

**CAMBRIDGE VILLAGE**  
**A 55 + ADULT CONDOMINIUM ASSOCIATION**  
**PRE-QUALIFICATIONS FOR OWNERSHIP/RENTAL/OCCUPANCY**  
**OF VILLAGE UNITS**

1. The Board of Directors requires all applicants must have an “in person face to face meeting”, (Zoom meetings not allowed) and have a background check and credit report completed before becoming an eligible applicant. A \$125.00 nonrefundable background/credit check fee is at the cost of each applicant and applies to each proposed occupant. Your check is made payable to Cambridge Village Association Inc.
2. Each applicant must have a “700” or above credit score.
3. It is incumbent on applicant and unit purchaser to know and understand that Cambridge Village is governed by “Florida Condominium Association Laws” and not by “Florida HOA” laws.
4. Ownership applicant(s) must comply with Florida Statutes requiring the purchase of a homeowners’ (HO3) insurance policy. Likewise, emergency contact information is to be provided to the Cambridge Village office prior to or at the time of taking possession and annually updated thereafter. All “occupants” must provide emergency contact information.
5. Any prior monies spent on a unit prior to orientation meeting and background check is nonrefundable.
6. New owners must wait two (2) years before leasing their home and renters must be interviewed, the same as buyers.

**THE BOARD REQUIRES THAT ALL OF THE ABOVE ITEMS BE ADHERED TO BY ALL APPLICANTS AND OCCUPANTS.**

# CAMBRIDGE VILLAGE

## Association Procedures for Application Process - Purchase/Rental/Occupant

The background/credit check fee for Residency at Cambridge Village is \$125.00 per occupant and is non-refundable, payable to Cambridge Village Association Inc.

The application paperwork for purchase/rental/occupant must be completed in its entirety by the purchaser/renter/occupant of the home and must be printed. Leaving any lines blank or modifying the application will delay the approval process. The owner's signature is also required on the application.

In addition to the applications, you must submit a copy of your driver's license and a copy of your signed purchase or rental contract to start the application process.

Once your completed application is received, the Association has 30-days to approve applicants, however, most applications are reviewed within a week. All information in the background check is strictly confidential and will not be released.

Upon completion of the application process and background check, you will be contacted by phone with your results. Once accepted we will schedule a mandatory, **in person** face to face meeting (in English) with all occupants. This meeting usually takes up to 2 hours. You will receive a welcome packet, including 'Things to Know about Cambridge Village', 'Commonly asked Questions', and our Rules and Regulations. Also included in the meeting is a tour of the amenities and the clubhouse.

Closing title company requests for Estoppel information and fees need to be sent to Tina Slettvet at Najmy Thompson, P.L. 1401 8<sup>th</sup> Ave W. Bradenton, FL 34205. Phone 941-748-2216 Fax 941-748-2218.

It is the goal of everyone involved in this transaction to make your purchase or rental in Cambridge Village a pleasant one.

**\*PLEASE SEND COMPLETED FORMS WITH CHECK FOR \$125 PER EACH OCCUPANT, MADE PAYABLE TO CAMBRIDGE VILLAGE ASSOCIATION INC.**

**MAIL TO: Cambridge Village, Attn: Diana McNamee  
3203 Cambridge Ave. Bradenton, FL 34207**

**OR: Phone 352-817-5946 for optional delivery methods**