

Village Shires Community Association

3001 East Village Road, Holland, PA 18966

Phone: 215-968-0618 Fax: 215-968-0233

VS Email: info@villageshirescommunity.com

VS Website: <http://www.villageshirescommunity.com/>

Last Revised: 6-12-15

LEASE-TENANT ADDENDUM

Unit Address _____ DATES OF LEASE: ___/___/___ Thru ___/___/___

LESSOR/s (Owner/s) _____ Phone _____

Owner Billing Address _____ Email _____

Agent for Owner (if applicable) _____ Phone _____

LESSEE/s (Tenant/s) Home phone #: _____ Email _____

1 Name _____ Work # _____ Cell # _____

2 Name _____ Work #: _____ Cell # _____

Pet Info (Type, Breed & Color) _____

List children (give ages) &/or others living in unit _____

Notwithstanding anything to the contrary contained in the lease, LESSOR and LESSEE further agree as follows:

1. Association Documents LESSEE hereby agrees to be bound by all of the terms and conditions contained in the Declaration, By-Laws and Rules and Regulations ("Association Documents") of the Village Shires as shall apply to the demised premises, and, LESSEE shall comply with and abide by the terms and conditions of the Association Documents, except that LESSEE shall not be liable for payments for regular common expense assessments unless otherwise provided herein.
2. LESSEE hereby acknowledges receipt of the ACC Guidelines and the Enforcement policy.
3. It is expressly understood that LESSOR shall not be released from any responsibility for payment of all charges and assessments levied by the Association and for compliance with all terms and conditions of the Association Documents including those relating to or restricting the use of the Premises and any imposed penalties for violation of such use restrictions. Provided that, if LESSEE fails to comply with the terms and conditions of the Association Documents, aforesaid, or if LESSEE, its employees, servants, guests or licensees damage any portion of the COMMON ELEMENTS of the Condominium.

LESSEE shall be responsible to pay or to reimburse LESSOR for any assessments made by the Board in connection therewith, and LESSEE hereby indemnifies LESSOR from and against all liabilities, costs and expenses incurred by LESSOR arising from or in connection with any violation of the Association Documents or by any such damage to the association.

4. LESSEE shall not have the right to make any alterations or

improvements to the demised premises without the prior written consent of the LESSOR and the Association's Board.

5. The Tenant shall use the dwelling Unit solely as a private dwelling for the Tenant and members of the Tenant's household as identified in this lease ("authorized occupancy"), and shall not use or permit use of the dwelling Unit for other purpose.
6. Ten days after the Lease, Lease Renewal or Lease Revision is executed, a copy shall be forwarded to the Management Office.
7. The Association reserves the right to terminate and/or refuse to renew lease in the event tenant fails to comply with terms of the lease and/or rules and regulations of the Association and may enforce any of its rights before any court of competent jurisdiction. All lease renewals are subject to the Association's approval.
8. In the event landlord is delinquent in the payment of any assessment obligation or charges levied by the Association and such failure to pay continues for thirty (30) days, the Association shall so notify the tenant of such unit in writing of the amounts due and, within fifteen (15) days after the date of such notice, the tenant shall pay the Association the amounts of such unpaid charges or assessments. The amount of such unpaid charges or assessments paid to the Association by the tenant after the non-payment by the unit owner/landlord shall be a credit against and shall offset the next monthly rental installment due to the unit owner/landlord following the payment by the tenant of such charges or assessments to the Association. In no event shall tenant be responsible to the Association for any amount of unpaid charges or assessments during any one month in excess of one monthly rental installment.
9. Prior to any tenant moving in, the owner/landlord must furnish the Association with the following:
 - a. Copy of signed lease.
 - b. Copy of signed Lease/Tenant Addendum for approval by the Executive Board.
 - c. \$50.00 Check or Money Order to Village Shires Community Association or VSCA.

FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN A \$25 FINE.

_____ Date _____ Name of Owner(s) - Lessor(s) (Please Print)

Signature of Owner(s) - Lessor(s)

_____ Date _____ Name of Tenant(s) - Lessee(s) (Please Print)

Signature of Tenant(s) - Lessee(s)

Approved by the Village Shires Community Association Executive Board:

Date

Signature of Board Member