



St. Croix Association Rental Guidelines

1. All unit owners/rental agencies must complete the lease application package for each prospective renter(s) unless husband and wife or parent and child. Application and Background check completed via Tenant Evaluation online.
2. The Association must review and approve all lease applications prior to renter moving into a unit. A personal interview with the Board may be required.
3. An application fee of \$150.00 per adult applicant, unless married couple or parent and child, must be submitted with the application at least 20 days prior to the move in date.
4. A signed copy of the lease.
5. The following are guidelines for approval:

Owner:

- a) All assessments and water bills must be current at the time the application is submitted for approval.
- b) The owner must have a good history with prior and current renters.
- c) The real estate company or rental agent managing the leasing transaction on behalf of the unit owner must have a good history of screening Lease applications and following the application procedures of the association.
- d) **The unit cannot be leased out more than four times per year or for a period of less than thirty (30) days.**

Tenant:

- e) The applicant must not show information that the person seeking approval will conduct himself in a manner consistent with the covenants and restrictions applicable to the condominium.
- f) The applicant must not have any previous felony convictions involving violence to persons or property, a felony involving sale or possession of a controlled substance or a felony demonstrating dishonesty or moral turpitude.
- g) The applicant must not show evidence that there should be a strong possibility of financial irresponsibility.
- h) The applicant's residency history must not show any evidence of an attitude of disregard for association rules.
- i) If the applicant provides false or incomplete information to the board as part of the application procedures or if the required fees are not paid up to date, the application may be rejected.
- j) Renters not authorized to have pets per the association documents.

The reason for the Association to review and approve applications is to help ensure that all renters will abide by the rules and regulations and help ensure that all residents may peaceably enjoy their unit.

Application Packet may be obtained at the Association Website <https://thesaintcroix.com/> in the FORMS section.