

Triton Property Management
900 E. Indiantown Rd., Suite 210
Jupiter, FL 33477
561-250-6565
residentservices@tritoncam.com

Lease Renewal

Unit: _____

LEASE ADDENDUM (ONLY APPLICABLE FOR LEASE) Each applicant certifies that all information provided to Triton Property Management on behalf of the Assoc. is: True and complete. False, misleading and/or fraudulent information is grounds for refusal. Investigation which may include but is not limited to consumer credit, mortgages, banking, employment, businesses, tenancy, public records, personal character and characteristics, general reputation and mode of living. Applicants release ASG and its affiliates to include employees, officers, directors, brokers, agents and representatives of the foregoing) receiving information from any and all claims or liability which may arise from the release, transmission, assembly, or interpretation of information, or denial of credit, housing, privilege or extra or unusual deposits. Applicants providing false or misleading information constitutes reasonable grounds for denial of application. Applicant understands that the Assoc. bases their opinion based on criminal, credit, prior residency referrals and other options regarding status, which will determine the Board of Directors' approval or disapproval of said applicant. Applicant authorizes reporting of any ensuing residency history to Triton and its affiliates on the same terms as above. Applicant understands that each community has its residential guidelines and applicant may be turned down based on those criteria. **RULES & REGULATIONS:** Applicant Agrees that he/she has read a copy of the Assoc.'s Declaration, By-Laws, Rules & Regulations (hereinafter collectively referred to as the "Assoc. Documents") and assumes responsibility for themselves and all other person(s) and agrees to abide by all as stated. Failure to abide by said Assoc. Documents shall entitle the Assoc. to all the rights of Lessor to terminate the Lease and evict Lessee. The Board of Directors of the Assoc. shall have the power, but shall not in any manner be obligated, to terminate the Lease and/or to bring summary proceedings to evict Lessee, in the name of Lessor and/or itself, in the event of (i) a default by Lessee in the performance of Lessee's obligations under the Lease, or (ii) a foreclosure of a lien placed on the Unit by the Assoc. in accordance with the Declaration of Condominium. In the event the Assoc. brings any action, proceeding or litigation to terminate the Lease and/or to evict Lessee, the Assoc. shall recover from Lessor and/or Lessee all costs and reasonable attorney's fees incurred therefore. **USE & OCCUPANCY:** The Unit shall be used solely as a private residence for Lessee, and person(s) as listed on the application. The Assoc. Documents pertaining to guests within the Unit and/or upon Assoc. property, as same may be amended from time to time. Lessee agrees not to use the Unit, or permit the Unit or any portion of the Assoc. Property to be used, for any illegal, immoral, improper, offensive, hazardous or unlawful purpose. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed by Lessee. Lessee further agrees not to make, nor permit to be made, any disturbance, noise or annoyance of any kind, which is detrimental to the Unit, or any portion of the Assoc. Property, or to the comfort of any of the other inhabitants of the Assoc. **ASSIGNMENT & SUBLETTING:** Lessee shall not assign nor sublet the Unit or any part thereof, nor shall the Lease Agreement be assigned by Lessee, without the prior written approval of the Lessor and the Assoc. **RIGHT TO RENT:** Per Florida Statutes Section 720.3085(8)(a): Assessments: Tenant Occupancy; In the event Lessor is delinquent in Lessor's obligation to pay to the Assoc. any "common expenses" as defined in the Assoc. Documents, the Assoc. shall have the right, but not the obligation, to require Lessee to pay said rental installments, or the portion thereof, sufficient to pay said delinquent common expenses, directly to the Assoc., upon the Assoc. giving written notice of the exercise of such right to Lessee and Lessor. This right of the Assoc. is cumulative and in addition to any and all other rights or remedies, the Assoc. may have against Lessee or Lessor. **ZERO TOLERANCE DRUG POLICY:** I understand and agree that this complex is attempting to be a drug-free environment and the Assoc. has a policy of Zero tolerance to illegal drugs on these premises and agree that this policy entitles Assoc./Management to terminate the Rental Agreement of any Tenant who has engaged in any drug-related activity such as possession, sale, manufacture, distribution or use of a controlled substance on or about these premises, or engages in any other illegal activity which is detrimental to the complex or its residents, and to seek immediate legal injunction of any owner. I understand and agree that this policy is intended to ensure that the Assoc.'s safety and peaceful enjoyment of this complex is protected and that resident and their guests or invitee do not use or sell illegal drugs on these premises. **RIGHT OF ENTRY:** The Assoc., it's employees or their agents shall have the right to enter the Unit at all reasonable hours to examine the Unit, to make all repairs deemed necessary for the safety of the other residents of the Assoc. or the preservation of the Assoc. property (or any portion thereof), or to do whatever is deemed necessary to assure orderly use and proper maintenance of the Unit or any portion of the Assoc. property. **SUBORDINATION:** The Lease is hereby expressly made subject and subordinate to all Assoc. assessments, ground or underlying leases, mortgages, building loan agreements and all advances which may now or hereafter affect or become a lien upon the Assoc. real property, and to any renewals, modifications, consolidations, replacements or extensions thereof. **INDEMNIFICATION:** Lessee agrees to indemnify and hold harmless the Assoc. from and against any claims for damages to person or property arising from Lessee's use of the Unit, or from any activity or work permitted or suffered by Lessee in or about the Unit. The Assoc. shall not be liable for personal injury or damages to Lessee's personal property from theft, vandalism, fire, water, rainstorms, smoke, explosions, riots or other causes whatsoever. The provisions of this paragraph shall survive the termination of the Lease. **MODIFICATION OF LEASE:** The Lease may not be modified, amended, extended, or assigned without the prior written consent of the Board of Directors of the Assoc. This Lease Addendum is entered into this _____ day of _____, 20____, by and between the below listed as Owner, (hereinafter referred to as "Lessor") & the Renter (hereinafter referred to as "Lessee") of the real property described allocated within, and subject to the jurisdiction of the which supplements and modifies that certain Lease Agreement by and between Lessor and Lessee for the leasing of said Unit. The parties hereby agree as stipulated in the above Assoc. Lease Addendum:

