

Paradise Towers, Inc.

C/O Pierre Granger & Associates, Inc.

9858 Glades Road Ste D3 #763

Boca Raton, FL 33434

Application to Purchase

All documents must be submitted to the association at least ten (10) working days prior to the closing date or occupancy date.

All stakeholders must be available for a personal interview before final approval.

And all stakeholders must bring to the association all the following documents:

A- A legible copy of the purchase contract signed by both parties.

B- A photocopy of the driver's license and passport of the buyer (s) and / or any government documents proving their identities,

Occupation prior to final approval and personal interview is prohibited.

A legible copy of the purchase contract signed by both parties must be included.

Applicants must be able to establish their income.

The association will conduct a solvency and background check for all applicants. If an applicant does not have a social security number to perform this check, a guarantor will be required. The time allowed for solvency and background checks can take up to 10 working days. In order to reduce this deadline, you can request your credit report online and share it with us.

The buyer must notify the management company of the association of the exact date of closing or the date of occupation.

The notice must also be accompanied by a check in the amount of \$ 100 (USD) per applicant (man with his spouse is one applicant) payable to Pierre Granger & Associates, Inc. interview and processing fees. These fees are non-refundable.

REQUEST: The potential buyer (s) must complete this application carefully. If questions are left blank, this request will be returned, untreated and unapproved.

I have read and understood the purchase requirements of a condo in Paradise Towers, as outlined above.

The buyer _____
Signature _____ Date _____

The buyer _____
Signature _____ Date _____

Important Telephone Numbers

PG Management 305-831-3604

Fire Hallandale Department

954-457-1472

INTERNAL REGULATIONS (BY-LAWS) RULES AND REGULATIONS ADOPTED BY THE BOARD OF DIRECTORS AND THE PROCEDURE FOR THE TRANSFER OF TITLE OF PROPERTY OF A CONDO UNIT

The following is not the entire list of rules and regulations, or those contained in the documents of the cooperative or those contained in the minutes of the council. However, some of the most important rules.

1. The owners acknowledge and agree that they are subject to the rules and regulations currently in force.
2. At the time of any transfer of title to a unit, the following steps shall be taken:

The owner of the unit must give written notice to the Association of its intention to sell his unit.
 - The notice must be accompanied by a copy of the proposed purchase contract agreement signed by all parties.
 - All purchase contracts must list real estate and movable property separately.
 - The notice must also be accompanied by a check in the amount of \$ 100 (USD) (per applicant) (one couple is one applicant), payable to Pierre Granger & Associates, Inc. This amount represents the cost of interview and processing fees. These fees are non-refundable.
3. A unit owner may not own more than one unit.
 4. No lease can be made for a period of less than three months and more than one year. And renting is only allowed every two years (every other year). The leases have a of one (1) year between the leases.
5. Commercial trucks are not allowed to park on the premises.
6. Animals are not allowed on the premises.
7. Arrangements must be made 48 hours prior to the date of relocation / moving with the management company. There is only one service elevator in the building. Planning is very important to ensure a seamless transition for all parties. The use of wall protective coverings and floor mats should be set up beforehand.
8. The construction works are from Monday to Friday between 09:00 and 17:00. Are not authorized on Saturdays, Sundays, holidays.
9. Children under the age of three are not allowed in the swimming pool without supervision of a adult and must wear swimming layers.
10. No glass container or animal is allowed in or near the pool.
11. The rental procedure for your unit is set out in the co-op's documents.
12. I understand that the waste should be disposed in the appropriate containers. No waste can be left in or near common areas. This includes the balcony and near the front door.

13. The personal property of all owners / tenants will be stored in their unit and not the balconies. In addition, only outdoor table barbecues and cooking appliances are allowed on the balconies.
14. In the event of additional questions, please contact the Manager for assistance.
15. The owner of the unit shall not allow or tolerate any activity or storage in the unit that would have an impact on increasing Paradise Towers, Inc.'s insurance rates, or interfere with, the rights of other owners unreasonable noise or otherwise. The owner of the unit may not commit or authorize any nuisance, immoral or illegal acts in or on the property of Paradise Towers, Inc.
16. Before hiring a contractor to perform any type of construction work, you must ask for (the construction / renovation kit) and submit it to the management company. The kit is available from the management company). The Management Company will send you a letter of authorization following receipt and verification of all your documentation.

