

Colonial Colony, Inc.

Application for Residency

Primary Resident (Home Owner) :

Last Name : _____ First Name : _____ MI : _____

Date of Birth: _____ Email Address: _____ Social Security Number: _____

Land line phone number: _____ Cell number: _____

Address of home to be purchased in Colonial Colony: _____

Additional Occupants :

Occupant #1 - Name : _____ Relationship : _____

Date of Birth: _____ Email Address: _____ Social Security Number: _____

Land line phone number: _____ Cell number: _____

Occupant #2 - Name : _____ Relationship: _____

Date of Birth: _____ Email Address: _____ Social Security Number: _____

Land line phone number: _____ Cell number: _____

Employment : *(Please provide current or previous employment information)*

Employment of Primary resident: _____ Phone: _____

Employment of Spouse: _____ Phone: _____

Employment of Additional Occupant: _____ Phone: _____

Agent Using for Purchase

Company: _____ Agent: _____ Phone: _____

Will this be your primary residence? ☐ Yes ☐ No

Other home address : _____ Home City and State : _____

City, State, Zip : _____

Do you plan to sub-lease your homesite? ☐ Yes ☐ No All renters are required to be approved.

Total number of vehicles you plan to bring: _____ Will you have a Golf cart? _____

Parking is limited to the available space on your driveway. Street parking is allowed for guests for a limited amount of time during the day. Street parking is never allowed overnight for any reason.

Have you or any other applicant ever been convicted of a felony? ☐ Yes ☐ No

Pets or Service Animals

Do you have pets? _____ How many? _____ Breed _____ Weight _____
Breed _____ Weight _____

Do you have a service animal? _____ Type of Animal _____

Emergency contact information for your file.

Please provide the names, addresses, telephone numbers and relationships of any individuals that you would like emergency services or police to contact in the event of an emergency :

Name : _____	Name : _____
Address : _____	Address : _____
Address : _____	Address : _____
City, ST, Zip : _____	City, ST, Zip : _____
Telephone : _____	Telephone : _____
Relationship : _____	Relationship : _____

Please provide any other pertinent information that you would like management to have on file in the event of an emergency (neighbors who might have keys to your home, medical conditions of you or other occupants, special medical needs, personal doctor(s), additional emergency contacts, etc.) :

Other information for file: _____

**** Please read before signing ****

I verify that the information provided on this form is true and accurate to the best of my knowledge. I understand that age information requested on this form is required to be furnished to management in accordance with Equal Housing law and is monitored by the Department of Housing and Urban Development. I understand and agree that this information will otherwise be kept confidential and used only as appropriate by community management. I understand and agree that I may be asked to provide proof of certain information on this form and that it may be necessary to update part or all of the information from time to time as required by community management and in accordance with current state and federal laws.

Name (please print) : _____	Signed : _____	Date : _____
_____	_____	_____
_____	_____	_____

I understand that if Colonial Colony Inc. needs to rerun the background or FICO score for Reason (locked or frozen credit, etc.) there will be another application charge to the applicant.

Name: _____	Date: _____
_____	_____
_____	_____

The minimum FICO score for Colonial Colony South is 675 for all applicants.
The minimum FICO score for Colonial Colony North is 650 for all applicants.



Colonial Colony

To the residents of Colonial Colony,

We are happy you have chosen Colonial Colony as the place you wish to call home. Colonial Colony strives to set itself apart as an inviting, comfortable, friendly and beautiful community. As a part of that effort, Colonial Colony has adopted rules and regulations for exterior paint which are directed toward maintaining and improving the aesthetics and property values for our homeowners.

For instance, Rule 7 provides that "[h]omeowners are responsible for keeping the exterior of their homes in good repair and their homesites orderly, neat, clean and free of litter and clutter." In addition, Rule 9 states that "[a]ll site improvements, including all exterior painting, must have office approval prior to commencement." Finally, the Rules require that homes which do not meet the Community's standards be upgraded to improve the appearance of the home before the Community will approve a sale of that home.

In the past, some of the homes in Colonial Colony were painted a color which does not meet the Community's current standards. The homes painted an unapproved color *prior to* the amendment of Colonial Colony's rules may remain that color subject to certain conditions as a pre-existing, non-conforming use.

