

Twin shores beach & marina, Inc.
3740 Gulf of Mexico Drive
Longboat Key, FL 34228

TO: Prospective Buyers
Subject: 55 and Over Status

Dear Applicant:

As you know, one of the main assets that we have here at Twin Shores is our status as a community for people age 55 and above. In order to maintain this very important status as a 55 and older community, the federal government requires that we have proof of age for all residents who are living in Twin Shores. In order to comply with this regulation. We are requesting that all of our residents submit either a copy of their driver's license, passport or birth certificate.

Receiving this information is imperative since we could lose our 55 and older status if we do not have the information on file. Rest assured that anything you provide will be held in confidence, and will be shown only to our administrator and the government should they decide to audit us.

A mandatory personal interview by members of the Board of Directors or their representatives will be required prior to purchase.

Thank you for helping us comply with this federal law.

Sincerely,

Twin Shores Beach & Marina, Inc.

Rev: 5/27/2020

TWIN SHORES BEACH and MARINA, INC
(Twin Shores is a resident owned 55 and over adult park)
APPLICATION TO PURCHASE

\$100.00 Non-refundable application fee required at this time made payable
to Twin Shores Beach & Marina, Inc.

PLEASE PRINT ALL INFORMATION

SELLER:

Unit No: _____
Name: _____
Email(s) _____

BUYER INFORMATION: (Photo ID(s) are required)

If there is more than one buyer, each buyer must submit a separate application
(except when the buyer's share the same address)

Name: _____
And _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone No: () _____ () _____
Email(s) _____
Date of Birth: _____

REFERENCES: (Twin Shores Residents or at least 3 non-family members)

Name: _____ Contact No: _____
Name: _____ Contact No: _____
Name: _____ Contact No: _____

EMPLOYER/FORMER EMPLOYER:

Retired: ___ Yes ___ No
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone No: () _____ () _____
Occupation: _____

CREDIT REFERENCES (Including one bank)

Name: _____ Contact No: _____
Name: _____ Contact No: _____
Name: _____ Contact No: _____

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Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

BOARD APPROVAL:

Name: _____ Date: _____

TWIN SHORES BEACH & MARINA, INC
3740 Gulf of Mexico Dr
Longboat Key, FL
(941) 383-1646

SHAREHOLDER TRANSFER/PURCHASE INTERVIEW FORM

For purchase of unit # _____ a non-refundable transfer fee of \$100.00 is due with application.

Home inspections are highly recommended. The buyer has the option have them done or not. However, **Twin Shores Beach and Marina, Inc requires plumbing and electrical inspections be done by a licensed contractor and a copy of such inspections be attached to this form.**

Which Title Company or attorney will handle this transfer: _____ Phone No. _____

1. Have you received a copy of the Prospectus from either the seller, Realtor or attorney? _____
2. Did you read, understand the Prospectus and agree to abide by the terms of the Prospectus and Bylaws? _____
3. Did you receive a copy of the Rules and Regulations and agree to abide by the terms of them? _____
4. How much time do you plan on spending in Twin Shores? _____
5. Do you understand you cannot rent the unit for two (2) years after your interview date?

6. You may lend your unit to family or friends with written notice. See Rules and Regulations and abide with them.
7. Guest may visit up to 30 days and be registered in the guestbook in the clubhouse. It is the owner's responsibility to have friends and family abide by all rules.
8. By State law, and our rules, any guest or family member staying overnight or longer must be registered in the guestbook in the clubhouse.
9. There is one designated parking space per unit. Therefore, only one car is allowed per unit. If you have two cars and a second vehicle rental space is available, this MUST be applied for and approved prior to bringing the second car.
10. We are a **NO PET** park. We have strict rules and regulations regarding service and comfort animals. See Rules and Regulations
11. You will have a mandatory personal interview with the Board or interview committee at which time you will be able to ask questions and/or learn more about Twin Shores
12. Please refer to our garbage and recycling rules in the Rules and Regulations
13. Our fiscal year is April 1st to March 31st and our HOA dues are due quarterly; April 1st, July 1st, October 1st and January 1st
14. Did your Realtor or seller tell you what your HOA fees will be? _____
15. If you are purchasing a Marina Villa please ask for their fees and reserve schedule
16. It is our wish that you are well informed of what you are purchasing and what our rules are. There are consequences for not following the rules.

YOUR SIGNATURE(S) ACKNOWLEDGE THAT ALL STATEMENTS AND ANSWERS ARE TRUE AND ACCURATE

Buyer(s): _____ Date: _____

Buyer(s): _____ Date: _____

Interviewer: _____ Date: _____

INFORMATION NEEDED WHEN SELLING OR CLOSING A TWIN SHORES HOME

If you are using a real estate company, be sure agent knows about cooperatives and the Rules and Regulations of Twin Shores.

Prepare a brochure for display for the case behind the office, Web Site, (www.twinshoreslbk.us), and leave information in the home. Information should include homeowners' costs, taxes, Rules and Regulations etc.

IF USING LUTZ, BOBO:

THE FOLLOWING REQUIREMENTS FOR CLOSING AND ISSUANCE OF A NEW MEMBERSHIP CERTIFICATE ARE AS FOLLOWS.

- Original Membership certificate (or Affidavit of Lost Membership Certificate)
- Copy of Mobile Home Title Certificate from the owner
- Copy of recorded Assignment of proprietary Lease
- If you are an heir, provide Trust Documents
- Copy of HOA Approval of Purchaser(s)
- A check in the amount of \$100.00 payable to Lutz, Bobo for a new membership certificate.

For Legal Title Services call: Lutz, Bobo-Kathy Sawdo or Karen Midlam at 941-951-1800

IF USING ANOTHER TITLE COMPANY, YOU WILL NEED;

- Original Membership certificate (or Affidavit of Lost Membership Certificate) contact Lutz, Bobo
- Copy of Mobile Home Title Certificate from Owner.
- Copy of recorded Assignment of Proprietary Lease from owner
- If you are an heir, provide Trust Documents
- Copy of HOA Approval of Purchaser (s) contact PCM
- Check in the amount of
- \$100.00 payable to Lutz, Bobo for a new membership certificate

A NEW MEMBERSHIP CERTIFICATE WILL NOT BE ISSUED UNLESS THE ABOVE is received by the Title Co.

Please let the Title Company know the address where the new membership certificate should be sent.

The Current owner's Prospectus should be turned over to the new buyer