Note: All unauthorized work will be reported to the City of Hallandale Beach. This can result in penalties, including double the license fees and fines.

17. Landlords must inform management in writing when the unit is occupied by a guest during his absence. The name of the guest and the duration of the stay must be given to the management company. Occupancy limitations will be strictly enforced. Occupancy limitations is:
 - One bedroom: not more than five 5 persons / occupants
 - Two bedrooms: not more than seven 7 persons / occupants
18. The owner may allow members of his or her immediate family (parents, children, brothers and sisters or grandchildren of the owner or spouse of the owner) the use of his or her unit, guest during his absence.
19. A locker and a parking space will be assigned to you.

By signing this letter, you acknowledge receipt of all documents from the Cooperative and, therefore, are held responsible in the event of any violations against you.

BUYER: _____

Signature _____ Date _____

BUYER: _____

Signature _____ Date _____

**THIS DOCUMENT MUST BE SIGNED AND
RETURNED TO THE ASSOCIATION
FREQUENTLY ASKED QUESTIONS (FAQ)**

1. I do not like my parking space, can I change it?

Answer: Currently, we have a waiting list of owners who wish to change their parking space. We will do our best to accommodate all co-owners. Please notify the management company.

2. I have visitors and they have their own vehicle. Can they use my parking lot?

Answer: Yes, but you have to affix a visitor sticker.

3. I have a craft, such as a jet ski. Can I store it on the premises?

Answer: No, there are no exceptions. There is no storage space for boats or trailers. Any boat or trailer will be towed at the expense of the owner.

4. I have a commercial vehicles. Can I park on the property?

Answer: No, these commercial vehicles can not park on the property. These vehicles will be towed at the owner's expense.

*** Please note that we reserve the right to reassign the parking spaces to accommodate a person with a disability, construction or renovation.

5. I have a special situation or a disability. How do I proceed?

Answer: Please contact the management company.

6. How to use the laundry room?

Answer: Units on floors 1, 2, 3, and 8 must use the laundry room on floor # 2. The units on floors 4, 5, 6 and 7 must use the laundry room located on the upper floor # 4. Appliances require 25cents pieces.

7. I would like to change the lock of my mailbox, because I lost my key. What should I do?_

Answer: You can purchase another lock and key from the management company at a cost of \$ 25 (USD).

BY SIGNING I HEREBY ACKNOWLEDGE THAT I HAVE READ AND AGREE WITH THE QUESTION / ANSWER INFORMATION.

BUYER _____ DATE _____

BUYER _____ DATE _____

**INFORMATION CONCERNING THE PERSON (S)
PURCHASE OF A CONDO TO PARADISE TOWERS INC.**

DATE _____ # UNIT: _____

APPLICANT: 1 _____

DOB: _____ SECURITE SOCIAL NUMBER: _____

ADDRESS _____

TELEPHONE NUMBER _____ / _____

APPLICANT: 2 _____

DOB: _____ SECURITY SOCIAL NUMBER: _____

ADDRESS _____

TELEPHONE NUMBER _____ / _____

JOBS:

CURRENT EMPLOYER APPLICANT 1 _____

ADDRESS _____

CITY: _____ STATE: _____ ZIP CODE: _____

NUMBER OF YEARS TO EMPLOYMENT: _____ OCCUPIED POSITION _____

CURRENT EMPLOYER APPLICANT 2 _____

ADDRESS _____

CITY: _____ STATE: _____ ZIP CODE: _____

NUMBER OF YEARS TO EMPLOYMENT: _____ OCCUPIED POSITION: _____

REFERENCES: (no family member)

NAME: _____

ADDRESS OF RESIDENCE: _____ TEL. _____

NAME: _____

ADDRESS OF RESIDENCE: _____ TEL. _____

VEHICLE:

