

North Farm Homeowners' Association Rental Application Packet

Documents to be included for Board approval:

1. Rental Application for Approval – Signed and dated. (attached)
2. Lease Addendum – Signed and dated. (attached)
3. Rental Policy – Signed and dated. (attached)
4. Copy of the Lease Agreement – Signed and dated.

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1. RENTAL APPLICATION

Name of unit owner _____ Unit # _____

Name of all unit occupants, including minors _____

Number of pets and type _____

Term and dates of lease _____

The undersigned Owner agrees that occupancy of the rented unit may not exceed two persons per bedroom and that as the Owner, he/she, relinquishes all rights to the use the North Farm amenities during the term of any lease of the unit.

Owner Signature _____

Date _____

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2. LEASE ADDENDUM

THE PARTIES TO THIS ADDENDUM (the "Addendum") are _____,
(Hereafter referred to as "Owner or Lessor"), and _____, referenced on
page one of this Lease (hereinafter referred to as "Tenant or Lessee").

1. The tenant acknowledges that the unit being rented is in a condominium and is subject to the Declaration of Covenants and Restrictions, By-Laws and Rules and Regulations. Leased to Tenant as part of the Unit are the rights to use any limited common elements appurtenant to the Unit and the right to use the Condominium common elements in common with other Owners and Occupants of the Condominium, in both cases subject to such restrictions, rules and regulations related thereto now or hereafter contained in the Declaration or the Condominium Association's Rules and Regulations.
2. The Tenant, by signing the Lease and this Addendum, acknowledges that he or she has been furnished with a copy of the Declaration of Covenants and Restrictions, the Bylaws and Rules and Regulations thereto, and that he or she will be expected to comply in all respects with the same, and that in the event of non-compliance, the Tenant may be subject to eviction. The parties agree that a violation of the Declaration of Covenants and Restrictions, the Bylaws and Rules and Regulations thereto, shall constitute a material violation of the Lease.
3. The only persons that may occupy and reside in the Unit are those persons whose names appear in the lease and application for the rental approval.
4. Owners shall be responsible for the actions of their tenants.
5. Should the Tenant, or any guest or invitee, fail to comply with the Declaration of Covenants and Restrictions, Bylaws or Rules and Regulations of the North Farm Homeowners Association, Inc., the Association shall be entitled to levy fines and to recover its reasonable Attorneys' fees and court costs from the Unit Owner.
6. This Addendum shall be incorporated into the Lease and shall be binding on all parties. In the event of a conflict between the Lease and Addendum, this Addendum shall control.

Tenant Signature

Date

Tenant Signature

Date

Owner Signature

Date

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3. RENTAL POLICY

The owner(s) and renter(s) understand and agree that:

1. The only persons that may occupy and reside in the Condominium unit are those persons whose names appear hereon as renters and members of renters' family.
2. The renter fully and strictly complies with all the provisions of the Declaration of Covenants and Restrictions, By Laws, and Rules and Regulations of North Farm Homeowners Association, Inc.
3. Unit owners shall be responsible for the actions of their renters.
4. Should the renter or any member of the renter's family fail to comply with the Declaration of Covenants and Restrictions, By Laws, or Rules and Regulations of North Farm Homeowners Association, Inc. the Association shall be entitled to levy fines and to recover its reasonable Attorney's fees and court costs from the unit owner.
5. Occupancy of any rented unit must be limited to two people per bedroom.
6. The renter(s) have received and read the Rules and Regulations booklet.
7. The renter(s) in all respects will abide by the Rules and Regulations as set forth in the Declaration of Covenants and Restrictions, By Laws and Rules and Regulations and Amendments and do agree to this by signing below.

TENANT, please sign and date below and list any children that will be living in the unit.

Signature _____ Date _____

Signature _____ Date _____

Child's name _____ Age _____

Child's name _____ Age _____

Child's name _____ Age _____

OWNER: I (we) the under-signed owner(s) of said condominium unit to be leased acknowledge all facts on the application for approval by signing below. I (we) relinquish all rights to use North Farm amenities during the term of this lease as stated in the North Farm Rules and Regulations.

Signature _____ Date _____

Name of Realtor or Rental Agent Representing Owner:

Telephone: _____ Email: _____