

PEACHTREE TOWERS CONDOMINIUMS
LANDLORD COMPLIANCE FORM

This page with all of the required information must be provided to the Concierge prior to occupancy by fax: 404-524-2145 or by email: 300ptconcierge@gmail.com

For the purposes of this document the term "Guests" shall include both long and short-term renters, as well as guests of an Owner who will occupy the Unit overnight without the Owner also being present. All Unit owners and occupants agree to comply with the Declaration, Bylaws and Rules & Regulations. It is further agreed that the Owners of Units occupied by Guests ("Landlords") are responsible for the actions of their Guests when they violate the Declaration, Bylaw and Rules & Regulations. If violations do occur and fines are assessed by the Association, the Landlord shall be responsible for the payment of those fines.

Landlords Must Provide The Following Information

Rental/Occupancy Period

Move-In Date: _____

Move-Out Date: _____

Names of all Guests or Tenants and Contact Information

Name: _____

Cell Phone No. _____

Name: _____

Cell Phone No. _____

Name: _____

Cell Phone No. _____

Name: _____

Cell Phone No. _____

Name: _____

Cell Phone No. _____

All guests must sign in the first time they arrive at the building. The policies of Peachtree Towers Condominiums do not permit the concierges to provide Guests with unit keys or door codes. There is a \$5 charge (specific assessment) for each "Short-term Rental Check-In" (35 days or less). After each month, the number of check-ins will be tallied and an invoice will be generated to each landlord. The total invoice will be posted as a specific assessment on each unit's account. Owners will be given 30 days to pay the Association.

For Long-Term Rentals exceeding 35 days, I affirm that I have obtained and reviewed a criminal background check and credit report for the tenants leasing my unit.

I agree to hold harmless, remise, release, acquit, discharge and indemnify the Association, its officers, directors, agents, staff and concierge service of and from any and all causes of action, claims, suits, counterclaims, debts, damages and demands of whatever kind and nature, known or unknown, anticipated or unanticipated, related to: (1) any services that they may render on behalf of myself, my Guests or invitees; and/or (2) the Association, its officers, directors, staff, agents, and/or concierges, except as results from the willful misconduct or gross negligence of the Association.

Date: _____

Unit: _____

Signature – Owner/Property Manager_____
Landlord Contact Numbers (***Must be available 24/7***)_____
Print Name - Owner / Property Manager_____
Landlord Email Address

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LONG-TERM LEASING REQUIREMENTS FOR RENTALS EXCEEDING 35 DAYS

Landlords must obtain criminal background checks and obtain credit reports before leasing or renting out their units. Peachtree Towers Condominiums recognizes that this requirement may not be practical for short-term rentals of less than 34 days. Landlords can obtain these reports from credit reporting agencies providing these services such as the ones listed below. To find additional services you can do an internet search for "tenant screening."

TVS Nationwide Tenant Screening Services for Landlords & Property Managers

1-877-974-9328

www.tenantverification.com

AmerUSA.Net

727-725-4500

www.amerusa.net

Online Tenant Screening

www.screeningworks.com

While the actual information obtained is private between the Landlord and Tenant, the Landlord must sign the "Landlord Compliance Form" and turn it into the management office with a copy of the rental agreement or lease prior to occupancy. Management will not provide any building entry keys or place a name in the entry phone system until these documents are provided. Failure to provide the lease and the signed statement below may result in fines up to \$25 per day.

**Please note that Peachtree Towers Condominium Association, Inc., its board members and agents have not personally used or retained any of these companies and makes no representations as to the quality or reliability of these companies and expresses no opinion as to the terms of any engagement of the companies. It is your responsibility to interview them, check their references and determine whether or not you wish to use them or another company.