



REAL ESTATE TRANSACTIONS GUIDE

REEF CLUB CONDOMINIUM ASSOCIATION, INC.
16558 NE 26th Avenue - North Miami Beach, Florida 33160
manager@reefclub.us www.ReefClub.us 305-944-1673

DEAR PROSPECTIVE OWNER, RENTER, AND REALTOR

We appreciate your interest in the Reef Club Condominium Association. This guide is intended for all transactions at the Reef Club and will assist you, your clients, and your colleagues as you explore our community.

GENERAL INFORMATION

1. To show a property at the Reef Club, please provide a copy of the contract, the realtor's, owner's, or owners' identification for the unit for sale or lease, and a copy of the real estate licenses of the agent of record. You may add one additional associate. These documents can be submitted to the Management Office via email. The names of the registered agents will be entered into our security database, and only they will be authorized to access the property.
2. One authorized agent must accompany all potential buyers and renters, as well as any other real estate agents showing the unit.
3. Lock boxes are not permitted on Reef Club property. The Association Management Office has a key for every unit, which is reserved for emergency use only.
4. Even if the unit is vacant, electricity and air conditioning must be kept on at a minimum of 78°F at all times.
5. Please ask the Management Office for photos of common areas, as they are the only ones permitted to publish them.
6. The Reef Club has a right of first refusal. All potential new owners and renters must meet the Association's requirements and complete all necessary forms.

FINANCIAL REQUIREMENTS

1. Combined income of \$100,000 or more a year
2. Credit score of at least 675
3. 2 years' income tax, latest
4. 3 bank statements, latest
5. 2 pay stubs, or proof of income, latest
6. 3 balance sheets for Corporations, LLC, and Trusts

OFFERING CONTRACTS TO BUY OR RENT

1. Please [schedule an appointment](#) to present complete buyer or rental applications and bring a printed copy to the Management Office.
2. You can pay the fees online at www.ReefClub.us or get a cashier's check. No appointments will be considered without these documents.
3. All individuals whose names appear on the contract of sale or rental contract must be present at the time of the interview. The Management Office will coordinate the meeting for applicants and Building Directors.
4. The Building Directors and the Board of Directors must approve all sales, new rentals, and renewals of rentals before the closing and moving process.
5. The full application must be submitted to the Management Office at least 30 days before the desired occupancy, rental, or closing date.

RENTAL RULES AND REGULATIONS

1. A unit can be leased only once every twelve months. The Board of Directors can approve re-leasing if the unit was leased for a full twelve months before the new lease. Some buildings have a waiting list for rentals. Please check with the Management Office.
2. All leases must contain a rental agreements, initialed and signed by the lessee to be bound by the Condo's Rules and Regulations and its addenda. These Rules are incorporated into the lease by reference.
3. A completed and signed lease addendum must be initialed and signed by every party to the lease agreement before scheduling the screening interview. No exceptions.

FEE SCHEDULE

Pay online at www.ReefClub.us, indicating your Name, Unit, and Building.

Fees are deemed paid once the funds are posted, and the process period begins only then.

Application for Sale or Lease: one (1) Background Check for U.S. citizens and foreign nationals, for every person who will be residing in the unit. Single individuals, Married couples with the same last name, and parents and children under 18 years old are considered one applicant.	\$150
Application: additional check per person	\$150
Questionnaire	\$250
Questionnaire Expedite, 15-day process, per item	\$50
Governing Documents, electronic copy	\$50
Governing Documents, paper copy	\$100
Estoppel: to be produced in 10 days.	\$250
Estoppel Expedite Fee: to be produced in 3 days	\$100
Delinquent amount owed by owners, additional fee.	\$150
Security Deposit: payable by the unit owner or renter, must accompany every signed lease and addendum agreements before scheduling the screening interview. Refundable fee due upon lease termination. Cashier's Check or Money Order only.	\$1000

QUESTIONS?

Please direct any additional questions in writing through the unit owner or real estate agent to the Management Office at manager@ReefClub.us and office@reefclub.us.

Keep in mind that you must schedule an appointment before visiting the Management Office.



SUBMISSION OF APPLICATION

Building _____ Unit _____

☐ Sale

☐ Lease

PROSPECTIVE BUYER / RENTER

name

email

phone

OWNER

name

email

phone

REAL ESTATE AGENT

name

email

phone

Documents received, per applicant:

- ☐ Application signed
- ☐ Contract and addendum
- ☐ Driver's License, Passport copies
- ☐ Background and credit check authorization
- ☐ 2 years' income tax, latest
- ☐ 3 bank statements, latest
- ☐ 2 pay stubs, or proof of income, latest

Notes

Only full package applications will be accepted. No exceptions.