BRAND: _____ MODEL: _____ YEAR: _____

PLATE: _____ STATE : _____

BRAND: _____ MODEL: _____ YEAR: _____

PLATE: _____ STATE : _____

ATTACHED THE PAYMENT OF THE TREATMENT COSTS OF MY DEMAND IN THE
AMOUNT OF: _____ \$ (USD)

APPLICANT _____ DATE _____

APPLICANT _____ DATE _____

PROCESSING FEES OF \$ 100.00 (USD) WILL BE PAID WITH THIS APPLICATION. I / WE UNDERSTAND THAT IF THIS APPLICATION IS ACCEPTED, THE COST WILL NOT APPLY TO THE VERIFICATION COSTS OR THE COST OF THE RENT, BUT SHOULD BE PAID TO PARADISE TOWERS, INC. TO COVER ADMINISTRATIVE EXPENSES. MOREOVER, ON APPROVAL.

I / WE UNDERSTAND THAT THE MANAGEMENT COMPANY AND / OR THE MANAGEMENT OF THE ASSOCIATION WILL VERIFY OUR SOLVENCY AND OUR HISTORY WHICH THEY SAY NECESSARY. THEREFORE, I / I EXPRESSLY AUTHORIZE THE MANAGEMENT COMPANY AND / OR MANAGEMENT OF PARADISE TOWERS, INC. TO INVESTIGATE AND I / WE AGREE THAT THE INFORMATION CONTAINED IN THIS FORM AND THE JOINT REPORTS MAY BE USED FOR THESE SURVEYS, AND THE MANAGEMENT COMPANY AND / OR MANAGEMENT OF PARADISE TOWERS, INC. WILL BE UNDERSTOOD OF ANY ACTION OR CLAIM BY US / US IN CONNECTION WITH THE USE OF THIS INFORMATION OR ANY INQUIRY MADE BY THE BOARD OF DIRECTORS OF PARADISE TOWERS, INC. AND / OR THE MANAGEMENT COMPANY.

I / WE UNDERSTAND THAT THE MANAGEMENT COMPANY AND / OR MANAGEMENT OF THE ASSOCIATION ARE AUTHORIZED TO VERIFY THE REFERENCES AND EMPLOYMENT INFORMATION PROVIDED IN THIS APPLICATION, AND I / WE AUTHORIZE A SOLVENCY AND BACKGROUND VERIFICATION. I / WE AUTHORIZE ORGANIZATIONS AND PEOPLE CONTACTED TO DISCLOSE THE DETAILED INFORMATION AT PARADISE TOWERS, INC. I / WE UNDERSTAND THAT ALL INFORMATION RECEIVED IN RESPECT OF THIS APPLICATION WILL BE TRANSMITTED TO THE ASSOCIATION AND OWNER.

I / O UNDERSTAND THAT ANY ADDITIONAL INFORMATION NOT INCLUDED HEREIN WILL BE SUBMITTED TO PARADISE TOWERS, INC. WITHIN 10 DAYS FOLLOWING DATE INDICATED BELOW.

I / WE UNDERSTAND THAT AS A NEW OWNER / TENANT, I / WE HAVE TO RESPECT THE RULES AND RULES OF THE PROPERTY. IT IS MY RESPONSIBILITY THAT ALL MY VISITORS AND TENANTS COMPLY WITH THE RULES AND REGULATIONS OF PARADISE TOWERS, INC.

IN COMPLETING THIS REQUEST, I / WE ARE AWARE THAT THE DECISION OF THE BOARD OF DIRECTORS OF PARADISE TOWERS, INC. WILL BE DEFINITIVE AND YOU WILL NOT RECEIVE ANY JUSTIFICATION FOR ANY ACTION / ACTION TAKEN BY THE BOARD OF DIRECTORS. I AM / WE AGREE TO BE GOVERNED BY DECISIONS OF THE BOARD OF DIRECTORS.

I / I ALSO DECLARE, WITH SANCTION OR PARJURE, THAT THE DECLARATIONS MADE IN THIS APPLICATION ARE TRUE AND ACCURATE.

Main occupant: _____ Date _____

Second occupant _____ Date _____