We are currently in an 'amortization' or 'grace' period for the new painting standards. This means that homes with pre-existing colors which were 'grandfathered in' will eventually have to come into compliance over time.

Because the new painting standards are currently in effect, any touch-ups, repainting, and home sales will require community approval of the paint color before work starts or home sales are approved. Colors vary widely and have many different shades. A request to paint your home "blue" does not provide enough information for management to approve your request. You must start the approval process by bringing in paint samples to management.

Unfortunately, overtime exterior paint fades, discolors, or accumulates mildew in our humid climate. If the appearance of the exterior of a home fails inspection, the Community may require that the home be repainted an approved color. Similarly, homes with discoloration or unapproved colors may be required to be repainted an approved color because full compliance with the Rules is a condition for approval of a home sale.

If you have any questions about the information contained in this notice, you may contact Community management for clarification.

The ultimate goal is to bring all the homes in Colonial Colony into compliance over time so as to not impose an immediate undue burden or cost on our homeowners. This is a friendly reminder and clarification of the rules and standards so that we are all on the same page and working toward the same goal of keeping our community a place we are proud to call home.

Thank you for your understanding!

Signature: _____

Date: _____



Canadian Criminal Search

Description

The *Canadian Criminal Search* is an alternative criminal search for Canadian applicants who are applying for any type of apartment in the U.S. or for those applicants who have been out of the country for a period of time. The Canadian Criminal Search can be ordered as a national criminal history search, or by specific province within Canada.

How It Works

- **If you need U.S. criminal information *as well as* Canadian**, simply run a report as usual, being sure to input a U.S. address. If the applicant doesn't have a current or previous U.S. address, the apartment's or company's address may be used instead. Then, request the Canadian Criminal Search, and the information will be appended to the existing report when it's ready. Additional documentation (see below) may be uploaded to our system with the request or emailed separately. Contact AmRent Customer Support if you need any assistance requesting a Canadian Criminal Search using this method or uploading the additional required documentation.
 - NOTE: running a traditional AmRent U.S. report is the **ONLY** way you will also benefit from our check for any U.S. criminal data, identity verification tools, and OFAC database search.
- **If an AmRent U.S. report is not needed**, you may email the request to AmRent, and a "No Vendor" file will be manually ordered. The results of the Canadian Criminal Search will be returned via fax. This option **DOES NOT** include any data from the U.S., our identity verification report, or the OFAC databases.

Special Consent Forms and Instructions

In addition to the request ordering form that is provided, the request must be accompanied by one specialized release form and TWO forms of COLOR ID. Please see the list below of acceptable forms of ID. The IDs will need to be scanned and emailed to help@amrent.com.

Driver's License
Canadian Passport/Foreign Passport
Certification of Indian Status
Canadian Citizenship Card
Permanent Resident Card
Federal, Provincial, or Municipal Card
Military Family Identification Card

How to Order

Send an email to help@amrent.com to order your Canadian criminal report and attach the order form as well as the required consent form and IDs. For more information on the Canadian Criminal Search, please call AmRent at 800-324-3681 or contact your AmRent Account Executive.



Canadian Criminal Search Request Form

To: AmRent Customer Support
Phone: 800-324-3681 Option 1
Email: help@amrent.com

Your Company: Colonial Colony
Requestor's Name: _____
Phone: 386 767 8521
Fax: _____
Email: _____

AmRent Billing Number OR CBCWeb Username: 84A30643

Consumer Information

Applicant Name: _____

DOB (required): _____ SIN OR SSN (if applicable): _____

Spouse Name: _____

DOB (required): _____ SIN OR SSN (if applicable): _____

Current U.S. Address: _____

Canadian Request

**** Appropriate additional release form and COLOR IDs must accompany request ****



National Canadian Criminal - \$40 per applicant for national Canadian search
Turn Time: Typically 2 business days, but can vary

Canadian Criminal by Province - \$35 per applicant per province
Turn Time: Typically 2 business days, but can vary

Province _____

Province _____

Province _____

Province _____

I/We authorize Colonial Colony to obtain a copy of any/all consumer reports requested above.
Name of Company

Applicant's Signature _____

Date _____

Co-Applicant's Signature _____

Date _____

AmRent

Canadian Credit Report Request Form

To: AmRent Customer Support
Phone: 800-324-3681 Option 1
Email: help@amrent.com
Fax: 800-324-4595

