

Roseate Court Association, Inc.

c/o Sunstate Association Management, Inc.

P.O. Box 18809, Sarasota, FL 34276 Office

(941) 870-4920 Fax (941) 870-9652

Email: allapplications@sunstatemanagement.com

Re: Lease Application Package and Required Lease Provision

Dear Prospective Landlord and Tenant:

Enclosed please find the Association's lease application package for review and completion. Prior to occupancy, all required application materials must be submitted to the Association for approval or disapproval in accordance with the Association's governing documents.

Please be advised that the Association's Declaration requires that all leases be in writing and contain a provision granting the Association authority to act as the Owner's agent and pursue eviction, ejectment, or similar legal remedies against a tenant who violates the Association's governing documents, subject to notice and an opportunity for the Owner to cure as provided in the Declaration. Tenancy under any proposed lease that does not include the mandatory provision that provides the Association the authority to act as agent for the Owner and permits the Association to file an eviction, ejectment, or other similar or appropriate action against the lessee for a violation of the Association's governing documents may be denied for such an omission. The required lease provision must be incorporated into any lease agreement.

To avoid delays in processing, please ensure that the executed lease submitted with the application contains the required language. If you have any questions regarding the application process or the lease requirements, please contact the Association's management office.

Thank you for your cooperation.

Sincerely,

Roseate Court Association, Inc.

By: _____

[Manager/Authorized Representative]

Encl. Lease Application Package