

HARROGATE NORTH Rental Policy & Verification Process

Verification Process:

Effective immediately, Harrogate North unit owners who wish to rent their units must submit Competent Proof of potential tenants' age to the Harrogate Home Owners Association (HOA) Executive Board prior to the execution of any rental agreement and/or lease. The HOA Executive Board will review the Competent Proof to ensure that it is in accordance with the Condominium's 55-or-Older Housing Policy, the Fair Housing Act, the Housing for Older Persons Act of 1995, and/or any state, federal or local laws, rules or regulations related or pertaining to age-qualified communities. The HOA Executive Board must return written "Approval" to the unit owner(s) prior to the execution of any rental agreement and/or lease, within 10-15 days of receipt of application.

A listing of documents that are considered Competent Proof are listed on Exhibit A. Please mail or fax a legible copy the appropriate document to:

Kimberton Property Management
PO Box 683
Kimberton, PA 19442

Or, Fax forms and attachments to: 484-920-1468

Rental Policy:

Each Unit Owner who intends to rent is also responsible to deliver a copy of then current Harrogate North 55-or-Older Housing Policy to any potential tenant, prior to entering into a lease with such tenant. Each Lease shall contain a statement in boldface type as follows:

"AGE-QUALIFIED HOUSING: THE HOUSING UNIT THAT IS THE SUBJECT OF THIS LEASE IS LOCATED IN AN AGE-QUALIFIED CONDOMINIUM INTENDED FRO RESIDENTS AGE 55-OR-OLDER. AT LEAST ONE PERMANENT RESIDENT OF THE UNIT MUST BE 55 YEARS OF AGE OR OLDER AND OCCUPANCY BY PERSONS 18 YEARS OF AGE OR YOUNGER SHALL BE PROHIBITED, EXCEPT THAT CHILDREN UNDER THE AGE OF 18 WHO ARE FAMILY MEMBERS OF THE RESIDENTS MAY RESIDE IN A DWELLING WITHIN THE CONDOMINIUM ON A TEMPORARY BASIS FOR A MAXIMUM OF NINETY (90) DAYS IN ANY CALENDAR YEAR. THE TENANT, BY SIGNING THIS AGREEMENT: (1) ACKNOWLEDGES RECEIVING A COPY OF THE CONDOMINIUM'S 55-OR-OLDER HOUSING POLICY; (2) UNDERSTANDS THAT AS A CONDITION TO OCCUPYING THE UNIT, HE OR SHE MUST FIRST PROVE TO THE CONDOMINIUM ASSOCIATION THAT AT LEAST ONE OCCUPANT OF THE UNIT WILL BE 55 YEARS OF AGE OR OLDER; AND (3) CERTIFIES THAT THEY WILL ABIDE BY THE CONDOMINIUM'S "55-OR-OLDER HOUSING POLICY", INCLUDING PROVISIONS FOR VERIFICATION."

Any legal fees, fines, and costs that are incurred by the Harrogate Home Owners Association to enforce this document will

RENTAL APPLICATION

Name(s) of Unit owner: _____

Address of Unit: _____

Name(s) of potential tenants:

Potential occupancy by persons under the age of 18?

Yes _____

No _____

If Yes, list names and ages, and potential length of occupancy:

Provide a copy of Competent Proof: Any of the following documents are considered reliable documentation of the age of the occupants of the Community; and adequate for verification of age, provided that it contains specific information about current age of date of birth:

1) Drivers License 2) Birth Certificate 3) Passport 4) Immigration Card 5) Military identification 6) Any other state, local, national, or international official documents containing a birth date of comparable reliability; or 7) A certification in a lease, application, affidavit, or other document signed by any member of the household age 18 or older asserting that at least one person in the unit is 55 years of age or older.

Mail or email Competent Proof and signed copy of this application to:

Kimberton Property Management

PO Box 683

Kimberton, PA 19442

Phone 484-302-9988

Fax 484-920-1468

Email: ATBatten@KimbertonFS.com

ATTN: Andrew Batten

Hershey's Mill Management will submit the application to the Harrogate Home Owners Association (HOA) Board of Directors for review. The HOA Board of Directors must return written "Approval" to the unit owner(s) prior to the execution of any rental agreement and/or lease.

Unit owner Signature & Date Potential Tenant Signature & Date