

Renting/Leasing at the Groton

The ability to lease is based upon:

1. A property may not be leased/rented for a minimum of one year after purchase.
2. The term of the lease is a minimum of 12 months and a maximum of 12 months. A request to renew the lease for another 12 month period may be made 30 days prior to the end of an existing lease.
3. The lessees must be approved by the Board of Directors after:
 - a. A personal onsite interview and orientation of all proposed residents
 - b. A satisfactory background check;
 - c. A review and acknowledgment of rules, regulations, policies, etc; and
 - d. Payment of a \$150.00 fee.
4. No subletting or timesharing is allowed.
5. Tenants must qualify with existing age restrictions, number of occupants and other requirements.
6. The owner remains financially and personally responsible for the tenants.
7. Owners must provide tenant(s) with a copy of all documents to include condo docs, rules and regulations and the rules and regulations for the Master's Association. This information may be obtained from the Town Shores website: <https://townshores.wixsite.com/groton204>
8. Owners must sign and return a copy of this notice before any further leasing action will be taken.
9. This is a NO PET building. Your tenants may not have pets.
10. Once the Board of Directors receives a request to lease/rent a unit and formally approves a request, a formal notice of the decision will be sent to the owner. The owner then has 45 days to complete the rental and provide the Board of Directors with a copy of the lease.