

Princeton Place Townhomes HOA Applicant Screening Guidelines

Guided by Article 9.03-Sale, Lease, Transfer and Occupancy of Units outlined in registered Governing Documents, Inst # 117658486.

The HOA Board and Property Management firm will adhere to and abide by the provisions outlined in this Article. All owners have received this amended Article as required and may request access to it.

The amended Article 9.03 shall apply to all owners requesting to sell or lease their unit at Princeton Place Townhomes, 310-390 SE 2nd Ave, Deerfield Beach, FL 33441.

Guidelines

1. Minimum FICO score of 700 or greater
2. Debt to income ratio no less than 36% (for purchases), no less than 30% (leases) of gross income to ensure financial viability of applicant to meet community financial obligations.
3. Income verification with 2 (two) current paystubs, bank statement, or W2 to verify household income.
4. Current unexpired form of Identification (driver's license, state ID)
5. If applicant plans to park or drive a motor vehicle in the community, a valid driver's license and current car registration required to protect current residents from unlicensed drivers.
6. All applicants must submit to Criminal Background and Financial background checks to be eligible for residency consideration. Fees for background checks, including any Property Management fees incurred to provide information to the HOA Board, will be borne by the applicant or owner per their agreement of payment of fees.
7. Criminal History
 - a) No felony convictions in the past 10 (ten) years
 - b) No history of sex offense convictions
 - c) Misdemeanors - no more than 2 (two) convictions in the past year
 - d) No history of convictions for drug use/distribution in the past 10 (ten) years
8. Unacceptable previous residential history per subsections of section F of Article 9.03