\_ Unit Address: \_\_\_\_\_ Date: \_\_\_\_\_

**Applicant Name:** \_\_\_\_\_

Address: \_\_\_\_\_ Over 55 ( ) No ( ) Phone: \_\_\_\_\_

\*Social Security: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ \*If International please provide Passport Number instead

**Co-Applicant / Spouse Name:** \_\_\_\_\_

Address: \_\_\_\_\_ Over 55 ( ) No ( )

Phone: \_\_\_\_\_ \*Social Security: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Names of other occupants who will reside in unit:

Name: \_\_\_\_\_ Age: \_\_\_ Name: \_\_\_\_\_ Age: \_\_\_

**3 Personal References:**

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**Automobile Information:** Please note parking rules are strictly enforced. All vehicles must be parked in the driveway, garage or (with a temporary permit) at the clubhouse overnight. There is no overnight street parking allowed. In addition, the rules prohibit the overnight parking of any Trucks, Trailer, Motorhome, Camper or Boat anywhere on property. Type of Vehicle(s): \_\_\_\_\_

**BROWNS BACKGROUND CHECKS CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER**  
**GREENTREE VILLAS CONDOMINIUM ASSOCIATION, INC.**

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd. 4th floor. Independence, OH 44131, telephone 870-853-3228. I understand that you may be requesting information from various Federal, State and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a Unit owner if it is a rental.

**Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Co-Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

- A. You have the right to reject this application for any cause whatsoever, and you shall not incur any liability with such rejection.
- B. No pets are allowed. Emotional Support Animal owners must apply for an accommodation by submitting legal documentation to the Office.
- C. Purchaser and all persons occupying the Unit will be required to have a personal interview before the Association will grant approval.
- D. By signing this form, all persons who will occupy the Unit agree that they understand and will follow all the Rules and Regulations of the Association. Were you given a set of Association governing documents? The Unit Owner must provide you a copy. Read them before you sign a Contract. Form updated 9/8/20