

Tenant Kit

Court II Condominium Association
700 London Court II- Clubhouse
Egg Harbor Twp., NJ 08234
609-380-4316 FAX: 609-380-4316
Email: londoncourt2@gmail.com

APPROVAL OF LEASE AND REQUIRED DOCUMENTS

Address of unit: _____
Owners Name: _____
Owner mailing Address: _____
Owner Phone: _____ Owner Email: _____
Tenant Name: _____
Phone # _____

The Below required documents and fees are attached:

- _____ 1. One original copy of the fully executed Lease signed by all parties.
- _____ 2. Addendum to Lease (Exhibit "A").
- _____ 3... Other
- _____ 4. Smoke Detector & Carbon Monoxide Compliance Certificate.
- _____ 5. Registration fee of \$100.00 payable to Court II Condominium Association...

This application for lease approval is submitted this _____ Day of _____, 20

By: _____ Phone# _____

Received this date:

By:
Court II Condominium Association Board of Directors

This Application is: [] APPROVED [] Disapproved [] Reason:

Court II Condominium Association
700 London Court II- Clubhouse, Egg Harbor Twp, NJ 08234
609-380-4316- Fax: 609-380-4317

Please Print or Type clearly!

OWNER INFORMATION

NOTE: All parking, gym, pool, and other privileges will be revoked for any unit whose fees are not current!

Unit Address: _____

Date of ownership: _____, Number of Bedrooms: _____ Phone Number _____

Owner Name: _____

Owner Mailing Address : _____ Is this unit Owner Occupied? _____.

Telephone Number: _____ Email Address: _____

Emergency Contact _____ Phone Number: _____

Occupants Living In Unit, Other Than Owners

Tenant Section

Name: _____

Age: _____ Phone # _____

Name: _____

Age: _____

Name: _____

Age: _____

Name: _____

Age: _____

VEHICLE PARKING INFORMATION:

	<u>MAKE</u>	<u>MODEL</u>	<u>LICENSE PLATE #</u>	<u>STICKER #</u>	<u>SPACE #</u>
<u>#1</u>					
<u>#2</u>					

Parking: I _____, am the owner or tenant of Unit # _____ of Court II Condominiums. I

hereby acknowledge receipt of two (2) parking permits I understand that there are only two vehicles permitted per unit. I further understand that should I lose my parking sticker; I will be charged \$100.00 for each replacement permit.

GYM: I _____, am the owner or tenant of Unit # _____ of Court II Condominiums. I hereby

acknowledge there is only one (1) Gym Key Card per unit, and no one under the age of 18 can use the facility. I further understand there is a \$75.00 charge for any lost or damaged key card. I have received and understand the Gym Rules.

POOL: I understand, replacement pool bands are \$ 25.00 each. I have received 4 permanent pool bands.

SIGNED: _____ **DATE:** _____

RETURN ALL PAGES (4) to OFFICE with Registration fee of \$ 100.00

EXHIBIT A

COURT II CONDOMINIUM ASSOCIATION
REGULATION OF LEASE OF UNITS
LEASE RIDER

This Rider to the Lease Between..... (hereinafter
"landlord"/"unit
Owner") and (hereinafter "tenant(s)") entered this..... day
of
, 20

It is hereby agreed to as follows:

1. **LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS.** The provisions of the Association governing document, including By-Laws and Rules and Regulations of the Association, constitute material provisions of this Lease and are incorporated by reference in this Lease. If any provision of the Lease is not consistent with the Association's governing documents, the governing documents will control.

2 **VIOLATIONS OF GOVERNING DOCUMENTS IS GROUNDS FOR EVICTION.**
Failure to comply with the Association governing documents as defined in the preceding paragraph constitutes a material breach of this Lease and is grounds for eviction. If the Tenant violates a provision of the governing documents and, after notice by the Association of the Landlord, continues to violate the governing documents, the Landlord shall have the obligation to commence eviction proceedings against the Tenant. If the Landlord fails to commence eviction proceedings and notify the Association of the commencement of those proceedings within thirty (30) days from the date of notice by the Association, then the Association may commence eviction proceedings in the name of the Landlord against the Tenant. The Landlord will then be responsible to pay the Association's legal fees and costs in such proceedings

NO AMENDMENT OR SUBLET. The tenant will not sublet all or part of the unit being leased without consent of the Association.

INJURY DAMAGE OR LOSS. The tenant promises to give the unit owner and the Association prompt notice of any accident to or defects in the water pipes, gas pipes, heating apparatus, or other equipment or appliances in the unit.

The Association may enter the unit without the consent of the tenant in case of emergency. The Association shall not be responsible for any damage resulting from such entry except damage caused by its own negligence.

The tenant is liable to the unit owner and the Association for any damage sustained by the unit owner of any other and caused by the tenant or the guest, family, agents, or employees of the tenant.

FAILURE OF UNIT TO PAY ASSOCIATION DUES. If a unit owner is in arrears of his dues or other fines and assessments, all tenant's recreational privileges are suspended. The Association may request that the tenant make payment to the Association of its rent and that the Association will apply it to the unit owner's outstanding balance. Any surplus will be sent to the unit owner. Failure of the tenant to make

payment of rent to the Association will be a violation of these Rules and Regulations and subject to the remedial action set forth herein, including but not limited to evictions.

_____Occupancy Restrictions. Residential units are limited to occupancy by single families, and storage areas are limited to accessory storage, both as defined in the declaration. Single families shall be defined as a group of individuals living together as a single, non-commercial, non-profit household, cooking, and eating together with a common kitchen and dining area. **No more than two persons in number per bedroom as designated on the building plans filed with the Egg Harbor Township, NJ building official may occupy a Unit. LEASE RIDE MUST BE ATTACHED TO THE LEASE!**

The following forms of occupancy are prohibited: single family residences containing three or more individuals who may or may not be unrelated, who are: (a) supervised under an institutional or governmental program related to a mental illness, handicap, or mental retardation that, by its character or activities, would impose additional supervision, security, administration, or insurance burdens on the Association; or (b) persons in transition from incarceration. Nothing shall prohibit the unsupervised ownership, occupancy, or other accommodation of persons by their mental retardation, handicap, or familial status as defined by the federal Fair Housing Act.

Name: _____

Name: _____

Name: _____

Name: _____

IF PERSONS OTHER THAN THOSE LISTED ABOVE OCCUPY THE UNIT, THE TENANT WILL BE IN VIOLATION OF THIS LEASE AND SUBJECT TO EVICTION.

7. This is a bedroom unit; therefore, only TWO (2) cars may be parked in the designation spaces on the Association's property. If more cars are parked on the court, the tenants herein will be in violation of this lease and subject to eviction.

8. The unit owner has agreed to permit the tenant to keep only those domestic pets listed below, if any, subject to the rules and regulations of the Association.

Dated the day of, _____

By: _____
Unit Owner

By: _____
Tenant