

BRENTWOOD COMMUNITY, INC.

APPLICATION TO PURCHASE OR LEASE

App. Rev. Date 1/12/2026

Please return this form to:
Hawk-Eye Management, LLC
561.392.1600

By Hand or Mail:
1800 NW Corporate Boulevard, Suite 200
Boca Raton, Florida 33431

By Email:
info@hawkeyefla.com

Notes: You must allow up to 30 days for processing, longer if international processing is required. Additional fees apply to all international background checks; call for pricing. Processing time is calculated from the date we receive a complete application. You will be notified if additional information is required. **Personal checks are not accepted.** Allowed are cashier's checks and money orders. All fees are non-refundable. Association documents are not provided to applicants. All association documents must be obtained from the unit's current owner. All residents over the age of 18 are considered applicants even if they are not a party to the contract or lease. All fees are payable to "Hawk-Eye Management, LLC" unless otherwise indicated. All applicants must be interviewed. For assistance with this application, call 561.392.1600, ext. 205.

DO NOT STAPLE, RE-SORT, FOLD, SPINDLE, OR MUTILATE. PLEASE PRINT LEGIBLY.
WE CAN'T PROCESS WHAT WE CAN'T READ.

Property Address (number and street)	Please check one: Purchase ☐ Lease ☐ Renewal ☐		
Applicant 1 Name _____			
Cell Phone _____	Email Address _____		
Applicant 2 Name _____	Please check one: *I am Applicant 1's spouse Yes ☐ No ☐		
Cell Phone _____	Email Address _____		
Current Owner's Name(s) _____			

Use additional sheet to include additional applicants.

APPLICATION CHECKLIST

- ☐ Application Fee of **\$200** per applicant and/or married couple made payable to **Hawk-Eye Management, LLC**
NOTES: *Proof of marriage may be required; **NO PERSONAL CHECKS ACCEPTED; ONLY CASHIER'S CHECKS OR MONEY ORDERS**
- ☐ **If Leasing**, you must also include a **Refundable Security Deposit** of **\$854.00** (equal to two (2) monthly dues payments) **payable to Brentwood Community**. (Cashier's check or money order must be payable **from the owner** of the property and not the lessee).
Copy of executed contract for Purchase or Lease
- ☐ **NOTES:** Lease terms must be for 3 consecutive months or longer; no more than (1) one lease per year (12 month);
Leasing is not permitted during the first 2 years of ownership.
- ☐ Copies of valid driver's licenses for all applicants
- ☐ Copies of all vehicle registrations
- ☐ Copy of Your Latest Bank Statement, Or A Letter From Your Bank
- ☐ Copies of veterinarian certificate and pictures for each of the pet(s)
- ☐ Please initial to indicate that you acknowledge that you have received, or will receive all association documents from the unit owner, including all rules and regulations. _____

Use additional sheets if necessary. Please feel free to include your broker's business card, or a copy of it, if you wish.

BRENTWOOD COMMUNITY, INC.

APPLICATION TO PURCHASE OR LEASE

Page 2 of 6

Applicant 1

Present Address _____
Rent ☐ Own ☐ Years there _____

Present Employer _____

Work Phone _____

Applicant 2

Present Address _____
Same as above ☐ Rent ☐ Own ☐ Years there _____

Present Employer _____

Work Phone _____

List all additional occupants, their ages, and relationships to the applicants.

All occupants over the age of 18 are considered applicants and must submit their information and pay all applicable fees.

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

In case of emergency, please notify:

Name _____ Phone _____ Relationship _____

Address _____

Your Pet (if any)

Breed _____ Weight _____

Breed _____ Weight _____

Use additional sheets if necessary.

BRENTWOOD COMMUNITY, INC.

APPLICATION TO PURCHASE OR LEASE

Page 3 of 6

Vehicles Information:

Make & Model _____ Year _____ Color _____ Plate _____

Make & Model _____ Year _____ Color _____ Plate _____

Make & Model _____ Year _____ Color _____ Plate _____

Personal References:

List three (3) references together with their phone numbers

Name _____ Phone _____

Name _____ Phone _____

Name _____ Phone _____

AGREEMENT AND INFORMATION RELEASE

I hereby agree for myself and on behalf of all persons who may use the residence which I seek to Purchase/Lease:

- I will abide by all the restrictions contained in the By-Laws, Rules and Regulations, and Covenants and Restrictions, which are or may in the future be imposed by Brentwood Community, Inc.
- I understand that pets (if any) must be kept on a leash when outside, and all solid waste must be removed.
- I understand that sub-leasing or occupancy of this unit in my absence is prohibited.
- I understand that I must be present when any guests, visitors or children who are not permanent residents occupy the unit.
- I understand that any violation of the terms, provisions, conditions and covenants of Brentwood Community, Inc. documents provide cause for immediate action as therein provided, or termination of the leasehold under appropriate circumstances.