Your Company: Colonial Colony
Requestor's Name: _____
Phone: 386 767 8521
Fax: _____
Email: _____

AmRent Billing Number OR CBCWeb Username: 84A30643

Consumer Information

Applicant Name: _____

DOB (required): _____ SIN OR SSN (if applicable): _____

Spouse Name: _____

DOB (required): _____ SIN OR SSN (if applicable): _____

Canadian Address: _____
(Include Postal Code)

Canadian Request

**** Please provide POSTAL CODE with address ****



Canadian Credit Report – \$40 per applicant
Turn Time: Typically 2-3 business days, but can vary

I/We authorize Colonial Colony to obtain a copy of any/all consumer reports requested above.
Name of Company

Applicant's Signature

Date

Co-Applicant's Signature

Date

**CRIMINAL RECORD VERIFICATION
Informed Consent Form**

A. Personal Information

Surname (last name):		Given names(s):	
Surname (last name) at birth:		Former name(s):	
Place of birth (City, Province/State, Country):			
Date of birth (YYYY-MM-DD):		Sex (check one)	<input type="checkbox"/> Female <input type="checkbox"/> Male
Phone number(s):		Email address:	
Current Home Address			
Number	Street	Apartment	City
Province/Territory/State		Postal/ZIP code	
Previous Address(es) Within the Last 5 Years (attach additional page if necessary)			

B. Reason for the Criminal Record Verification

Reason for Request (example: Employment – Employer – Job Title):	RESIDENCY
Organization Requesting Search:	Colonial Colony
Contact Name:	Contact Phone Number: 386 767 8521

C. Informed Consent

SEARCH AUTHORIZATION – I HEREBY CONSENT TO THE SEARCH OF the RCMP National Repository of Criminal Records based on the name(s), date of birth and where used, the declared criminal record history provided by myself. I understand that this verification of the National Repository of Criminal Records is not being confirmed by fingerprint comparison which is the only true means by which to confirm if a criminal record exists in the National Repository of Criminal Records.

POLICE INFORMATION SYSTEM(S) – I HEREBY CONSENT TO THE SEARCH OF police information systems, as part of a Police Information Check, which will consist of a search of the following systems (check applicable):

- ☒ CPIC Investigative Data Bank ☐ Police Information Portal (PIP)
☐ OTHER:

AUTHORIZATION AND WAIVER to provide a confirmation of criminal record or any police information.

I certify that the information set out by me in this application is true and correct to the best of my ability. I consent to the release of the results of the criminal record checks to People Tracks Inc / SIV Associates, located in Brantford, Ont / Kennesaw, GA
Company Name City and Country

I hereby release and forever discharge all members and employees of the processing Police Service and the Royal Canadian Mounted Police from any and all actions, claims and demands for damages, loss or injury howsoever arising which may hereafter be sustained by myself as a result of the disclosure of information by the

Cobourg Police Services to People Tracks Inc, Brantford, Ontario
Name of Processing Police Service Company Name City and Country

Signature of Applicant	Date	Signed at
	Year – Month – Day	City Province/Territory

D. Identification Verification

☐ Physical Identity Verification ☐ Electronic Identity Verification

Witnessing Agent's Name:	Identification Verified:
Witnessing Agent's Signature:	Type of Photo ID Viewed (Government Issued) & Secondary ID

Name and location of the company where information will be stored in Canada: People Tracks Inc, Brantford, Ontario

****Information related to this criminal record check is collected, retained and disclosed in accordance with applicable privacy legislation. ****

CRIMINAL RECORD VERIFICATION
Declaration of Criminal Record Form

Declaration of Criminal Record

This form is required to be filled and attached to your Informed Consent Form for a Criminal Record Verification.

Surname (last name) _____ Given name(s) _____ Date of Birth: _____
YYY-MM-DD

Information is collected and disclosed in accordance with federal, provincial and municipal laws.

A Declaration of Criminal Record does not constitute a Certified Criminal Record by the RCMP and may not contain all criminal record convictions.

Applicants must declare all convictions for offences under Canadian federal law.

