



TARPON BAY COMMUNITIES GUIDELINES FOR RENTALS

OWNER(S) CERTIFICATION

I/We being the owner(s) of the above listed premises which is the subject of a lease agreement do hereby affirm that I/We have personally reviewed the application to lease as submitted by the proposed Lessee(s) and that I/We approve the occupancy of the said Lessee(s) and that as owner(s) of said premises will accept responsibility for this occupancy and will be liable to said Condominium Association for any and all damage to condominium property as may be attributable to the occupancy of said Lessee(s) or any guest(s) of said Lessee(s) during the term of this lease or any hold-over by said Lessee(s) after the stated termination of this agreement.

OWNER(S) UNDERSTAND THAT THE DOCUMENTS PROVIDE THAT THE ASSOCIATION IN EVALUATING ANY LESSEE(S) MUST TAKE INTO CONSIDERATION THE PROSPECTIVE LESSEE(S) FINANCIAL RESPONSIBILITY AND CRIMINAL HISTORY. THE OWNER(S) AGREE TO REIMBURSE THE ASSOCIATION FOR FEES INCURRED IN CONDUCTING CREDIT CHECKS AND CRIMINAL BACKGROUND CHECKS ON THE PROSPECTIVE LESSEE(S) AND THEIR LISTED ADULT OCCUPANTS.

OWNER HEREBY DURING THE TERM OF THIS LEASE GRANTS TO TARPON BAY COMMUNITY ASSOCIATION AND _____ (SUB ASSOCIATION) CONDOMINIUM ASSOCIATION, INC., AN IRREVOCABLE ASSIGNMENT OF LEASE PAYMENTS. IN THE EVENT OWNER SHALL FAIL TO PAY ANY FEE, FINE, CHARGE OR ASSESSMENT, INCLUDING COSTS OF COLLECTION AND ATTORNEY'S FEES LEVIED BY THE BOARD AGAINST OWNER OR THE UNIT, PURSUANT TO THE GOVERNING DOCUMENTS, AND SUCH FAILURE TO PAY CONTINUES FOR SIXTY (60) DAYS, THE BOARD MAY NOTIFY TENANT IN WRITING OF THE AMOUNT(S) DUE AND WITHIN FIFTEEN (15) DAYS AFTER THE DATE OF SUCH NOTICE, TENANT SHALL PAY TO THE ASSOCIATION THE AMOUNT OF SUCH UNPAID CHARGES OR ASSESSMENTS. THE AMOUNT PAID TO THE ASSOCIATION BY TENANT AFTER THE NONPAYMENT BY OWNER SHALL BE CREDITED AGAINST AND SHALL OFFSET THE NEXT MONTHLY RENTAL INSTALLMENT OR INSTALLMENTS DUE TO OWNER FOLLOWING THE PAYMENT BY TENANT OF SUCH CHARGES OR ASSESSMENTS TO THE ASSOCIATION. IN NO EVENT SHALL TENANT BE RESPONSIBLE TO PAY ASSOCIATION FOR ANY AMOUNT OF UNPAID CHARGES OR ASSESSMENTS DURING ANY ONE MONTH IN AN AMOUNT IN EXCESS OF ONE MONTHLY INSTALLMENT OF RENT, BUT TENANT SHALL CONTINUE TO PAY THE ASSOCIATION AN AMOUNT FROM MONTH-TO-MONTH NOT IN EXCESS OF THE NEXT MONTHLY PAYMENT DUE OWNER FOR THAT MONTH UNTIL THE ENTIRE AMOUNT DUE FROM THE OWNER IS RECORDED AND PAID TO THE ASSOCIATION.

DATE: _____

Owner

Owner

Email address(s) of Owner(s): _____

Mailing Address of Owner(s): _____