



Lake Holiday Renter Packet

*Property Owner must fill out pages 1 - 3
Proposed Tenant must complete pages 4 & 5*



LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION, INC.

283 Easy Street, Somonauk, Illinois 60552
Phone 815-498-2216
Fax 815-498-9171

NOTICE AND APPLICATION FOR LEASE OF RESIDENTIAL LOT

I/We _____, as owners of Residential Lot # _____, in Lake Holiday Development, hereby notify **LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION** of his/her/their intent to lease the aforesaid lot as a single family residence.

This property is being designated as a **RENTAL PROPERTY**. I/We understand that prospective tenants may not move in prior to approval by the Board of Directors of Lake Holiday Property Owners Association. Approval will be denied if owner(s) are not in **“GOOD STANDING”**. I/We understand that **FAILURE TO REGISTER, THROUGH THE APPLICATION PROCEDURE, ANY TENANTS, AND/OR TO ALLOW TENANTS TO MOVE IN PRIOR TO APPROVAL, WILL RESULT IN A \$1,000 FINE. This is a Class X Violation.**

An annual Rental Fee of **\$300.00** is payable each calendar year that above-referenced property is a **Designated Rental Property**. This fee may be pro-rated over the calendar year in the event that the above-referenced property is rented after the first month of the year (January) for a property that is rented for the first time (a property that has never been rented). This pro-rated amount is \$25.00 per month. This Fee is due by March 1st each year. A late fine of \$50.00 (with compounded interest charges on any unpaid balances) will be imposed if above fee is not received by the deadline of March 1st of each year. It is the responsibility of above-referenced owner(s) to notify **LAKE HOLIDAY PROPERTY OWNERS** Management, in writing, if above-referenced property is no longer a **Designated Rental Property**. Forms for this are available from the Lake Holiday Office.

It is our intention as owners **TO / NOT TO** (circle one) continue to utilize the recreational amenities and receive the benefits from the usage of the common property owned by **LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION**. If the choice is to utilize the amenities of **LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION** for the lot named above, in conjunction with any proposed tenants, the fee for this privilege is \$200.00, payable with the submission of all paperwork relating to the rental of above referenced property.

Application forms must be completed in entirety by the owner(s) of the above referenced lot and by the prospective tenant(s). A **signed, written lease** is also to be submitted with the Application Forms. If you employ an agent/agency to rent your property, the approved LHPO forms, regarding rental property, must be used. A new lease must be submitted to LHPO Association on the anniversary date of the termination of any lease, if your same tenant renews his lease. All leases on file, for any particular property, must be current. When tenants vacate your property, you must notify the LHPO Management with this information. You must fill out all **APPLICATION FORMS** each time you have a new tenant. As owner(s) of above referenced property, you acknowledge that you are bound by the Restrictive Covenants, the By-Laws, and the Rules and Regulations of the Lake Holiday Property Owners Association. Each tenant (a married couple or family is considered “each”), who rents your property, must pay a one-time Tenant’s Application Fee of \$200, payable by either the tenant or the landlord.

I/We have read and understood the Restrictive Covenants, By-Laws and Rules which govern Lake Holiday Property Owners Association, Inc. and agree to abide by these governances. As owners of the above referenced property I/we agree that I/we will be responsible for and promptly pay any penalties, fines or assessments levied as a result of the violation of any By-Laws or Rules and Regulations committed by my tenants, or their guests, of above referenced property, LOT # _____.

Signature or Owner(s) and Date



LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION, INC.

283 Easy Street, Somonauk, Illinois 60552
Phone 815-498-2216
Fax 815-498-9171

LEASE OF RESIDENTIAL LOT TO BE COMPLETED BY OWNER(S) OF LOT

Date: _____

I/We, as owners of Lot # _____, hereby affirm that the following information is accurate and correct with regard to the proposed Lease.

