

Hunt Club Condominium Association

**ABSOLUTE ASSIGNMENT OF RENTS AND LEASES
AND REGULATION ON LEASE OF UNITS**

LEASE RIDER

LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS:

The provisions of the Master Deed and the By-Laws (collectively the "Governing Documents") of the **Hunt Club Condominium Association** (the "Association") and any rules and regulations promulgated thereunder (the "Rules and Regulations") constitute material provisions of any lease of a unit (the "Lease") and are incorporated by reference in this Lease Rider. If any provision of the Lease is not consistent with the Governing Documents, the Governing Documents will control. **Landlords shall supply a copy of the Lease, the Lease Rider and the Rules and Regulations (a copy of the Rules and Regulations can be obtained by the Management Office) to each Tenant. Each Tenant, prior to moving into the Association, shall attend an orientation with building management alerting them to the procedures and Rules and Regulations of the building.**

VIOLATION OF GOVERNING DOCUMENTS IS GROUNDS FOR EVICTION:

Failure to comply with the Governing Documents or Rules and Regulations of this Lease Rider constitutes a material breach of the Lease and is grounds for eviction. Landlords shall inform prospective Tenant that Tenants are obligated to abide by and comply with the Governing Documents in the same manner as Landlords. Landlords shall be responsible for any Tenant violations of the Governing Documents.

In the event that the Tenant violates a provision of the Governing Documents or Rules and Regulations and, after notice by the Association or the Landlord, continues to violate same, the Landlord shall have the obligation to commence eviction proceedings against the Tenant. If the Landlord fails to commence eviction proceedings within 30 days from the date of notice by the Association, then the Association may commence eviction proceedings in the name of Landlord against the Tenant. The Landlord will then be responsible to pay the Association's legal fees and costs incurred in such proceedings, in the event that the Association prevails.

LANDLORD'S OBLIGATIONS TO THE ASSOCIATION:

Landlords must provide the Association with a completed and written copy of the Lease and Lease Rider ten (10) days prior to the commencement of the Lease. Landlords must disclose the names and contact numbers of all Tenants concurrent with the submission of such documents.

The Unit shall be occupied by no more than _____ persons whose names, ages, and contact numbers are listed below for identification purposes for Association recordkeeping:

UNIT ACCESS:

The Tenant agrees and acknowledges the right of the Association to have access to the unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements therein or accessible therefrom or for making emergency repairs necessary to prevent damage to common elements or to any other unit or units, in accordance with the Governing Documents. The Association shall not be liable to either the Landlord or the Tenant for any damage resulting from the Association's exercise of its rights pursuant to this provision, except for that damage caused by the Association's negligence.

GOVERNMENTAL REQUIREMENTS:

Notwithstanding the above, the Tenant shall comply with all federal, state and local requirements concerning the occupancy and use of the unit, including but not limited to, New Jersey Department of Community Affairs regulations and township ordinances concerning the number of individuals who may reside within the unit, in conjunction with any related provisions of the Governing Documents and/or Rules and Regulations. Failure to comply shall constitute a material breach of this Lease.

INJURY, DAMAGE OR LOSS:

The Tenant shall notify promptly both the Landlord and the Association of any accident to, defects in, or problems with the water pipes, gas lines, heating apparatus, or other equipment or appliances in the unit.

COLLECTION OF RENT BY ASSOCIATION:

Landlord understands and agrees that he is obligated to pay maintenance fees, assessments and other amounts to the Association despite any failure to collect rent from Tenant. Tenant understands and agrees that he is to pay rent to Landlord. Notwithstanding this, Landlord and Tenant hereby acknowledge and agree that in the event Landlord becomes delinquent in the payment of maintenance fees, assessments, fines, or other amounts to the Association, the Association shall have the right, after notice, to collect rents as they come due from Tenant and Tenant shall have the obligation to pay rent as it comes due to Association. Such right and obligation shall terminate after notice by Association when all amounts due are paid. In this instance, the Association, Landlord, and Tenant agree that the Tenant shall remit _____ Dollars (\$ _____) of each monthly rent payment to the Association. The Landlord shall and hereby does agree to indemnify Tenant for payment of rents to the Association should the Association so direct any tenant in writing. Notwithstanding such right to collect rents as granted to Association, Landlord and Tenant shall retain all obligations associated with operation and maintenance of the Unit. The Association shall not be deemed to be an agent or partner of Landlord and nothing herein contained shall be construed to impose any liability upon the Association by reason of the right granted herein.

NAMES:

AGE(S):

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

CONTACT NUMBERS: _____

If a Landlord leases a Unit to two (2) or more unrelated tenants, each Tenant must sign the Lease. If any Tenant shall move out of the Unit prior to the end of the Lease period, the Landlord must have any new Tenant execute and sign a new Lease and Lease Rider. If at any time during the Lease period, the number of Tenants living in the Unit differs from the number reflected in the Lease, the Tenant(s) shall be found in breach of the Lease and subject to eviction and any other penalties reflected in the Governing Documents or this Lease.

The Landlord must provide the Association with his/her forwarding address and contact number for Association recordkeeping:

ADDRESS:

CONTACT NUMBER:

If the Unit to be leased is encumbered by a mortgage, the Landlord must provide the Association with a letter from the mortgage company, on bank letterhead and signed by a bank representative, that the Unit may be leased under the terms of the mortgage.

NO ASSIGNMENT OR SUBLET:

The Tenant will not assign or sublet all or part of the property being leased hereby (the "Premises") without prior written consent of the Association.

_____, Tenant _____ Date

_____, Tenant _____ Date

_____, Landlord _____ Date

_____, on behalf of Hunt Club Condo Assoc. _____ Date

I acknowledge that I have received a copy of the Association's Rules and Regulations.

_____, Tenant _____ Date

_____, Tenant _____ Date