

Larimer Village Property Rental Agreement

THIS PROPERTY RENTAL AGREEMENT, made and entered into the day of _____, 20____, by and between _____, hereinafter referred to as "Owner" and _____, hereinafter referred to as "Agent" (if applicable) and _____, hereinafter referred to as "Tenant"; and the Larimer Village Condominium Association, hereinafter referred to as the "Association".

WITNESSETH

1. **Description of Property.** Owner hereby leases to Tenant and Tenant hereby rents from owner the real estate located at _____ in Larimer Village. Said property shall be hereinafter referred to as "Premises."
2. **Term.** The term of this lease shall commence on the 1st day of _____, 20____ and continue for a period of one year, 12 months through 1st day of _____, 20____. This lease **will not** automatically renew at the expiration of the Term.
3. **Rent.** Amount and rent payment schedule is to be determined and agreed upon between Owner (Agent if applicable) and Tenant.
4. **Larimer Association Dues and Assessments.** The Premises are part of the community known as Larimer Village Condominium Association, and the monthly "association dues" are payable to the Association on or before the first day of each month by the Owner. Also, any other assessments adopted by the Association Board of Directors are the responsibility of the Owner.
5. **Use.** The Premises shall be used as a residential property, single family residence and no other purposes as outlined in the Association Convents and By-Laws section 4.12. The Tenant shall comply with all statutes, ordinances, and requirements of all municipal, State and Federal authorities now in force or which may hereafter be in force, pertaining to the use of the premises.
6. **Assignment and Subletting:** Tenant shall not assign this Agreement nor sublet any portion of the Premises.
7. **Association Rules:** The Tenant is bound by the By-Laws, Rules, and Regulations of the Association. The Owner (and Agent if applicable) is to provide the Tenant with said documents and are responsible to the Association if not adhered to by Tenant.
8. **Insurance:** Association and Owner will maintain a fire and extended casualty insurance policy on the premises and any other insurance required on the Premises as provided by the Association By-Laws and Covenants. Tenant acknowledges that the said insurance **will not** insure against loss of Tenant's personal property located on the Premises and that the Tenant is solely responsible for obtaining a renter's insurance policy covering

Tenant's personal property. Neither Owner or Association is responsible for any loss or damage to Tenant's personal property however occasioned.

9. **Indemnification:** Association shall not be liable for any damage or injury to Tenant, or any other person or any other property, occurring on the Premises, or any part thereof. Or in common areas thereof, and Tenant and Owner agree to hold the Association harmless and indemnify the Association from any claims for damages no matter how caused.
10. **Rights of Association:** If Tenant fails to meet any of the provisions of this agreement the Association reserves the right to request the Owner terminate their lease with Tenant immediately according to Indiana State Code. The Owner shall be responsible for any legal fees (attorney fees, courts costs etc.) involved in the lease termination process.
11. **Binding Effect:** The foregoing constitutes the entire agreement between the parties, and the same may be modified only by written instrument signed by all the parties hereto. All the undersigned hereby acknowledge receipt of a copy of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hand this day and year.

Date: _____Month
_____Year_____

TENANT: _____
Signature

Print

OWNER: _____
Signature

Print

ASSOCIATION: _____TITLE _____
Signature

Print