

Denton Manor Property Owners Association, Inc.
P.O. Box 483, Ocean View, DE 19970
RENTAL AGREEMENT/ RENTAL RENEWAL FORM

Lot: _____ Rental Start Date: _____
Parcel: _____ Rental End Date: _____

At least 30 days prior to the commencement of any residential lease term, the Owner shall submit the following to Denton Manor Property Owners Association, Inc. (DMPOA):

- (1) this completed Rental Agreement Form,
- (2) the nonrefundable application fee, and
- (3) a copy of all background check(s) of any tenant(s) 18 years and older.

The application fee is \$100 for each year or fraction of a year and shall be paid in full by the Owner when this Rental Agreement Form is submitted initially. All forms and background check(s) are due 30 days prior to the commencement of any lease term.

Example 1: A one-year lease, or any lease less than one year, requires an application fee of \$100.

Example 2: Any lease that is more than one year, but is two years or less, requires an application fee of \$200.

For multi-year leases, **a new Rental Agreement/ Rental Renewal Form and current background check(s) for tenant(s) 18 years and older are required for each subsequent year of the lease and must be submitted no later than 30 days prior to the yearly anniversary of the rental start date.**

Example: For a three-year residential lease, if the lease term begins on October 1, 2018 (after the initial Rental Agreement Form, full application fee, and background check(s) have been submitted), a new Rental Renewal Form shall be submitted no later than September 1, 2019 and September 1, 2020, along with current background check(s) for any tenant 18 years or older. This example requires an initial application fee of \$300, which shall be paid by the Owner, when the first Rental Agreement Form is submitted.

Property Street Address: _____

Contact Information Owners Name: _____

Owners Address: _____

City: _____ State: ____ Zip: _____

Phone: _____ Email: _____

Tenant Information

Tenant Name: _____

Tenant Address: _____

City: _____ State: ____ Zip: _____

Phone: _____ Email: _____

Number of Cars in Household _____ List State and Lic. # _____

Names and ages of all occupants: _____

Form 5-2018 – This form, once signed, is valid for only one year from the rental start date or anniversary date of any residential lease.

- **Background check(s) of Tenant(s), 18 years and older, shall be submitted with all Rental Agreement/ Rental Renewal Forms.**
- **Subleasing by Tenant of the property is prohibited.**
- I, the Tenant, have read the Restrictive Covenants for Denton Manor and their First Amendment, including the provisions for rental properties (which are attached to this form) and agree to abide by these terms and conditions.
- I, the Owner, have provided a copy of the Restrictive Covenants and their First Amendment to the tenant(s) and he/she/they agree(s) to adhere to these Restrictions.
- Any Owner who fails to comply, or whose Tenant fails to comply, with the Restrictive Covenants and their First Amendment, as well as the terms of this Form, shall be in violation thereof and subject to direct assessments.

Owner Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Accepted by: President DMPOA, Inc: _____ Date: _____