



Victoria Palms Resort

Notice to Leaseholders Regarding 3rd Party Rentals

In accordance with the terms of your lease, all 3rd party rentals must be approved in advance by the Management. These terms are also referenced in the Victoria Palms Resort Handbook of Policies, Standards and Guidelines. Please see the following instructions for renting out your home or RV to a 3rd party.

- If you are planning on renting out your home or RV to a 3rd party, you must first obtain management approval by filling out the attached **Leaseholder Agreement - 3rd Party Rental Form** and returning it to the Main Office prior to renting out your home. All leaseholders must have a signed agreement on file if they intend to rent out their units to a 3rd party.
- Upon review and approval, you will be provided with a **3rd Party Renter Information Form** that must be filled out for each rental party stay.
- This form must be filled out completely and returned to the Main Office at least 7 business days prior to the arrival of your guest. This gives the office time to prepare an informational packet for your guests, that will include hang tags to get in and out of the park, name tags, maps, access codes, handbook of our policies, guidelines and standards etc. **IF THIS FORM IS NOT RECEIVED BY THE OFFICE, YOUR GUEST WILL NOT BE ALLOWED TO ENTER THE RESORT.**
- Please inform your renters they will be required to show a picture ID upon arrival to confirm their age and identity.

In the event of non-compliance with any of the 3rd party rental process, management is entitled to all remedies provided in your lease as well as the Resort Handbook, and/or provided by law, without limitation up to, and including, eviction.

By defining this process more comprehensively, it is our hope to provide a better and safer experience for all guests of the resort.

Thank you,

Rocky Ramirez

Resort Manager



Victoria Palms Resort

Leaseholder Agreement – 3rd Party Rental

In accordance with my lease terms, I agree to the following polices regarding 3rd party rentals:

Rental Listings:

- I will communicate that Victoria Palms Resort is an age-qualified community and that at least one person in the rental party must be 55 years of age or older and must occupy the unit for the duration of the stay.
- I will communicate that Victoria Palms Resort is a gated community and ID must be presented upon initial arrival to receive proper access and verify age qualification.
- I will not accept any reservations less than 30 days stay. Proof of payment may be requested by management.
- I will not accept any reservations, stay extensions or back-to-back for more than six consecutive months without first notifying the Main Office for a background check on my proposed renter.
- I will not use any logos, trademarked or otherwise, of Victoria Palms Resort or its parent company Equity Lifestyle Properties in my rental advertisements
- I will not list any amenities of the resort that are closed or restricted at the time of my listing.

Communication and Policy Compliance:

- I will provide a **3rd Party Renter Information Form** to the Main Office a minimum of 7 business days in advance of the renters scheduled arrival date. I will not accept reservations inside of that minimum timeframe.
- As the leaseholder on file, I will be the primary contact during the course of all rental stays should any issues arise. Management also reserves the right to contact my renters directly if necessary.
- I will communicate to my renters that they must follow all resort policies and procedures while in the Resort, without exception.
- In accordance with my lease terms, I am responsible for the actions of my renters while they are staying in the Resort. Management reserves the right to evict any renters who are not in compliance with Resort policies. Victoria Palms is not responsible any lost rental income due to renter eviction.

Leaseholder Account:

- Rent is due on the 1st of every month. I am solely responsible for maintaining my account in good standing and for paying my bill in full and on time. Management reserves the right to deny 3rd party rental privileges if my account is past due more than 10 days.
- Rental payment arrangements are between the leaseholder and the renter - Victoria Palms will not accept rental payments from any third party on behalf of a leaseholder.

In the event of non-compliance with the terms stated above, management is entitled to all remedies provided in my lease as well as the Resort Handbook, and/or provided by law, without limitation up to, and including, eviction.

Leaseholder Signature _____ Lot # _____ Date _____