**Pinon Woods III HOA**

**GUEST LEASE INFO FORM**

**Complete and submit no later than ten (10) days prior to tenancy to:**

**Pinon Woods III HOA PO Box 20704 Sedona AZ 86341**  **OR** **info@pw3hoa.com**

If you are unable to complete both pages of this form, submit your partially completed forms by the deadline and ***provide completed form pages 1 and 2 prior to start of rental.***

It is the Owners responsibility to provide the tenant and Management Company with a copy of PWIII HOA CC&R’s and Rules. Information can also be found at [**https://pw3hoa.com**](https://pw3hoa.com)

Lease Restriction Amendment 3.26 was filed with Yavapai County on 4/1/19. ***Amendment 3.26 disallows timeshares, home swaps, barter, and short-term rentals (less than 30 days).*** **However**, ***short term rentals are allowed if the owner resides on the property and is present during the short-term tenancy***.

A ***Tenant Guest Rental Form*** shall be filled out by any resident engaging in rental of their property (a) over 30 days and (b) if utilizing the under 30-day exception.

**PROPERTY OWNER(S)** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PROPERTY ADDRESS** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PHONE NUMBER** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**EMAIL**  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**TOTAL NUMBER OF TENANTS # OF ADULTS # UNDER 18**

**RENTAL TERM PERIOD: OVER 30 DAYS \_\_\_\_\_ /\_\_\_\_\_ /\_\_\_\_ TO \_\_\_\_\_ /\_\_\_\_\_ /\_\_\_\_**

DAY MONTH YEAR DAY MONTH YEAR

**UNDER 30 DAYS \_\_\_\_\_ /\_\_\_\_\_ /\_\_\_\_ TO \_\_\_\_\_ /\_\_\_\_\_ /\_\_\_\_**

***REQUIRES OWNER ON SITE OCCUPANCY*** DAY MONTH YEAR DAY MONTH YEAR

PROPERTY MANGER, (if applicable) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PHONE NUMBER \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

EMAIL \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Pinon Woods III HOA**

**GUEST LEASE INFO FORM**

**ADULT TENANTS (18 OR OLDER) LICENSE PLATE (if applicable) STATE MAKE/MODEL**

1 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_ \_\_\_\_\_/\_\_\_\_\_\_\_

2 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_ \_\_\_\_\_/\_\_\_\_\_\_\_

3 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_ \_\_\_\_\_/\_\_\_\_\_\_\_

4 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_ \_\_\_\_\_/\_\_\_\_\_\_\_

I/WE UNDERSTAND THAT AS CONDITION OF ACCEPTANCE, ***BOTH THE OWNERS and TENANTS AGREE TO COMPLY WITH PW III HOA CC&R’s AND RULES***, AS SET FORTH BY THE PWIII BOARD OF DIRECTORS IN THE PAST AND ADOPTED IN THE FUTURE. ALL INFO PROVIDED ON THIS APPLICATION IS ACCURATE.

**OWNER(S)** **PRINT NAME SIGNATURE DATE**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_/\_\_\_\_\_/\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_/\_\_\_\_\_/\_\_\_\_\_\_

**TENANT(S) PRINT NAME SIGNATURE DATE**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_/\_\_\_\_\_/\_\_\_\_\_\_

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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_/\_\_\_\_\_/\_\_\_\_\_\_

**PROPERTY MGR PRINT NAME SIGNATURE DATE**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_/\_\_\_\_\_/\_\_\_\_\_\_

**OWNER:**

THE SIZE OF THE HOME WILL DETERMINE THE NUMBER OF OCCUPANTS AND WILL ADHERE TO STANDARDS SET BY THE AZ DEPT OF REAL ESTATE. TWO PEOPLE PER BEDROOM (PER HUD GUIDELINES).

EVERY LEASE & TENANT/GUEST NON-OWNER AGREEMENT SHOULD INSURE THAT TENANT VEHICLES ARE IN GOOD REPAIR WITH CURRRENT REGISTRATION.

EVERY LEASE MUST PROHIBIT SUB-LEASING.

ALL TENANT/GUEST NON-OWNER FORMS AND A COPY OF THE CC&R’S AND RULES BECOME PART OF TENANT RENTAL AGREEMENT. THE SIGNATURE OF THE TENANT(S) PRIOR TO OCCUPANCY INDICATES THAT THEY READ AND UNDERSTAND THEIR FULL RESPONSIBILITY.