I understand that the acceptance for Purchase/Lease of a unit is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of information of these forms will result in the automatic rejection of this application. Occupancy prior to approval is prohibited.

I understand that the Board of Directors of Brentwood Community, Inc. may cause to be instituted an investigation of my background as the Board of Directors or its agent to make such investigation and agree that the information contained in this and the attached application may be used in such investigation and that the Board of Directors and Officers and agents of Brentwood Community, Inc. itself shall be held harmless from any action or claim by me in connection with Board of Directors or its agents.

In making the foregoing application, I am aware that the decision the Board of Directors of Brentwood Community, 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.

SIGNED _____ Date _____

SIGNED _____ Date _____

Use additional sheets if necessary.

BRENTWOOD COMMUNITY, INC.

APPLICATION TO PURCHASE OR LEASE

Page 4 of 6

BRENTWOOD COMMUNITY RESTRICTIONS

- The Owner must provide the Buyer/Lessee with a copy of the Governing Documents and Rules and Regulations.
 - 2 Bedroom Villas – Maximum of 4 Occupants
 - 3 Bedroom Villas – Maximum of 6 Occupants
- Current homeowners must provide pool keys and gate entry cards to new owners.
- No commercially used vehicles, boats, trailers, campers or pick-up trucks are allowed to be parked on the property. Personal street vans can be parked on the property. No signage allowed on any vehicle.
- No Subleasing at any time is permitted.
- Pets: May have up to 2 pets and must weigh no more than 40 pounds at full maturity. Dogs must be kept on a leash and waste must be picked up. A veterinarian certificate must accompany this application together with pictures of the pets. Renters shall not be permitted to have pets.

RECEIPT ACKNOWLEDGMENT

By signing below, I acknowledge that I have read and understand the foregoing BRENTWOOD COMMUNITY RESTRICTIONS and that I agree to abide by them for as long as I reside in Brentwood Community.

I further understand that any violation of any of the Rules and Regulations may result in a violation letter and/or a fine.

SIGNED _____ Date _____

SIGNED _____ Date _____

FOR BOARD USE ONLY

BRENTWOOD COMMUNITY, INC.

APPLICATION TO PURCHASE OR LEASE

Page 5 of 6

PET REGISTRATION FORM

OWNER/LANDLORD: _____

ADDRESS: _____
Street City State Zip

PHONE NUMBER: _____

LEASER/LESSEE: _____

ADDRESS: _____

Street City State Zip

PHONE NUMBER: _____

BREED OF PET: _____

APPROXIMATE FULL GROWN WEIGHT OF PET: _____ pounds

PET'S NAME: _____ AGE: _____

DATE AND TYPE OF MOST RECENT SHOTS/VACCINE(S):

Please include a picture of the pet for identification purposes

_____ (V) I DO NOT OWN A PET (INITIAL HERE): _____

Please remember, all dogs are to be walked in the specified "dog walk area," and the dog owner must pick up all excrement. Dogs must be on a leash at all times.

By my signature below, I verify I have read and understood the above and will abide by the Rules and Regulations set forth in this regard.

Purchaser or Lessee

Date

Purchaser or Lessee

Date

BRENTWOOD COMMUNITY, INC.

APPLICATION TO PURCHASE OR LEASE

Page 6 of 6



Background Check - Release Authorization

I hereby authorize your company or any agent of your company, to contact any of my references, previous employers, companies, credit bureaus, corporations, law enforcement agencies, persons and educational institutions to supply any information concerning my background and criminal History. I also hereby release any of the above from liability, including the managing agent for the above, from responsibility arising from their doing so. Applicant acknowledges that false information herein may constitute grounds for rejection of this application, termination of right of occupancy and/or forfeiture of deposit and may constitute a criminal offense under the laws of this state. I believe to the best of my knowledge that all information I have provided is accurate and that I fully understand the terms of this release.

Photocopies of this authorization form may be made to facilitate multiple inquiries. In the event you do receive a photocopy of this authorization, it should be treated as an original and the requested information should be released to facilitate my/our application for residency.

Applicant Name: _____

Social Security #: _____ - _____ - _____ Date of Birth: ____ / ____ / ____

Street Address: _____

City/State/Zip: _____

Sex: _____

Applicant Signature: _____ Date: ____ / ____ / ____

Co-Applicant Name: _____

Social Security #: _____ - _____ - _____ Date of Birth: ____ / ____ / ____

Street Address: _____

City/State/Zip: _____

Sex: _____

Co-Applicant Signature: _____ Date: ____ / ____ / ____