

Frequently Asked Questions When Buying or Leasing in Lauderdale West

Office Hours

Monday through Friday: 9:00 AM to 12:00 PM

Appointments are required.

Phone: 954-473-8219 Ext. 118

Sales & Ownership Requirements

Financing Requirements

- Minimum down payment: **20%**
- Maximum financing: **80%**
- Purchase contracts must clearly state:
 - Down payment amount
 - Financing amount

Credit Score Requirements

- **720 or higher:** Meets Association requirements. No maintenance escrow required.
- **700 to 719:** One year of maintenance fees must be placed in an interest-free escrow account for two years.
- For multiple buyers, if only one buyer has a credit score of 720 or higher, one year of maintenance fees must still be held in an interest-free escrow account for two years.

Ownership Requirements

Single-family homes, condominiums, and plex units:

- Must be owned for **one year** before they may be sold or leased.

Applications (Leases and Sales)

Application Fees

- **\$100** for the first two applicants
- **\$50** for each additional applicant
- Checks or money orders only made out to: Lauderdale West Community Association No. 1, Inc.

Inheritance Applications

If you inherit a unit and intend to reside in the property, you must:

1. Complete the full application package.
2. Pay the applicable application fee.

Lease Requirements

- Minimum lease term: **3 months**
 - Maximum lease term: **12 months**
 - All occupants must be listed on the lease and submit an application.
 - All leases must use a **State of Florida lease agreement**.
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Lauderdale West Community Association No. 1, Inc.

1141 N.W. 85th Avenue, Plantation, Florida 33322-4624

P: (954) 473-8219 | F: (954) 474-5433

Application Submission & Processing

- Applications are available on the Lauderdale West website under **Forms**.
- Appointments are required to submit applications.
- Allow **30 days** after a **complete** application package has been accepted.

Submission Requirements

- Applications must be complete before submission.
- **Partial application packages will not be accepted.**
- All required documentation must be provided for every applicant and occupant.
- Purchase contracts must include a closing date at least **30 days after submission** to allow time for Association approval.

Exterior Home Inspections

Exterior inspections are required before Board approval for:

- Purchases
- Leases
- Inheritance transfers

Any required exterior repairs must be completed before approval to sell or lease the property is granted.

Estoppels & Lender Questionnaires

Estoppels

Estoppels are ordered through **Juda, Eskew & Associates:**

jeafinancialgroup.condocerts.com/resale

Lender Questionnaires

- **\$250** for a 14-business-day turnaround
- **\$300** for a 7-business-day turnaround

Checks should be payable to:

Lauderdale West Community Association No. 1, Inc.

Mail requests and checks to:

Applications and Approvals Department

1141 NW 85th Avenue

Plantation, FL 33322

Association Documents

Association governing documents are available at:

www.lauderdalewest.org

Paper copies are available for a fee.

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Animal Policy

Lauderdale West is an animal-free community.

Residents requesting approval for a service animal or emotional support animal must:

- Complete the Animal Accommodation Request Application.
- Submit all required supporting documentation.
- Receive approval before the animal is permitted in the community.

The application is available on the Lauderdale West website.

Community Rules

- Garage sales and estate sales are **not permitted**.
- Signs are **not permitted** in yards, on buildings, or in windows except where specifically allowed.
- Every applicant, occupant, and resident must complete an Association application.
- The **Guide to Living in Lauderdale West** is available on the Lauderdale West website.

Parking

Parking is limited to the capacity of each home's driveway.

- **Single driveway:** 1 vehicle
- **Double driveway:** 2 vehicles
- **Plex unit:** 2 vehicles

Forms & Documents Available Online

The following documents are available through the Lauderdale West website:

- Application Package
- Guide to Living in Lauderdale West
- Association Documents and Bylaws
- Maintenance Fee Information
- Emotional Support Animal Request Form

Financial statements and other owner-only financial documents are available exclusively to property owners through the website's Owner's Corner at **lauderdalewest.org**. Requests for login credentials may be submitted through the website.