

Innisfree Homeowners Association

RENTAL OF PROPERTY

Innisfree is a residential community of private single-family townhomes. While renting for any reason is discouraged, the Board recognizes that personal circumstances do change and Owners may find themselves contemplating renting their units for a period of time. Before making the decision to rent and certainly before having a rental agreement drawn up, Owners need to be aware of the following:

1. A copy of the executed lease and rental information form (furnished by the Innisfree Property Management firm) must be submitted to the Board of Directors of the Innisfree Homeowners Association before the property is occupied.
2. The lease should be for a minimum of three (3) months.
3. The lease should address these matters of interest to the Homeowners Association:
 - a. The right of the Association to enforce the governing documents and more specifically the rules and regulation against both Owner and Tenant. The Owner is responsible for supplying Tenant with a copy of these prior to signing of the lease and the Tenant must execute a lease addendum that the Innisfree Property Manager will provide.
 - b. The responsibility of both Owner and Tenant to maintain the grounds, common areas as well as private property, in keeping with the Association's Architectural and Grounds maintenance policies.
 - c. The liability of the Owner and Tenant for any damage to property and common areas owned by the Association.
 - d. The responsibility of Owner for all Homeowner dues and assessments, regardless of what arrangement Owner and Tenant may make between themselves for payment of these monies.
 - e. A provision prohibiting subletting.
 - f. A provision prohibiting the keeping of household pets.
 - g. No more than two unrelated persons can occupy a two bedroom unit and no more than three unrelated persons can occupy a three bedroom unit.

Innisfree Homeowners Association
Rental Information Form

For: Unit # _____ Innisfree

Owner's Name _____

Owner's Address: _____

City: _____ State: _____ Zip: _____

Phone: (Home) _____ (Work) _____

(Mobile) _____

(Email) _____

Tenant's Name _____

Phone: (Home) _____ (Work) _____

(Mobile) _____

(Email) _____

Lease Terms: _____
(Month) (Day) (Year) to (Month) (Day) (Year)

Name's Of Other Occupants: _____

Emergency Contact: (Name & Phone) _____

Vehicle #1:
License Plate: _____ Type Vehicle: _____

Vehicle #2:
License Plate: _____ Type Vehicle: _____

Management Company (If applicable) _____

Phone: (Work) _____ Facsimile: _____