

SOUTH MEADOW CONDOMINIUM TRUST

c/o Phoenix Company, Inc.
705 Plantation Street, Worcester, MA 01605
Telephone (508) 856-7000 · Fax (508) 856-7300

PROCEDURE FOR ALL NEW/ RENTERS

Procedure for Renters:

All owners will instruct their rental agents that either before or after their own screening process is completed they will need to schedule an appointment with Managing Agent (Phoenix) to complete the signing of documents and receive new resident orientation.

What will be covered during educational session?

The full set of rules and regulations of South Meadow Condominium Trust including the lessee/lessor declaration will be read and reviewed by all prospective renters. This will include anyone who plans to live in the unit for any period of time. Renter will be educated about the concept of living at South Meadow in a condominium environment as well as the responsibility for adhering to all rules. The responsibility of payment of all fines assessed to the unit for violations of it will be agreed to and signed off by each person.

Length of session:

Approximately 20-30 minutes

Cost of each session:

Cost \$50.00 per session this includes the cost of a full set of rules and regulations for the tenant. Checks should be made out to Phoenix Company, Inc.

Existing fine for non compliance of this rental procedure:

\$10.00 per day retroactive to the first day of tenancy period. (Date when tenant occupies unit). This is charged directly to the owners account with South Meadow.

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SOUTH MEADOW CONDOMINIUM TRUST UNIT OWNER CONSENT TO RENT

I (We), the undersigned Unit Owner(s) of Unit _____ at the South Meadow Condominium do, hereby, provide the following:

1. A signed copy of the Rental Agreement (Lease);
2. An executed Tenant Agreement Form; Exhibit "B"
3. A check in the amount of \$50.00 to cover all costs.

I (We) acknowledge and agree that I (We) will be fully responsible for the acts of my (Our) proposed tenants, their agents, servants, guests and/or invitees. I (We) further acknowledge and agree to comply with any and all requests made by the Trustees of the South Meadow Condominium Trust to ameliorate any difficulty resulting from my (Our) tenant's occupation of the Unit. In the event any tenant does not immediately comply with all of the terms of the tenant agreement, I will use diligent efforts to evict my tenant. I will be responsible for any and all costs incurred by the Trust in enforcing this agreement.

DATED: _____

UNIT OWNER(S)

NAME (please print)

SIGNATURE

NAME (please print)

SIGNATURE

“Exhibit B”

SOUTH MEADOW CONDOMINIUM TRUST

TENANT AGREEMENT

I (We), the undersigned prospective tenant(s) of Unit _____ at the South Meadow Condominium do hereby agree to be bound by the terms, conditions and provisions of the Master Deed of the South Meadow Condominium, the Declaration of Trust [By-Laws] of South Meadow Condominium Trust and the Rules and Regulations promulgated thereunder (the “Constituent Documents”). I (We) further agree to ensure that any and all persons upon the South Meadow Condominium at my (our) behest shall likewise comply. In furtherance hereof, I (We) acknowledge and agree that I (We) shall pay any and all fines imposed by the Board of Trustees of the South Meadow Condominium Trust for any infraction of the Constituent Documents. I (We) further acknowledge and agree that said Trustees may, in the name of my (our) Lessor, seek and obtain my (our) eviction for any infraction of the Constituent Documents.

This Agreement shall be considered as a part of my (our) agreement/lease and may be enforced by my (our) Lessor.

I (We) hereby acknowledge receipt of a copy of the Constituent Documents.

DATED: _____

TENANT(S)

NAME (Please Print)

SIGNATURE

NAME (Please Print)

SIGNATURE

**SOUTH MEADOW CONDOMINIUM TRUST
LESSOR/LESSEE DECLARATION**

UNIT #	UNIT OWNER (LESSOR)	(PRINT NAME)	DATE
	LESSEE (TENANT)	(PRINT NAME)	DATE

Lessor and Lessee agree that the Rules and Regulations governing South Meadow Condominium and the Pool Rules and Regulations have been presented to and made part of the lease and the Tenant/Lessee acknowledges and understands same and agrees to abide by the said Rules and Regulations individually and collectively with the Unit Owner during the term of said Lease.

Effective date of lease: _____

Owner's address: _____

Owner's phone number: _____

Lessee's (tenant) phone number: _____

Who is designated to be responsible for Maintenance: _____

Lessee Signature Unit #

Lessee Signature Unit #

Lessee Signature Unit #

Lessee Signature Unit #

Lessor/Owner Signature

Lessor/Owner Signature