

Appendix A: Intent to Rent Form

Homeowner's Name: _____

Street Address (permanent residence): _____

City: _____

Telephone #: _____

E-Mail Address: _____

LDV Address of Rental Property: _____

Number of Bedrooms in Rental: _____

I, _____, am the owner of the rental property listed above and have read, understand, and agree to abide by the LDV Rental Policy and the current LDV Rules and Regulations document. I acknowledge that I am responsible for ensuring that the rental parties are conversant with and agree to abide by these same rules and regulations.

These include but are not limited to the following:

1. Limit on Number of Homes Leased/Rented. Only 11 of the Homes in the Association may be leased at any time to non-Owners/or non-family members.
 2. Board of Directors approval of a lease of a Home is required before a lease may be executed.
 3. No Home may be leased until it is occupied for a minimum of two (2) years by the Owner.
 4. Renters and Tenants will comply with all LDV Rules and Regulations including pets, parking of cars, boats, trailers, trash, and re-cycling, plantings, and general appearance
 5. I agree to prominently post the LDV Rental Policy and the LDV Rules and Regulations document in my residence for renters and tenants to read.
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I am up-to-date and in "good standing" with all my LDV and homeowner's association monthly payments.

I acknowledge that I am solely responsible for the dispute resolution on issues that may arise between the rental party and other LDV homeowners. Accordingly, I agree to be available for contact by residents on a 24/7 basis and grant the management office and LDV permission to communicate my contact information to LDV homeowners.

Homeowner's Signature: _____

Date: _____

Note: It is strongly advised that owners check with their insurance carrier as most homeowner policies will not cover rental of you home and you could find yourself personally defending a liability claim denied by your carrier. Commercial rental policies with a recommended minimum 1-million-dollar liability coverage, as well as excess liability, are readily available.

Recommended Occupancy Determination

The maximum number of occupants in a rental house or unit is determined by the owner. The recommended maximum occupancy for the number of bedrooms is listed below.

House/Unit	Occupancy
2 Bedroom House/Unit	4
3 Bedroom House/Unit	6
4 Bedroom House/Unit	8

Appendix B: Rental Agreement Notification Form

Name of Owner submitting rental information: _____

House/Unit address: _____

Name of renter/tenant: _____

Total number of family including children: _____

Name of rental agency (if applicable): _____

Move-in date: _____

Move-out date: _____

Number of Vehicles: _____

License plate(s): State _____ Plate # _____ Make _____ Color _____

State _____ Plate # _____ Make _____ Color _____

Additional information:

1. Owner must have Intent to Rent Form on file in the management office before move-in date and a current copy of the Rules and Regulations inside the House/Unit for renters/tenants to view and understand.
2. Owner of unit assumes full responsibility to comply with LDV rules and regulations as well as all pertinent sections governing use of houses/units regarding rentals.
3. Owner of house/unit also assumes full responsibility for their rental agent to comply with all the above.
4. Owner agrees that failure to comply will make them subject to enforcement of fines and loss of rental privileges.

Homeowner's Signature: _____

Date Signed: _____

This form is to be filled out by either the owner or whomever the owner has designated as its rental agent and submitted to the Crofton management office at Julie@croftoninc.com or fax it to 585-248-3666.