

**WATERVIEW CONDOMINIUM
APPROVAL OF LEASE AND REQUIRED DOCUMENTS**

This is to request approval of Lease and Required Documents for:

Unit # _____ Address of Unit: _____

Owned By: _____

(Name and Address)

The following documents are required:

1. A copy of a fully executed Lease signed by all parties.
2. Addendum to Lease. (Copy Attached)
3. Copy of Certificate of Occupancy (including the names and ages of all persons residing in the unit.)
4. Lease Fee of \$50.00 made payable to Waterview Condominium Association.
5. The owner acknowledges that the Waterview Condominium Association Rules & Regulations have been given to the tenant(s).

This application for Lease Approval is submitted this _____ day of _____, 20__.

By (owner's signature) _____

Telephone # _____

Received this date _____ for Waterview Condominium Association, Inc.

Approved (Disapproved) on this _____ day of _____, 20__. THE

OWNER/LANDLORD WAS INFORMED ON _____

BY: _____

Account balance due as of (date) _____ \$ _____

VERIFIED BY: _____

**WATERVIEW CONDOMINIUM ASSOCIATION, INC.
ADDENDUM TO LEASE AGREEMENT**

THIS ADDENDUM IS ANNEXED TO AND MADE A PART OF THAT CERTAIN LEASE AGREEMENT DATED _____, _____, BY AND BETWEEN _____, AS LANDLORD, AND _____, AS TENANT FOR UNIT NO. _____ (THE "UNIT") AT THE WATERVIEW CONDOMINIUM.

- 1. SUBLEASE OF UNIT.** The Unit may not be sublet by Tenant to any subtenant.
- 2. USE OF PREMISES.** The Unit shall not be used by Tenant for any purpose other than residential use.
- 3. SUBORDINATION OF LEASE.** All parties hereto agree to abide by the By-Laws and Rules and Regulations of the Waterview Condominium Association, Inc. (the "Association"), and the Master Deed to the Waterview Condominium, all as may be amended from time to time (collectively, the "Condominium Documents"). Tenant acknowledges receipt of copies of the Condominium Documents from the Landlord. Failure of either Landlord or Tenant to abide by the terms of the Condominium Documents may result in the imposition of fines or other charges by the Board of Trustees of the Association (the "Board"). Depending on the severity of the violation and/or the frequency of violations by Tenant, and notwithstanding anything in the Condominium Documents to the contrary, the Board shall have the power to act as the attorney-in-fact for the Landlord, which power shall be coupled with an interest, and shall have the right to institute eviction proceedings against the Tenant in the name of the Landlord pursuant to applicable provisions of the New Jersey Summary Dispossess Act. If the Board shall institute any such eviction proceedings against Tenant, Landlord shall be required to reimburse the Association for the costs and expenses incurred by the Association in prosecuting such action, including reasonable attorneys' fees.
- 4. CONDITIONAL ASSIGNMENT OF RENTS:** Landlord shall remain current, at all times, in the payment of all condominium assessments and other charges levied by the Board pursuant to the terms of the Condominium Documents. Landlord hereby assigns to the Association the immediate, absolute and continuing right to collect from Tenant all rents due from Tenant under the Lease, which assignment shall become effective immediately if Landlord shall become delinquent for more than thirty (30) days in the payment of any such assessments or other charges. All such rents collected by the Association shall be applied in payment of all unpaid assessments and other charges due from Landlord to the Association. Any excess between the amount of rents so collected by the Association and the amount of all unpaid assessments and other charges shall be forwarded by the Association to Landlord.
- 5. LANDLORD COMPLIANCE:** If Tenant shall fail to comply with the Condominium Documents, Landlord may do so on behalf of Tenant and the costs and expenses incurred by Landlord in effectuating such compliance, including reasonable

attorneys' fees, shall be deemed to constitute additional rent due from Tenant to Landlord under the Lease.

6. FULL FORCE AND EFFECT. Except as herein set forth, the Lease shall remain unmodified, in full force and effect and binding upon Landlord and Tenant.

IN WITNESS WHEREOF, LANDLORD AND TENANT HAVE EXECUTED THIS ADDENDUM TO LEASE THIS _____ DAY OF _____, _____.

WITNESS:

LANDLORD:

WITNESS:

TENANT:

JOINDER BY THE ASSOCIATION

THE ASSOCIATION JOINS IN THE EXECUTION OF THIS ADDENDUM FOR THE SOLE AND LIMITED PURPOSE OF ACKNOWLEDGING AND ACCEPTING THE PROVISIONS OF THIS ADDENDUM THAT ARE INTENDED FOR THE BENEFIT OF THE ASSOCIATION, WHICH PROVISIONS MAY BE EXERCISED AT THE SOLE AND ABSOLUTE DISCRETION OF THE BOARD WITHOUT LIABILITY OR OTHER OBLIGATION TO EITHER LANDLORD OR TENANT UNDER THE LEASE OR OTHERWISE.

ATTEST:

WATERVIEW CONDOMINIUM
ASSOCIATION, INC.

BY: _____

NAME: _____

TITLE: _____