

Fairmeadows Homeowners Association

Rental Unit Checklist

Unit Number _____ Date of Application _____
Unit Address _____
Owner (**please print**) _____ Phone Number _____
Tenant (**please print**) _____ Phone Number _____

This document must be submitted no later than two weeks following occupancy indicating that the following requirements have been met:

Part 1: Lessor/Lessee Checklist

Initials
Owner Renter

The following issues have been personally covered by the Unit Owner (Lessor) or his agent with the Renter (Lessee or Tenant) prior to the execution of the lease agreement:

1. A copy of the CC&Rs and Rules and Regulations have been provided and explained to the Renter by the Unit Owner (agent), that the Renter agrees to abide by them, and that the Renter understands that failure to comply means the Renter is in default of the lease.
2. The rental lease agreement must be for a minimum of one (1) year (Sec. III.C.8.b.7) of the CC&Rs).
3. The restrictions as to who may occupy a Unit (limited to a single family) (Sec. III.C.8.b.10) & 11) of the CC&Rs).
4. Parking regulations (limited to two assigned spaces) (Sec. C.6. of the R&Rs).
5. Pet regulations (number, weight, leashes, clean-up) (Sec. C.7. of the R&Rs).
6. Pool regulations (tags, no guests on Wednesdays, limit as to number of guests, food and beverage limitations, no lifeguards) (Exhibit D to the R&Rs).
7. Any unlawful acts are grounds for immediate termination of the lease even without conviction (Sec. C.2.e. of the R&Rs).
8. The authority of the Management Committee to act as Attorney-in-Fact for the Owner when a situation warrants such action (Section C.2.f of the R&Rs).

Owner (Lessor)/Agent Signature

Tenant (Lessee) Signature

Date

(over)

Part 2: Lessor Checklist

Initials
Owner

1. Evidence that the Unit Owner has a valid business license issued by the City of Midvale is with the Office.
2. Evidence that the Owner has joined the City of Midvale’s “Good Landlord Program” is on file with the Office.
3. The Owner has completed a background check as stipulated in the “Good Landlord Program.”
4. A copy of a formally executed lease or renewal lease is on file with the Office>

Lessor Acknowledgement

As the Owner (Lessor) of the above referenced Unit, I hereby declare all listed information is accurate and correct to the best of my knowledge. Further, I have advised my Tenant (Lessee) that he is responsible for adhering to all stipulations listed in the Fairmeadows’ CC&Rs and Rules and Regulations. In the event my Tenant(s) do not follow these guidelines, I will make every effort to bring them into compliance when I am notified by the HOA or its agents that there are issues requiring resolution. I acknowledge that I am ultimately responsible for any fines or other HOA financial obligations incurred by my Tenant(s) while they reside in my Unit.

Owner (Lessor)/Agent Signature

Date

Acceptance of Checklist

Fairmeadows Committee Member or Official Agent

Date

If a Property Management Company (Agent) Initials this document on behalf of the property owner, please provide the following:

Name of Management Company (Agent)

Name of person signing this document (Agent)

Address of Management Company (Agent)

Please Print Name

Phone Number: _____