Regular processing time: up to 30 days. Plan accordingly.

Schedule an appointment before visiting the Management Office, office@reefclub.us

Application received on



APPLICATION FOR LEASE, GIFT, DEVISE, RESIDENCY OR INHERITANCE APPROVAL

Unit _____ Building _____

1. This application, along with the approval and authorization forms, must be completed in detail by each proposed adult occupant, except for a husband/wife or parent/dependent child (which is considered one applicant). If any question is not answered or left blank, this application may be returned, not processed, and not approved. Please attach a copy of the lease to this application.
2. Please attach a non-refundable \$150.00 application fee per applicant. Spouses or parents with dependent children are considered a single applicant and need only provide one check. Please make checks payable to:
REEF CLUB CONDOMINIUM ASSOCIATION, INC.
16558 N.E. 26TH AVENUE
NORTH MIAMI BEACH, FLORIDA 33160
manager@reefclub.us www.reefclub.us 305-944-1673
3. The completed application must be submitted to the association office at least 30 days prior to the desired occupancy date (i.e., the lease date).
4. All applicants must be interviewed prior to the Board of Directors' approval. Occupancy prior to Board of Directors approval is prohibited.
5. No lease shall be for less than 12 months nor for more than 12 months.
6. No more than one lease is permitted per 12-month period.
7. Renewals or extensions of leases are subject to re-approval by the Board of Directors.
8. No pets are allowed for renters.
9. Use of this apartment is for single-family residence only. No corporation, company, partnership, or trust may lease the apartment.
10. No commercial vehicles, trucks, boats, trailers, motor homes, campers, recreational vehicles, etc., are permitted to park on the premises overnight.
11. Occupancy regulations

One-bedroom apartment	Maximum of 3 occupants.
Convertible apartment	Maximum of 4 occupants.
Two-bedroom apartment	Maximum of 5 occupants.
12. Moving in or out and Deliveries from Monday through Friday, 9:00 am to 5:00 pm

LEASE TERM

from _____ until _____

13. Owner's Name _____

14. Owner's Address _____

phone _____ email _____

15. Name of Realtor Handling Lease _____

phone _____ email _____

16. Name of proposed Lessee (as lease will appear):

a. _____

b. _____

17. Other persons who will occupy the apartment with you:

Name	Age	Relationship	Occupation
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_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

18. Have you ever lived in Florida seasonally before?

Yes_____ No _____

If yes, please state name, address, and dates of residency.

19. If retired, please state the company's name and address retired from and when retired

20. Have you ever been convicted or pleaded guilty to a crime?

Yes_____ No _____

If yes, please state the date(s), charge(s) and disposition(s)

21. I hereby agree for myself and on behalf of all persons who may use the apartment that I seek to lease:

- I will abide by all the restrictions contained in the Governing Documents, Rules & Regulations, and limitations which are or may in the future be imposed by the Reef Club Condominium Association, Inc.
- I understand that there is a restriction on pets and that I may not bring a pet, nor may any guest or visitor bring a pet into the Reef Club, nor acquire one, either temporarily or permanently, after occupancy.
- I understand I must be present when guests, relatives, visitors, or children who are not permanent residents occupy the apartment or use the recreational facilities.
- I understand that subletting or occupying this apartment in my absence is prohibited.
- I understand that any violation of terms, provisions, conditions, and covenants of the Reef Club Condominium Association, Inc. documents provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.

22. I have received a copy of the Rules & Regulations.

Yes_____ No _____

23. I understand that the Board will advise me of the Directors' decision whether this application has been accepted or denied. Occupancy prior to the Board of Directors' approval is prohibited.

24. I understand that acceptance of the lease at the Reef Club is conditioned, in part, upon the truth and accuracy of this application and the approval of the Board of Directors. Any misrepresentation, falsification, or omission of information on these forms will result in the automatic disqualification of my application. Occupancy prior to the Board of Directors' approval is prohibited.

25. I understand the Board of Directors of the Reef Club Condominium Association, Inc. may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, Management Office, and the Company to conduct such an investigation and agree that the information contained in this application may be used in connection with this investigation. The Board of Directors, Officers, and the Management Office of Reef Club Condominium Association, Inc. itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors. In making the foregoing application, I am aware that the decision of Reef Club Condominium Association, Inc. will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

signature _____

name _____

date _____

signature _____

name _____

date _____



THE REEF CLUB CONDOMINIUM ASSOCIATION, INC.
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manager@reefclub.us www.ReefClub.us 305-944-1673

CONSENT TO OBTAIN A CONSUMER REPORT BY BROWN'S BACKGROUND CHECK

On behalf of The Reef Club Condominium Association, Inc.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800-853-3228. I understand that you may be requesting information from various federal, state, and other agencies or institutions that maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. The Association will review this information, and it may also be reviewed by a unit owner if the unit is a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the information as mentioned above:

Applicant Name _____

Date of Birth _____/_____/_____ Social Security Number _____

Date of Birth is requested in order to obtain accurate retrieval of records.

