

VILLA MONTEREY IMPROVEMENT ASSOCIATION

7543 E. Rancho Vista Drive

Scottsdale, AZ 85251

www.villamontereyone.org

Lease Form (Rev. 4/3/23)

There are certain steps to be taken when leasing a home in Villa Monterey Unit One as stated in our CC&Rs (declaration of covenants, conditions, and restrictions). Our community is an "Over 55 Community." One occupant must be at least 55, and all others residing at the property must be at least 18 years of age.

Pursuant to A.R.S. §33-1260.01 the Association can require a unit owner to disclose specific information regarding the lessee(s) occupying the unit. As such, if a unit owner intends to rent his/her unit, the unit owner should fill out the enclosed Lessee Form and provide it to the Association. You may submit it to the Association at info@villamontereyone.org.

Please ensure that your proposed lessee(s) has a copy of the Association's CC&Rs, Bylaws, and R&Rs. Included in this packet is a short summary of some of the Association's restrictions, titled, "Lessee Rules." As a unit owner you can post this list in your unit, however, please ensure the tenant is aware of all of the Association's governing documents. Please keep in mind, as the unit owner you are responsible for any violations of your lessee(s).

The board requests an interview with the lessee(s) prior to the beginning of the lease. This meeting will cover our governing documents (CC&Rs, Bylaws, and R&Rs), our website, garbage and recycling times, recreational facilities, and other useful information. It is also a good time for representatives from the board to answer any questions the lessee(s) may have about the Association.

If you have any questions or concerns, please contact the Association at info@villamontereyone.org.

Lessee Rules: Unit Owner may provide this list to lessee(s). This list is a short summary. For a complete listing of the rules and regulations, please refer to our Declaration of Covenants, Conditions, Restrictions (CC&Rs), Rules and Regulations (R&Rs), and our Bylaws. These may be found at <http://villamontereyone.org>.

Note: Villa Monterey Improvement Association is the homeowners' organization of Villa Monterey Unit One, a senior residency community. The Federal Government, the City of Scottsdale, the State of Arizona, and the Homeowners' Association have restrictions, rules, and regulations that govern residents and owners of the Association. In addition, Villa Monterey Unit One is a Historic Community, and any exterior changes are subject to the City of Scottsdale Historic Preservation Commission and Board of Directors approvals. Some of the Association's restrictions include:

- The owner must be current with all assessments and fines, and the owner must have resided in the property for a minimum of 36 consecutive months.
- All leases must be for a minimum of one year.
- At least one occupant must be 55 years of age or older.
- No occupant may be younger than 18 years of age.
- No more than two pets may be kept in the premises, and pets must be on a leash when outside of the home.
- No motorcycles, campers, mobile homes, or large trucks are permitted.
- An adult must accompany any visiting child under 16 years of age when in the park or pool.
- Any physical additions (including satellite dishes) to the exterior of the home must be pre-approved in writing by the Board of Directors.
- Villa Monterey Unit One Lessee(s) must meet all of the above occupancy requirements of the community.
- Lessee(s) will be given a copy of the Bylaws, R&Rs, and CC&Rs and agree to abide by them.
- No more than two vehicles may be parked on the property.
- The lessee(s) may not sublease any part of the property.
- Each rental property will be assessed a one-time fee of \$25 payable to Villa Monterey Improvement Association. The initial fee will be due upon the approval of the Lessee Form. This fee will be re-assessed only if there is a change in Lessee(s).

When you have completed this Lessee Form please submit it to the Association by email to info@villamontereyone.org.

Please submit the Lessee Form 10 days prior to the lease. If the unit owner fails to disclose the complete information requested below within ten (10) days after leasing the unit, the Association may charge a late fee of fifteen dollars (\$15.00) to the unit owner.

Property Information

Address:

Present Owner of Record:

Proposed Lessee(s) and Ages

Name(s) and Age(s): _____

Date(s) of Birth:

Proof of age (attach a copy of a government issued identification that bears a photograph to confirm the lessee(s) meets the condominium's age restrictions):

Telephone #: _____

Email: _____

May the Association put your Lessee's telephone number in the directory (circle one)? Y N

May the Association put your Lessee's email address in the directory (circle one)? Y N

May the Association contact your Lessee via email (circle one)? Y N

Date lease begins: _____

Date lease terminates: _____

Other residents in the home (must be at least 18 years of age):

Name: _____ DOB: _____

Name: _____ DOB: _____

Number of pets (if any): _____ Cats: _____ Dogs: _____ Other: _____

Number of vehicles: _____ Types: _____

License plate number(s) and state(s) of issue:

If the Lessee will be residing in Villa Monterey for only part of the year, list the address and phone number where they can be reached when away:

Address:

Telephone #: _____

Emergency Contact Information for Lessee

Name:

Telephone #: _____ Email: _____

Relationship: _____

Attach a copy of proof of age for the resident claiming to be 55 years of age or older. Examples of proof of age include driver's license; birth certificate; passport; immigration card; military identification; or any other state, local, or international official document containing a birth date of comparable reliability.

I submit all information provided herein as being true and correct recognizing that it will be used to verify compliance with the Housing for Older Persons Act.

I also hereby declare that I provided a copy of the Bylaws and the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), and Rules and Regulations (R&Rs) of the Association to my lessee(s). I agree that I/we, my personal representative, family, and guests will be bound to keep and perform 1) all covenants, agreements, and rules contained in the CC&Rs, 2) all rules contained in the Bylaws of the Association, and 3) all published rules and regulations in force from this time relating to the use of the recreational areas and other areas owned by the Villa Monterey Improvement Association.

This document contains six pages, including this page, each of which I have read and initialed.

Print Name(s): _____

Signature(s): _____

Date: _____

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Notary Public: _____

My Commission Expires: _____