Do not declare the following:

- A conviction for which you have received a Record Suspension (formerly pardon) in accordance with the *Criminal Records Act*;
- A conviction where you were a "young person" under the *Youth Criminal Justice Act*;
- An Absolute or Conditional Discharge, pursuant to section 730 of the *Criminal Code*;
- An offence for which you were not convicted;
- Any provincial or municipal offence, and;
- Any charges dealt with outside of Canada.

Note that a Certified Criminal Record can only be issued based on the submission of fingerprints to the RCMP National Repository of Criminal Records.

Offence	Date of Sentence	Court Location

Signature of Applicant

Date (YYYY-MM-DD)

Verified By:

Name of Police Agency Employee

Signature of Police Agency Employee

COLONIAL COLONY RESIDENCY APPROVAL POLICY

Colonial Colony will charge a \$40 cash application fee for single applications and \$80 for joint applications. Canadian application fees are \$80 cash each. Applications will be good for 60 days. The application fee will be refunded if the applicant is approved for residency and signs a lease.

Colonial Colony is an Equal Opportunity Housing provider and complies with the Federal Fair Housing Act. The Community Owner will not refuse to rent or otherwise make unavailable any dwelling or mobile home lot to any person because of race, color, national origin, sex, disability, or religion. The Community Owner will approve a request for a reasonable accommodation or modification for a disability-related need by a person with a disability in accordance with the Fair Housing Act.

Colonial Colony, Inc. reserves the right to refuse any person's admittance to this community based upon legal criteria and considerations. Applicants must not be a threat to the safety, property and welfare of community residents, must be credit worthy and meet our Housing for Older Persons Act age restrictions. Therefore, applicants will be subject to a criminal background examination, credit and/or previous landlord review, and age verification.

The following outlines our policies concerning the application screening and approval process.

A criminal background check will be performed for all persons applying for residency or occupancy of a home in the community. This includes current residents moving to a new home within the community when a criminal check had not been previously performed. Residency will only be granted when the review of the criminal background check and other material and reliable evidence, including consideration of all factors required by Federal and Florida law, supports the conclusion that the applicant(s) is not a threat to the safety, property and welfare of community residents.

A credit report will also be obtained for all applicants applying for residency or occupancy of a home in the community. All applicants must meet the credit criteria. Current residents (moving to a new residence within the community), who have a satisfactory rental history with Colonial Colony, will be considered credit worthy and a credit report will not be necessary. Community management will establish uniform standards and criteria and will determine the credit worthiness of applicants.

Community age restrictions must be met. Applicants must show proof of age through a driver's license or other legally acceptable method. The primary resident in each home must be 55 years of age or older. Community management reserves the right to rent to persons, as a primary resident, under age 55 at management's sole discretion. Our policy for granting exemption is that all residents within the home must be at least 50 years of age. Further, the community must not have greater than 10% of the homes with a primary resident less than 55 years of age. The minimum age for admission to the community is 35 years of age. Community management reserves the right to admit persons who do not meet the above criteria at their sole discretion on a case-by-case basis.

Signature: _____

Date: _____

Why Do I Have So Many Credit Scores? - NerdWallet

Bev O'Shea Feb 15, 2019

A credit score is a three-digit number that amounts to an educated guess about how likely you are to repay borrowed money as agreed.

You have more than one score because more than one company creates them — and there are different scores for different purposes, such as auto scores and bankcard scores. There are also different versions, as scoring companies update scores to make them more predictive.

Your scores may be different depending on:

1. The credit bureau providing the data
2. The scoring company and formula
3. The scales

1. Three major credit-reporting bureaus — Equifax, Experian and TransUnion — collect, maintain and sell data about your credit use. Each creates a credit report for you using information from lenders, debt collectors and public records.

Your creditors may or may not report your activity to all three bureaus, so the information at each is not identical. And creditors report activity on different cycles, so your data varies throughout the month as new information comes in.

The scoring company and formula

2 and 3. The two main credit scoring companies, FICO and VantageScore, use different formulas. Their formulas are trade secrets, but they consider much the same data with some differences in weighting. They also update their formulas from time to time, but lenders and card issuers may stick with an older version instead of upgrading. So each company can have more than one version in use at the same time.

The scales

Most scores are on a 300-850 scale (FICO refers to this as the “base score”).

Scores can come from different credit bureaus, using different scoring companies, formulas, and scales for different reasons — and each one valid.