Co-Applicant Name _____

Date of Birth _____/_____/_____ Social Security Number _____

Alias/Previous Name(s) _____

Current Physical Address City & State Zip-code _____

California, Minnesota & Oklahoma Applicants Only. Please check here to have a copy of your consumer report sent directly to you. Notice to CALIFORNIA Applicants Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two years preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

Applicant Signature _____ Date _____

Co-Applicant Signature _____ Date _____



Application			
Prospective New Address UNIT			BUILDING
Applicant Information			
Name:		Drivers License #:	
Date of birth:	Phone:		SS#:
Current address:			
City:		State:	ZIP Code:
Own Rent (Please circle)	Monthly payment or rent:		Dates:
Landlord name:		Landlord phone:	
Landlord address:			
Previous address:			
City:		State:	ZIP Code:
Owned Rented (Please circle)	Monthly payment or rent:		Dates:
Landlord name:		Landlord phone:	
Landlord address:			
Employment Information			
Current employer:			
Employer address:			Dates:
Phone:		E-mail:	Fax:
City:		State:	ZIP Code:
Position:		Annual income:	
Supervisor:		Other Income Source:	Other Income \$:
Previous Employment Information			
Previous employer:			
Employer address:			Dates:
Phone:		E-mail:	Fax:
City:		State:	ZIP Code:
Position:		Annual income:	
Emergency Contact			
Name of a person not residing with you:			
Address:			

City:	State:	ZIP Code:	Phone:
Relationship:			
Co-applicant Information (if married)			
Name:		Drivers License #:	
Date of birth:	Phone:	SS#:	
Current address:			
City:	State:	ZIP Code:	
Own Rent (Please circle)	Monthly payment or rent:	Dates:	
Landlord name:		Landlord phone:	
Landlord address:			
Previous address:			
City:	State:	ZIP Code:	
Owned Rented (Please circle)	Monthly payment or rent:	Dates:	
Landlord name:		Landlord phone:	
Landlord address:			
Co-applicant Employment Information			
Current employer:			
Employer address:			Dates:
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position:	Hourly Salary (Please circle)	Annual income:	
Additional Occupants			
Name: Address:		DOB:	Relation:
Name: Address:		DOB:	Relation:
Name: Address:		DOB:	Relation:
Financial Information			
Do you have a checking account: Yes No		Bank / State :	
Do you have a savings account: Yes No		Bank / State :	
Do you have credit card debt: Yes No		Cards & Debt Amount:	
Have you ever:			
Filed for bankruptcy: Yes No		State / County / Year:	
Been arrested or convicted of a felony: Yes No		Describe:	

Been evicted from a rental: Yes No	Describe:		
Defaulted on a lease: Yes No	Describe:		
Been served a late rent notice: Yes No	Describe:		
Other Information			
Do you have renters insurance: Yes No	Company:		
Do you have a water bed: Yes No	Do you have insurance: Yes No		
Do you have a history of drug use: Yes No	Describe:		
Do you own pets: Yes No	Number of Pets:	Type:	
Do any proposed occupants smoke: Yes No			
Have you ever broken a lease: Yes No	Describe:		
Why are you moving / were you asked to move:			
When would you be able to move in:		How long do you expect to stay here:	
Vehicle Information			
Vehicle 1 Make:	Model:	Year:	Color:
Plate #:	State:	Financed: Yes No	Payment \$:
Vehicle 2 Make:	Model:	Year:	Color:
Plate #:	State:	Financed: Yes No	Payment \$:
Do you have any commercial or recreational vehicles (RV, campers, boats, motorcycles, etc): Yes No			
List:			
Personal References (list at least two)			
Name:	Phone:	Relation:	
Name:	Phone:	Relation:	
Name:	Phone:	Relation:	
Agreement & Authorization			
I warrant, to the best of my knowledge, all of the information provided in this Application is true, accurate, complete and correct as of the date of this Application. If any information provided by me is determined to be false, such false statement will be grounds for disapproval of my Application or termination of my Lease with Owner. I hereby authorize Emerald Condominium to verify the information provided and obtain a credit report on me. I understand that this requires a \$100 non-refundable fee per unmarried applicant.			
Signature of applicant:			Date:
Signature of co-applicant:			Date:

**THE REEF CLUB CONDOMINIUM ASSOCIATION, INC.
LEASE ADDENDUM**

This Addendum to Lease made by and between: _____,
("Lesser") and _____,
("Lessee") and The Reef Club Condominium Association, Inc. ("Association"), with respect to Unit
_____, of The Reef _____ Condominium, owned by Lesser.

