



Condominium Occupant Identity Form

This Condominium Occupant identity form: this ____ day of ____ 20____ between _____, hereinafter referred to as "Tenant"; and _____ Drum Point Village West CAI, hereinafter referred to as "the Association"

Condominium Occupant identity form for:

Address: _____

1. TENANT DUTY TO COMPLY WITH THE PROVISIONS OF THE MASTER DEED AND BY-LAWS AND RULES AND REGULATIONS FOR *DRUM POINT VILLAGE WEST CAI*.

Tenant and Landlord acknowledge that lease of above property is subject to all of the provisions of the Master Deed and Declaration of restrictive and Protective Covenants for Drum Point Village West, CAI., a condominium, and the By-Laws which govern Drum Point Village West, CAI,(collectively referred to as the "governing documents" or "documents") with Rules and Regulations promulgated, there under, including, but not limited to any determination/decision made by the Board of Trustees of the Association relating to the use and possession of the subject condominium unit as well as to the use of all common elements at the Drum Point Village West complex.

2. It is the obligation of the Landlord to inform the Tenant of the rules/regulations/Master Deed and By-laws. Any/all violations of specifics contained therein will be subject to Fines that can be issued for said violations as stipulated in the Master Deed/By-Laws/Rules /Regulations. Payment of any Fines is the obligation of the Landlord and it is the option of the Landlord to recover said Fines from the Tenant if they wish. Unpaid fines can force a Lien on the unit with any/all expenses charged to the unit owner, including, but not limited to all legal expenses.

3. Landlord herein acknowledges that the execution of the Lease for the address, specified above, and the Condominium Rider does not operate to relieve the Landlord to his obligation to pay his unit's proportionate share of the common expenses and assessments required by the Association. *As security for the performance of Landlord's continued obligation to pay his unit's proportionate share of common expenses and assessments, Landlord herein assigns to the Association the rent payable to him by the Tenant.*

[Type text]

Said assignment of rents shall, however, only become operative upon the Landlord's failure to timely pay his proportionate share of the common expenses and assessments, as well as any Fines, after having been given thirty (30) days written notice by the Association as to his default. Upon Landlord's failure to cure his default within the thirty (30) day period, the Association can, without having to institute any Court action or proceeding demand of tenant that Tenant pay over to the Association any and all rent due Landlord under the terms of his lease until said unpaid monies to satisfy default of payment(s), assessments as well outstanding Fines, of any nature that the Landlord has not paid, and is documented as due, to the Association.

Tenant, herein, covenants to fully cooperate with the Association and to pay rent directly to the Association monies to satisfy Landlord's default for payments or for payment of Assessments until those are satisfied.

Rent recovered by the Association from the Tenant shall be applied, but not limited to:

To reimburse the Association for Attorney's fees and costs incurred in seeking to gain Landlord's compliances and,

to cure Landlord's delinquency

Acceptance of agreed terms of Drum Point Village West Condominium Occupant Identity Form:

UNIT OWNER: _____

TENANT(S) _____

ADDRESS: _____

DATED: _____

PHONE NUMBER: _____

DATED: _____

LIST ADDITIONAL OCCUPANTS:
(IF NECESSARY USE BACK OF SHEET)
NAME/DATE/PHONE.

PHONE NUMBER: _____

Accepted by Drum Point Village West, CAI:

DATED: _____

Authorized Association Board of Trustees Member

[Type text]