Lot Owners:

Mailing Address(es) of Lot Owners:

Phone Numbers of Lot Owner(s): (Home Phone, Business Phone, Cell Phone)

Name and Numbers:

Name and Numbers:

Emails for Owners:

Name and email:

Name and email:

Name(s) of Proposed Tenants:

LEASE OF RESIDENTIAL LOT TO BE COMPLETED BY OWNER(S) OF LOT

Date of Commencement of Lease:

Date of Termination of Lease:

I/We, the above-signed, in consideration for the approval by LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION, have read and agree to the terms set forth in the **NOTICE AND APPLICATION FOR LEASE OF RESIDENTIAL LOT**. I/We agree to immediately notify the management of LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION if the prospective tenants, as noted on this form, vacate said premises before the stated termination of the accompanying lease. I/ We further agree that another **NOTICE AND APPLICATION FOR LEASE OF RESIDENTIAL LOT** will be submitted with accompanying Lot Owner form and Proposed Tenant form, along with a new lease when above property is leased to any new tenants.

I/We understand that there is a \$1,000 fine for failure by a landlord to register a tenant. (Class X Violation)

I/We understand that there is an annual Rental Fee of \$300, payable each calendar year that above-referenced property is a Designated Rental Property, and that this fee is due no later than March 1st of each calendar year.

I/We understand that there is a one-time Tenant Application Fee of \$200 for each tenant (a family is considered “each”), payable by either the tenant or the landlord, at the time of application. If tenants change, then the application forms for new tenants and landlord must be filled out and re-submitted, along with the Tenant Application Fee of \$200 for each tenant.

I/We understand that we may take this property out of the designation as a “rental property” by notifying, in writing, the Lake Holiday Property Owners Association office. Specific forms are provided for this option. By taking this property out of the designation of “rental property”, the property cannot be rented.

Signatures of Owners and Date:



LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION, INC.

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LEASE OF RESIDENTIAL LOT TO BE COMPLETED BY PROPOSED TENANT

Each proposed tenant, or married couple (family), of Lot # _____ shall fill out in entirety this Proposed Tenant Form, and either the landlord or tenant must pay the required \$200.00 one-time Tenant's Application Fee.

Date: _____

I, the proposed Tenant of Lot# _____, stipulate and agree that all information provided to the lot owner(s) and LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION is true, accurate and correct and that this application, upon approval by the Board of Directors of the Lake Holiday Property Owners Association, shall be a part of, and incorporated into the written Lease Agreement between the owner(s) of Lot # _____ and myself. For your safety and protection, it is suggested that you **UNDERSTAND YOUR LEASE** as to who is responsible for any repairs to the property you intend to lease.

As a proposed tenant of Lot # _____, I, or the landlord, agree to pay to Lake Holiday Property Owners Association, a one-time **\$200.00 Tenant's Application Fee**. This fee is payable upon the completion and submission of all forms relating to the rental of this property.

I hereby acknowledge that I have reviewed the Restrictive Covenants, By-Laws, and Rules and Regulations of the Lake Holiday Property Owners Association available on the web site at www.lakeholiday.us or the Association Office during normal business hours. By the aforesaid, I hereby agree to comply with and abide by these Restrictive Covenants, By-Laws, Rules and Regulations of the LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION during my occupancy of Lot # _____. I also further agree to be responsible for, and promptly pay, any penalties, fines or citation fees levied as a result of the violation of any said By-Laws, Rules and Regulations, for myself and my guests.

Name: _____

Name of spouse, if married _____

Names of Children and ages:

Current Address: _____

LEASE OF RESIDENTIAL LOT TO BE COMPLETED BY PROPOSED TENANT

Have you lived in Lake Holiday previously? NO _____ YES _____ If yes, give the address(es) and time period(s) when you lived here and whether you rented or owned the property or properties.

Home Phone Number _____

Other Phone Number _____

Email Address _____

Driver's License Number(s) (Include Issuing State and Expiration Date):

A copy of Driver's License is to be attached to this form.

Employer Name: _____

Address: _____

Spouse's Employer: _____

Address: _____

I/We hereby certify that I am/we are in compliance with Paragraph 12 of the Restrictive Covenants and further understand that no registered sex offender may reside in any residential lot within the Lake Holiday Property Owners Association

In signing this agreement, I agree that all of the above information is accurate and true to my knowledge.

Signature(s):

Print Name(s) as Signed:

