

Windward Point Homeowner's Association
Rental Review Form
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The following Rental Review Form is required by owners who wish to rent their unit for a time period of no less than twelve months as required by the Windward Point Covenants, Conditions, and Restrictions. Owners must fill this form out completely and submit to Property Management Services by fax, email, or mail (information below). The Rental Form will be reviewed by the windward Point Board of Directors for approval.

DOCUMENTS: Owners are responsible for having their renters sign an acknowledgement of receipt of a copy of the Windward Point Covenants, Conditions, and Restrictions and Windward Point Rules and Regulations. Owners who rent are also required to submit a copy of their lease to the Property Manager along with a certificate of insurance showing that liability coverage is in place for the unit.

DEPOSITS: Owners are required to submit a security deposit in the amount of \$1000, which the regime will hold in a non-interest bearing escrow account until the lease has been fulfilled. This deposit is to cover any damages inflicted upon common property during or after the lease term for which the Owner will be held responsible. Owners will also be responsible for any amount of repair if the total exceeds the deposit.

Owners and renters must notify the Property Manager when using the elevator to move furniture. A deposit of \$500 is required to ensure that the elevators are not damaged during the move. Moves may be scheduled Monday through Saturday from 9am until 6pm.

COMITMENT: By signing this form the Owner and Renter understand that violations to the Covenants, Conditions, and Restrictions and/or Windward Point Rules and regulations could result in fines and termination of the lease per (Article 14.2, Section b,(VI),b,(3)).

Please complete this section of the form and return to property Management Services.

Unit # _____

Furnished / Unfurnished

Renter Name(s) _____

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Renters Mailing Address _____

Renters Phone # _____

Renters Email _____

Lease Dates: from _____ to _____

Move In Date: _____

Rental Manager (Article 14.2, Section b,(VI),6,(X)) _____

Rental Manager Phone Number _____

By signing this document I acknowledge and accept receipt of the Windward Point Covenants, Conditions, and Restriction and Windward Point Rules and Regulations.

Renter(s) Signature _____

By signing this document as an owner, I acknowledge and accept that the renter(s) have received copies of the required documents mentioned herein and understand my responsibilities per the Windward Point Covenants, Conditions, and Restriction and Windward Point Rules and Regulations.

Owners Signature _____

Thank you for your cooperation in advance,

Windward Point Board of Directors

Please send this completed form to:

Property Management Services
1340-G Ben Sawyer Blvd.
Mt. Pleasant, SC. 29464
Fax: 843-881-5458
nancy@charlestonpms.com