

RENTAL POLICY

1. The following documents must be submitted to the Manager's office before renter takes occupancy:
 - a. Fee of \$500 payable by the owner for first time tenants that rent your unit. If the same tenant rents your unit the following year(s) the fee reduces to \$250 annually. This fee is Non-refundable in any form.
 - b. Copy of fully executed lease Agreement which must include the names of all renters and all other occupants of the unit., Agreement that NO PETS are allowed by anyone, including visitors must appear on the lease.
 - c. Certificate of Occupancy ("C.O.") from the Margate City Building Department. All inspections for rental must be escorted by the unit owner or authorized real estate representative.
2. Renter must schedule an orientation interview with the Manager, before taking occupancy, to receive and sign for 9600 Rules & Regulations, parking permits and to activate FOBS. Unit owner will be held responsible if renter does not abide by 9600 Rules & Regulations.
3. Renter will be assigned one parking space and must display the appropriate 9600 parking sticker at All times for the duration of the lease.
4. Unit owner must provide the renter with keys and FOBS including mail box keys. Additional FOBS are available at a non-refundable charge of \$25.00 and are available at the Management Office. Keys are not to be left at the front desk for renter or owner as 9600 will not be responsible for the exchange of keys.
5. If, for any reason, any of the above information or references are found to be unavailable or unacceptable by Management or the Board of Trustees, they shall have the right to reject renter.
6. Effective October 6, 1985, the Board of Trustees will apply the following sanctions to unit owners who fail to comply with the Amendment to Paragraph 12A of the Master Deed, which provides for one rental per calendar year, for a minimum of three (3) consecutive months:
 - (a) First Offense: \$1,000 fine
 - (b) Second Offense: \$1,500 fine
7. The 9600 Condominium Association reserves the right to declare a lease null and void for any of the following reasons: Non-compliance of any of the foregoing on the part of the owner. Lessee is known to have an undesirable history of past rental. The number of persons occupying the unit exceeds that Unit Max. Occupancy -
One (1) Bedroom Two (2) Persons
Two (2) Bedroom Four (4) Persons
Three (3) Bedroom Six (6) Persons
Four (4) Bedroom Eight (8) Persons

If you have questions regarding this or any other 9600 policy, please contact the 9600 Association Management Office at (609) 822-9600