



PENN ESTATES PROPERTY OWNERS ASSOCIATION

304 Cricket Dr. E. Stroudsburg, PA 18301

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MINIMUM LEASE AGREEMENT FOR LONG-TERM RENTAL

The terms of this lease agreement (this "Lease") are between the Tenant and the Owner of Record ("Owner") pursuant to the Tenant's Lease of a property from the Owner within Penn Estates POA (the "Association") for a period of thirty (30) days or greater. By signing this lease, in addition to the terms below, Tenant agrees to abide by all Association governing documents, including but not limited to the Association Rules and Regulations (collectively, the "Governing Documents") as well as all federal, state, and local laws and regulations (collectively, the "Laws and Regulations"). A copy of the Governing Documents may be viewed at www.pepoa.org.

1. Tenants listed on the Long-term Tenant Registration Form (the "Registration Form") and permitted guests of Tenants occupying the property (collectively, the "Occupants") must register with the Association no less than seven (7) days in advance, when possible, of the rental start date. Registration requires submitting the signed Registration Form and this lease between the Owner and the Tenant.
2. By signing this Lease, Tenant agrees to abide by and enforce the terms and conditions of this lease on behalf of all Occupants named on the Registration Form, including, but not limited to, the requirement to abide by all Governing Documents. Only Occupants validly registered on the Registration Form and Guests of Tenant properly registered with the Administration Office are entitled to enter the Community.
3. Tenant agrees to provide the Owner with an updated Registration Form no later than January 1 of each year. Tenant acknowledges the Owner is responsible for providing the updated Registration Form to the Association by January 1 of each year. If the Lease renewal occurs after January 1, the Owner agrees to provide a copy of the new signed lease to the Association as soon as it is available. Tenant and Owner acknowledge that failure to provide an updated Registration Form and updated lease will result in a violation of the Governing Documents.
4. A nonrefundable Tenant processing fee must be paid prior to the beginning of the Lease term and each January 1, as applicable.
5. Subletting by Tenants is strictly prohibited.

6. Occupants shall have the privilege of using community facilities and amenities provided the Owner remains a member in good standing.
7. Occupants are not permitted at any time to transfer a gate access card or temporary pass to anyone other than the person to whom it was originally issued. Transferring a gate access card or temporary pass to another person and use of such passes by a person other than the one to whom the pass was originally issued shall result in seizure of said gate access card or temporary pass and may result in eviction from the Community.
8. Owners are responsible for all attorney's fees and costs incurred by the Association as a result of any Occupant's violation of the Governing Documents irrespective of whether a suit is instituted. Owners are responsible for fines levied resulting from Tenants' violation of the Governing Documents.
9. In no event shall it be determined that a landlord/tenant relationship exists between the Association and a Tenant.
10. Tenants may purchase long-term amenity badges for use by Occupants. Such badges shall be valid for the remainder of the calendar year or until the Lease term has expired, whichever comes first

It is understood by our signatures below that all Occupants have reviewed a copy of the Governing Documents (www.pepoa.org) and agree to be bound by them at all times; and the information provided on pages 1 and 2 of this form is complete and accurate.

In addition, nothing in this lease is intended to negate or override any Laws and Regulations which must be complied with by all Occupants in addition to the Governing Documents.

Tenant's Name (Please print)

Date

Tenant's Signature

Date

Owner of Record (Please print)

Date

Owner of Record's Signature

Date
