

## NOTICE OF INTENT TO RENT CO-OP UNIT

DATE: \_\_\_\_\_

Unit owner's name: \_\_\_\_\_

Unit to be rented address: \_\_\_\_\_

All prospective renters must be pre-approved by the Board initially, and then must be approved annually.

- The annual approval process includes a background report (paid for by perspective tenant) and a credit report.
- Rental/Lease agreements must be for 12 months only. The lessee(s) shall be re-interviewed at least one month before the expiration of each 12 month lease period, and that lessee is subject to approval annually.
- Should the Kove Board disapprove another 12 month lease, the Unit Owner is responsible for terminating the lease with 30 days.

**\*\* Please note per our Rules and Regulations: should Tenant(s) vacate the Unit before the Anniversary of the Lease, no one else may rent or occupy the Unit (including the owner(s)) for the remainder of that year. This rule will not apply to existing Lease to Own contracts, and no new lease to own contracts are authorized.**

OWNER(s) Printed Name: \_\_\_\_\_

OWNER(s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

LESSEE(s) Printed Name: \_\_\_\_\_

LESSEE(s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date received in Kove office: \_\_\_\_\_ Received by: \_\_\_\_\_

### **32. RENTING (SUBLETTING USE OF MEMBERS UNIT):**

a. A lessee shall not sublet their Unit in whole, or in part, for less than twelve (12) months, or occupy the Unit within the term of the authorized sublet, without the permission of the Board of Administration or, if Board fails or refuses to give such consent, the consent of members entitled to exercise at least a majority of the then authorized votes in lessor. See Proprietary Lease, paragraph (a) amended, and paragraph (b).)

b. Use of Unit: The Unit (Premises) shall be used as a private dwelling by no more than two people. No boarders are permitted. In no event shall more than one married couple; two related unmarried individuals; or one cohabitating couple own, lease or occupy a Unit without written consent of Kove Association. All individuals not named on the lease must be approved by the Board of Administration prior to occupancy. (See Kove Association Rules and Regulations, Page 2, Rule 12, subsections (a) through (e) for rules covering all Unit guests, including family). (4/11/2019)

c. Potential tenants (renters), as well as anyone desiring to be admitted to the Kove, via BOA exception if eighteen (18) years of age or older, shall be subject to the same Administration checks as potential members:

1. Submit an application and Kove Form 32c
2. Provide a credit report to the Board
3. Pay for the cost of a background check or, if healthcare worker, provide one from employer
4. All leases are granted for twelve (12) months, and any renewal of said lease shall reapply for approval thirty (30) days before the expiration of the previous lease with the same qualifications as a new rental.

Renters, if approved, assume all use rights, and the unit owner does not have such use except as a guest. (See Florida Statute 719.105 (3)) (7/10/2023)

d. This rule will not apply to existing Lease to Own contracts, and lease to own contracts will not be allowed in the future. (7/10/2023)