

LANDLORD & TENANT AGREEMENT

For Rental Property located at

In The Springs at Santa Rita Homeowners Association

Landlord: _____

Tenant: _____

Home Address: _____

Home Address: _____

Telephone: _____

Telephone: _____

Email: _____

Email: _____

TERMS & CONDITIONS

Upon execution of a Lease (Rental) Agreement by an between Landlord and Tenant, Tenant hereby acknowledges the following terms and conditions:

TERM: The term of the lease is for _____ months commencing on _____ and expiring on _____.

AGE RESTRICTION: Tenant hereby acknowledges that for the entire term of lease at least one of the occupants of the Rental Property identified above is fifty-five (55) years or older.

COVENANTS, CONDITIONS & RESTRICTIONS, (CC&R's): Tenant hereby acknowledges that prior to occupancy, it has received from the Landlord a copy of the Association's CC&R's, together with, if applicable, a copy of the Association's By-Laws and Rules and Regulations. During the term of lease, Tenant hereby agrees to abide by the terms and conditions as stated in the aforementioned documents received and failure to do so following verbal notification by the Landlord or the Association shall upon written notice from the Landlord or Association, vacate the Rental Property within three (3) days following receipt of said notice. In such event, the Tenant shall be considered in default of the Lease (Rental) Agreement and any prepaid rent or security deposit shall be retained by the Landlord and deemed to be forfeiture by the Tenant.

ASSIGNMENT OR SUBLETTING: During the term of lease, Tenant agrees not assign or sublet all or any portion of the Rental Property.

OCCUPANCY: During the term of lease, occupancy of the Rental Property shall be limited to _____ persons. Overnight guests shall be permitted

EXECUTED this _____ day of _____, 20__

Landlord

Tenant

Copy: Homeowners Association