

DELRAY VILLAS PLAT 1

Homeowners Association Inc.

PO BOX 7228 Delray Beach Fl 33484

561-235-2632

**RENTAL AGREEMENT**

1. No person under the age of sixteen (16) years of age shall be permitted to reside either permanently or as a member of a renter’s family in the Subdivision. This does not preclude children under the age of sixteen (16) from visiting for a period not to exceed sixty (60) days per year.
2. Renter is responsible for abiding by all Plat rules and regulations.
3. Property owner is liable for any damage caused by the renter to the common areas of the community.
4. No Villa shall be rented more than once in a twelve (12) month period for less than three (3) month period. A twelve (12) month period commences as of the date of occupancy of that tenant as provided in the approved lease agreement.
5. Owners shall acquaint the renters with all of the rules and regulations pertaining to occupancy of the residence as outlined in the Declaration of Covenants, Articles of Incorporation and the By-Laws. This includes the necessity for returning any and all keys at termination of the lease.
6. Owners must tender a sum of two hundred ($200) dollars to be held in escrow by the Association for damage expenses to the common areas, neighboring areas or any damage incurred by violation of the rules.
7. Renter may not sublet the house or any portion thereof.
8. At least one (1) of the renters must be 55+
9. If permitter by the owner, the renter must follow the rules set forth by the Association in the pet policy.
10. No oral lease agreements shall be approved
11. Within thirty (30) days of the Associations’ receipt of all applications the Screening Committee will interview all perspective tenants, in person, The Screening Committee will approve or deny the Rental.
12. If the Screening Committee fails to either approve or deny the application within thirty (30) days the application shall be deemed approved.
13. Occupancy of the Villa by any proposed tenant prior to lease approval is strictly prohibited.

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SCREENING COMMITTEE REP\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

WITNESS\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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