

Home Rental Guidelines

ADDENDUM ONE: Home Rental Request

Any homeowner who wants to rent their property must complete this form in its entirety, and submit it to the Management Company. The Management Company will forward it to the Board of Directors for review. Once the Board makes a decision, this decision will be provided to the homeowner through the Management Company.

Homeowners Name: _____

Property Address to be rented: _____

Date the homeowner will rent the property: _____

Length of time the home will be rented _____

(Rental term cannot be less than 6 months or more than two years. No more than three months of month-to-month rental will be permitted upon lease expiration.)

Homeowner(s) will be responsible for any issues caused by their future tenants. This includes any fines assessed following a Due Process Hearing with the Ashton Hall Board of Directors.

Initial Here _____

Homeowner(s) must be in good standing with the community to be approved to rent their property. This includes being current on dues, owing no fines or assessments, and having no pending Due Process Hearings scheduled for violations against them or their property.

Initial Here _____

Homeowner(s) will review ADDENDUM TWO, attach addendum two as part of the lease agreement, and review with the tenant(s) at execution of lease agreement.

Initial Here _____

Homeowner(s) continues to hold ultimate responsibility for maintenance of the property (home, lawn, bedding areas and tree rings, etc.), regardless of any agreement with the tenant(s) throughout the term of the lease. **Initial Here** _____

Homeowner(s) will submit a pool access form for new tenants listing all individuals who should have access to this amenity for the term of the lease. **Initial Here** _____

Homeowner(s) is responsible for any damage their tenant causes to any Ashton Hall Community Property and/or amenity. **Initial Here** _____

Every time a homeowner has a new tenant occupy their property, this form will be required, along with a new lease for the incoming tenant. **Initial Here** _____

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I certify that this property had been my primary residence for a minimum of two years prior to the date of the submission of this form. ***Initial Here***_____

I certify that all information provided on this form is true and correct,

SIGNATURE AND DATE

Homeowner Current Contact Information:

☐ Please ensure your contact information is current in the Management Company portal.

eMail Address: _____

Phone Number: _____

Mailing Address: _____
