



If you are interested in subleasing your Stonegate Homes Condominium Unit, please follow the instructions below:

1. Complete all documents attached
 - a. Request Waiver
 - b. Sublease Registration
 - c. Rider
2. Include
 - a. Sublease Contract
3. Submit all documents to: register@stonegateone.com

Notes:

- A mandatory 3 year residency must be satisfied by the unit owner prior to renting a unit.
- Your sub-lease must include the attached Rider and the Smoking Policy.

If you have any questions please contact:

Archway Property Management
Controller
845-928-3343
finance@stonegateone.com



Dear Stonegate Board of Managers:

The undersigned, being owner (or the owner's agent) of the referenced unit, pursuant to ARTICLE VIII of the condominium By-Laws, offers for sale/lease, the referenced unit on the terms and conditions contained on the attached contract/lease. The undersigned certifies that the attached document is a true copy of the bona fide offer to purchase/rent the unit.

Please forward a waiver of the right of first refusal or acceptance of the unit to the following address (if no address is completed, the certificate will be mailed to the address on file for the unit owner):

Unit Owner Information

Full Name:

Unit:

Signature:

Date:



Unit:

Unit Owner Information

Full Name: Mobile Phone:
Home Address: Work Phone:
Email: Current Parking Spaces:

Tenant Information

Primary Tenant

Full Name: Mobile Phone:
Work Phone: Email:

Emergency Contact

Full Name: Mobile Phone:
Work Phone: Email:

Addition Occupants

Full Name: Age:
Full Name: Age:
Full Name: Age:
Full Name: Age:

Automotive

**all vehicle registrations must be filed with management*

Make: Model: License #:
Make: Model: License #:
Make: Model: License #:



Transfer Information

Date Owner to vacate unit:

Date Tenant to occupy unit:

Owner's Attorney Name:

Tenant's Attorney Name:

Owner's Attorney Telephone:

Tenant's Attorney Telephone:

Owner's Attorney Email:

Tenant's Attorney Email:



To the extent that this Rider conflicts with any portion of the lease agreement, This rider shall control:

1. This rider may not be amended except upon the written consent of the Board of Managers.
2. This lease shall be deemed to be consistent with the By-Laws of Stonegate Condominium, and it may not be modified, amended, extended or assigned, without the prior consent in writing of the Board of Managers. The landlord and tenant are bound by the condominium declaration, Bylaws, and rules and regulations, as they may be amended from time to time.
3. The tenant shall not sublet the premises or any part thereof, without the prior written consent of the Board of Managers.
4. The Board of Managers shall have the power to terminate this lease, and/or to bring summary proceedings to evict the tenant in the name of the landlord, in the event of default by the tenant in the performance of this lease.
5. The Board of Managers may enter into a sublease of the premises.
6. No pets allowed.
7. No commercial vehicles allowed, except while actually being used for commercial purposes.
8. The landlord/unit owner has or will pay a security deposit to the condominium. This security is between the landlord/unit owner and the condominium only. Tenant acknowledges that the condominium is holding said security deposit for the landlord/unit owner, and not for the tenant. Said security deposit is not controlled by the landlord/unit owner. Return of such deposit shall be made only to the landlord/unit owner.
9. Occupancy limitations: As allowed by municipal law(s), but no more per bedroom.

In addition, pursuant to New York Real Property Law, §339-0, all Deeds and Leases MUST contain:

1. Description of the land as provided in subsection two of section three hundred thirty-nine-n and the liber, page and date of recording of the declaration or solely by naming the city, village or town and the county in which the unit is located and referring to the liber, page and date of recording of the declaration.
2. The unit designation of the unit in the declaration and any other data necessary for its proper identification.
3. Statement of the use for which the unit is intended.
4. The common interest pertaining to the unit.
5. Any further details which the grantor and grantee may deem desirable to set forth.

Unit Owner Information	Tenant Information
Full Name:	Full Name:
Unit:	Signature:
Lease Term (1 yr. only):	
Signature:	



In compliance with the Rockland County law on a smoking in multiple residence dwellings, the board has enacted a smoking policy as follows:

The smoking policy of the condominium is designed to meet, at minimum, compliance with all State, County and local regulations, including the New York State Clean Indoor Air Act, the Rockland County Sanitary Code, and Rockland County Local Laws concerning smoking in multiple dwellings. Upon enactment of a superseding or amending law, this policy shall immediately be deemed amended to remain in compliance.

Smoking is prohibited in all common areas, including but not limited to public hallways, and meeting or community rooms, as well as in all management offices, maintenance garages, shops, and storage rooms located on the community premises.

Smoking is prohibited under contiguous awnings or overhangs which are physically attached to the building.

No smoking signs are to be posted and to remain in all indoor public and/or employee areas of all multiple dwelling units.

All owners are obligated to advise prospective purchasers, tenants, residents and guests of this smoking policy. Occupants must be provided with a copy.

Smoking is permitted in all dwelling units, provided that no fume, smoke, or odor may escape from the unit into any other unit or any common area.

In the event the condominium board determines, in the sole and reasonable discretion, that smoking emanates from a particular unit and is not contained therein after notice of violence and reasonable time to cure, which time shall not exceed 10 days from the notice, smoking shall then be prohibited in that unit.

Neither the community nor the board guarantees any resident a 100% smoke-free environment. The implementation of the smoking policy is designed to comply with all laws, but creates no liability for an alleged failure of the smoking policy to work or for an alleged failure to enforce it.

This smoking policy is effective 5 days after it has been mailed to the unit owners, but in no event later than June 1, 2012.