APPLICANT SIGNATURE

CO-APPLICANT SIGNATURE

Valencia Condominium Association

Lease Renewal

LEASE _____
TERM PERIOD LEASE DATES

(VALENCIA) PROPERTY ADDRESS: _____

CURRENT OWNER NAME(S): _____

CURRENT OWNER PHONE NUMBER: _____ EMAIL: _____

CURRENT OWNER MAILING ADDRESS: _____

Tenant: _____ DATE OF BIRTH: _____ SS#: _____

PHONE NUMBER: _____ EMAIL: _____

() Single () Married () Separated () Divorced MAIDEN NAME: _____

Co-Tenant: _____ DATE OF BIRTH: _____ SS#: _____

PHONE NUMBER: _____ EMAIL: _____

() Single () Married () Separated () Divorced MAIDEN NAME: _____

PLEASE STATE THE NAMES AND RELATIONSHIP OF ALL WHO WILL BE OCCUPYING THE UNIT

NAME	RELATIONSHIP	AGE
_____	_____	_____
_____	_____	_____
_____	_____	_____

IN CASE OF EMERGENCY:

NAME	ADDRESS	PHONE
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NUMBER OF CARS (TO BE PARKED AT PROPERTY) _____ (PLEASE LIST ALL BELOW)

****(MUST PROVIDE COPY OF VEHICLE REGISTRATION)****

MAKE: MODEL: _____ YEAR: _____ TAG#: _____

MAKE: _____ MODEL: _____ YEAR: _____ TAG#: _____

Please note, there is only one spot allotted per unit. Owners/Renters cannot utilize the guest spots for their second vehicle and must make other arrangements. However, at no time should an owner allow someone to park in their space and then occupy a guest spot with their vehicle. An exception is when an owner has leased their unit and is parking in the guest parking space when visiting.

Updated: 1/19/2024

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Lease Renewal

- All documents must be mailed to: vacmgr@tritoncam.
Please provide a final copy of the lease agreement once it is final to the office as well.
- *Provided renewed Appliance and Pest control Contracts*