

Fawn Lakes Condominium Association Section 3

SALE, RENTAL OR LEASE

Any lease or rental to be entered into by a unit owner/landlord with a prospective tenant must be subject to the approval of the Fawn Lakes Condominium Association Section 3, which will not be unreasonably withheld. The lease must comply with the following requirements:

- 1.) The lease shall not be less than 365 days
- 2.) Leases in Condo A Section 3 will be limited to 10% of the total units in Condo A Section 3 (90)
- 3.) Prospective tenants must be fifty-five (55) years of age or older except if tenants are married or in a civil union one of the tenants must be fifty-five (55) years of age or older. A child must be nineteen (19) years old or older and a parent or guardian present.
- 4.) The lease must include a **signed copy by the tenant**, of the Rules and Regulations of Condominium A Section 3 that the tenant has agreed to abide by.
- 5.) The prospective tenant shall not have been convicted of any violent crime.

THE LANDLORD

The landlord shall file with the Secretary of the Fawn Lakes Condominium A Section 3 the following:

- 1.) A check for an administrative fee of \$250 if the condo association must do a background check, a \$150 administrative fee if the landlord provides the

background check of the prospective tenant to cover the cost of administrating, reviewing and maintaining the records of tenancy.

- 2.) A copy of the lease for a minimum of 365 days duration.
- 3.) A signed copy of the **unit owner's acceptance** of the Rules and Regulations of Fawn Lakes Condominium A Section 3
- 4.) A copy of the tenant(s) driver license, state identification or original birth certificate to establish the tenant's age.
- 5.) Signed authorization so that the Association may perform a background check of all tenants.
- 6.) The full name, complete address, email and telephone number of all emergency contact information for each tenant and the landlord.
- 7.) A copy of ***The Certificate of Occupancy*** issued by Stafford Township.

FAWN LAKES CONDOMINIUM A SECTION 3

Fawn Lakes Condominium Association Section 3 shall approve or reject the lease within ten (10) business days of receipt of all required documents mentioned above. This information will be passed on to the Trustee in charge of sales, rentals or leases to be acted upon.

Notwithstanding anything contained herein to the contrary, and investigation or review conducted by the Fawn Lakes Condominium Association Section 3 is done for the purpose of the Association and the landlord may not rely on the results of the said investigation or review.