Execution of this Lease Addendum is a required condition of rental of a unit, pursuant to the requirement to obtain approval from the Association for a Lease as set forth in Article XIII, Section 2 of the Declaration of Condominium applicable to the Unit referenced above ("Declaration").

The Lesser and Lessee hereto expressly agree that the Lease Agreement shall be amended as provided herein and the following terms shall be incorporated into the Lease Agreement. Lesser and Lessee further agree that Association shall be considered a named party to the Lease Agreement and this Addendum for the purpose of enabling Association to enforce the provisions of the condominium documents and the covenants of this Lease Addendum. In the event of any conflict between the terms and conditions of the Lease Agreement and this Addendum, the Addendum shall govern the respective rights and responsibilities of the parties hereto.

Further, the parties agree as follows:

1. USE: The Lessee (which term shall at all times in this Addendum include all proposed occupants of the Unit) will use the premises only for single family, residential purposes by Lessee and his family members who have been listed and approved in Lessee's application for Association approval of this Lease. The Unit and the Condominium Property shall be used in accordance with the Declaration, By-Laws of the Association and its Rules and Regulations, as amended from time to time ("Condominium Documents").

2. RIGHT TO RECEIVE RENTAL INCOME: In the event Lesser is delinquent in Lesser's obligation to pay to Association any regular or special assessments, or any installment thereof, Association shall have the right, but not the obligation, to notify Lesser and Lessee of any such delinquency, which notification shall be in writing (directed to Lessee at the Unit address), and the Lessee shall be required to pay rental installments due under the Lease (but no higher than the amount due each month) or a portion thereof sufficient to pay said delinquent maintenance assessments, directly to the Association, for any rental installments due ten (10) days after notice of same is provided to the Lessee. This obligation will cease upon full satisfaction of the financial obligations of the Lesser to the Association and the Association will notify Lessee in writing signed by a member of the Board that the financial obligations have been so satisfied.

3. LIMITATION OF LIABILITY/HOLD HARMLESS AND INDEMNITY: The Association shall not be liable to Lesser, or to Lessee, or Lessee's family, agents, guests, invitees, employees or servants for damage to persons or property caused by other residents or other persons. Lessee recognizes that Association does not warrant the security of the property, and is not responsible for

Initials:

safety of Lessee, other unit occupants, nor their property. Lesser and Lessee jointly and severally agree to indemnify and hold Association harmless from and against any claims for damages to person or property arising from Lessee's use of the premises, or from any activity or work permitted to be suffered by Lessee in or about the premises. Association shall not be liable for personal injury, or damages to lessee's personal property from theft, vandalism, fire, water, rain, storms, smoke, explosions, sonic booms, riots or other causes whatsoever unless it is established that the negligence or misconduct of the Association is the sole cause of any such injury or damage. Lessee agrees to notify Association immediately upon the occurrence of any injury, damage or loss suffered by Lessee or other person upon the premises.

4. **DEFAULT/ENFORCEMENT:** If the Lessee fails to comply with any of the provisions of the Condominium Documents, or fails to comply with any duties imposed by him by the Lease Agreement, this Addendum, or any other statute or law, then within seven (7) days after delivery of written notice by the Lesser or Association specifying the noncompliance and indicating the intention of the Association or Lesser to terminate the Rental Agreement by reason thereof, Association or Lesser may terminate the Rental Agreement. Association and/or Lesser shall have no obligation to allow Lessee to cure such violations if such noncompliance is of a nature that Lessee should not be given opportunity to cure pursuant to Section 83.56 of the Florida Statutes, as amended from time to time, or if the noncompliance constitutes a subsequent or continuing noncompliance within twelve (12) months of a written warning by Association or Lesser of a similar violation. In such instances, Association or Lesser may deliver a written notice to Lessee specifying the noncompliance and the Association's or Less or's intent to terminate the Lease Agreement by reason thereof. In the case of the failure of Lessee to pay rental installments to the Association pursuant to paragraph 2 hereof, Lessee shall only be entitled to a three (3) day notice pursuant to Section 83.56(3), Florida Statutes. Association may either seek relief in a court of competent jurisdiction for the eviction of the Lessee or seek an injunction for the removal of the Lessee, with or without joining the Lesser.

