

Homeowner(s) with Rental Property Agreement
Wimbledon Terrace Townhomes Association

These policies and recommendations are designed to protect our neighborhood's value, as well as provide peace of mind, quality of life, and safety for homeowners that live on-site. The Association and Board want to work in tandem with landlords, but also does not want to be responsible for managing rental properties. Therefore, we are asking for cooperation on these policies.

As the homeowner and the person legally responsible for your home, you are liable for all activities and maintenance of your unit, even if you do not reside there. As the owner, you are a member of the Wimbledon Terrace Townhomes Association and are responsible in ensuring all bylaws, covenants, amendments and restrictions are carried out by the person or people living there. Issues and violations will be communicated directly with you, not tenants or property management companies.

The Board requires the following for rental units:

- Rental units (1C, 5C, 6A): occupants (including minors) must be listed on the lease. If there is a change of tenants, the Board must receive a new copy of the lease.
- You agree to provide and walk through a copy of the bylaws, covenants, amendments and restrictions of the HOA with your tenant(s). Additionally, you agree to initial and sign off on the Tenant/Occupant Acknowledgement form with your tenant(s) to ensure their understanding and compliance.
- A copy of the signed lease must be provided to the HOA Board **prior to** the move-in date. The lease may not contain any provision in violation of the HOA covenants, bylaws, amendments or restrictions.
- The HOA must be provided with the names and phone contact information of the tenants in case of emergency.
- Owners must provide a copy of their annual rental license.
- Owners must provide annual documentation of current home insurance at replacement value and showing Wimbledon Terrace Townhomes as an additional insured.
- Regular inspection of the unit for compliance is expected and is owner responsibility.

By signing below, you acknowledge you understand and will abide by these policies.

Homeowner(s) Name (please print)

Homeowner(s) Signature

Date: _____