5. **COSTS AND ATTORNEY'S FEES:** If either the Lesser or the Lessee fails to comply with the agreements, conditions or covenants of the Lease Agreement or this Addendum, including violations of the Condominium Documents, or fail to comply with applicable laws, and court action or arbitration (including actions initiated or defended by Association) is required to resolve any dispute, the prevailing party, including the Association, shall be entitled to costs and attorney's fees of that action, at the arbitration, trial or appellate levels.

6. **MISCELLANEOUS:**

A. **Binding Effect:**

The covenants and conditions contained herein extend to bind the heirs, legal representatives, successors, and assigns of the parties bound by this Lease Addendum.

B. **Waiver:**

The failure of Association to enforce its rights as set forth in Lease Addendum shall not constitute a waiver of the Association's right to do so in any other instance.

Initials:

C. Modification:

This Lease Addendum may only be modified by an instrument signed by Lesser, Lessee and Association.

D. Captions:

The captions contained in this Lease Addendum are for convenience sake only, and are not intended to constitute substantive provisions of this Lease Addendum, nor restrict the subject matter hereof.

E. Gender:

All references to the masculine are intended to include references to the feminine, as appropriate. All singular references are also intended to incorporate plural references, where appropriate.

F. Governing Law/Venue:

This Addendum is governed by the laws of Florida. Venue for any action lies in Miami-Dade County.

G. Anti-Discrimination Policy:

Association does not discriminate in the terms and conditions of rental of units based upon sex, national origin, race, religion, familial status, or handicapped status.

H. Lease Renewal/Extension:

Lesser and Lessee understand and agree that this Lease Addendum shall apply to any lease renewal as well. Lesser and Lessee also understand and agree that the Association shall have the right to approve any lease renewal or extension, which approval shall not be unreasonably withheld, and which shall be based solely upon compliance with the provisions of the Lease, this Lease Addendum and the governing documents of the condominium during the prior lease term. If Lesser/Lessee fail to obtain approval for any renewal or extension of the Lease beyond the approved term ending on _____, the Association, at its option, shall have the authority to deactivate and/or terminate all entry devices and/or other means for Lessee to access the Condominium and/or Unit.

7. SECURITY DEPOSIT: A security deposit is being paid to the Association in the amount of \$_____. The parties acknowledge that this Addendum shall serve as notice that the Security Deposit is held at:

Name of Depository: _____
Address of Depository: _____

Initials:

and no interest is paid on any security deposit, all of which is disclosed pursuant to Section 83.49(2), Florida Statutes and that the parties have received a copy of Section 83.49(3), Florida Statutes, attached hereto as an Exhibit A.

WITNESSES:

Printed Name: _____

Printed Name: _____

LESSOR

Printed Name: _____
Date: _____

Printed Name: _____
Date: _____

LESSEE

Printed Name: _____

Printed Name: _____

Printed Name: _____
Date: _____

Printed Name: _____
Date: _____

**THE REEF CLUB CONDOMINIUM
ASSOCIATION, INC.**

Printed Name: _____

Printed Name: _____

By: _____
Printed Name _____

Date: _____

(SEAL)

Initials:

EXHIBIT "A"

Section 83.49(3), Florida Statutes

(3)(a) Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the tenant written notice by certified mail to the tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form:

This is a notice of my intention to impose a claim for damages in the amount of _____ upon your security deposit, due to _____. It is sent to you as required by s.83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to (landlord's address).

If the landlord fails to give the required notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit.

(b) Unless the tenant objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within 30 days after the date of the notice of intention to impose a claim for damages.

(c) If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.

(d) Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and sales associates, shall constitute compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. [475.25](#)(1)(d).

ACTIVE: R00412/201781:3265421_1

Initials:



Reef Club Condominium Association, Inc

Tenant Rent Payment Agreement

Property Address:

Association: Reef Club Condominium Association, Inc

Owner/Landlord: [Owner Name]

Tenant(s): [Tenant Name(s)]

Acknowledgment of Association Authority

Tenant acknowledges that the Property is subject to the governing documents of the Association and applicable Florida law.

1. Owner Delinquency

In the event the Owner becomes delinquent in the payment of any assessments, fees, or other monetary obligations owed to the Association, the Association shall have the right to demand that the Tenant pay rent directly to the Association.

2. Tenant Obligation

Upon written demand by the Association, Tenant and Owner agrees to pay all rental payments directly to the Association for so long as the delinquency continues.

3. Duration

This Addendum shall remain in effect for the duration of the Lease and any renewals.

Owner Signature: _____

Date: _____

Tenant Signature(s): _____

Date: _____