

PROPERTYWORX, LLC  
RESALE DOCUMENT REQUEST FORM

Steeplechase has an Occupancy Requirement. The buyer of any unit must live in the unit for a period of 12 months. Please review the Restriction on Leasing Units and Restriction on Leasing Agreement with the buyer. The Restriction on Leasing Agreement must be signed by the buyer and be returned with this request form.

Unit Address: \_\_\_\_\_ Anticipated Closing Date: \_\_\_\_\_

Sellers Name: \_\_\_\_\_

Sellers Attorney and Phone: \_\_\_\_\_

Buyers Name: \_\_\_\_\_

Buyers Phone: \_\_\_\_\_ Buyers Email: \_\_\_\_\_

Buyers Attorney and Phone: \_\_\_\_\_

Purchase Price: \_\_\_\_\_

Listing Agent and Phone: \_\_\_\_\_

Name of Person Accepting Delivery of Package:

Email of Person Accepting Delivery of Package: \_\_\_\_\_

Phone Number of Person Accepting Delivery of Package: \_\_\_\_\_

The complete resale package consists of the Resale Certificate, Condominium Documents, Budget, Rules and Regulations as well as other pertinent information regarding your association. All packages will be emailed to the person accepting delivery referenced above.

***PLEASE READ THROUGH THE DOCUMENTS CAREFULLY. SOME CONDOMINIUMS HAVE SPECIFIC RESTRICTIONS REGARDING OWNER OCCUPANCY, COMMERCIAL VEHICLES AND PETS.***

The cost for the Resale Package is: \$185.00.

The turnaround time once we receive the check and request form is approximately 8-10 business days.

Please make check payable to: Propertyworx, LLC

Mail to: P.O. Box 12  
Oakville, CT 06779

Phone: 860-274-5182

Fax: 860-274-5572

Email: [terry@propertyworx.com](mailto:terry@propertyworx.com)

Propertyworx LLC, 1278 Main Street, Suite 8, Watertown, CT 06795

**ARTICLE V**  
**Leasing of Units**

**Section 5.1 Restriction of Leasing Units:** In accordance with the Connecticut Common Interest Ownership Act C.G.S. sec 47-244 (c) (c) Steeplechase of Middlebury Condominium Association hereby restricts the leasing of Units in order to reasonably meet first mortgage underwriting requirements of institutional lenders who regularly purchase or insure first mortgages on units.

**Section 5.2 Lease of Units** \_\_\_\_\_ (Renter's Cap)

- (a) No Unit Owners shall rent or lease their Unit until the said Unit Owner of record has lived in that Unit for a period of twelve (12) months.

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- (b) A portion less than a whole Unit shall not be leased and the minimum lease term shall be (12) months. Any lease of a Unit shall include the lease of any garage. No garage shall be leased separate from a unit.

Any non-resident Unit Owner shall notify the Executive Board in writing of such Unit Owners current address and telephone number.

The Executive Board shall have the power to terminate any leases and bring summary proceedings to evict the lessee in the name of the landlord thereunder in the event of failure by the lessee to perform any obligation in the Condominium Instruments and Rules. Each lessee of a Unit shall be deemed to have attorned to the Association as landlord under the lease with respect to enforcement of any provisions of the Condominium Instruments and Rules, provided that no enforcement proceedings shall be undertaken against a lessee by the Association without prior notice to the Unit Owner, and a reasonable opportunity given to the Unit Owner to cure any default or to enforce the provision, before the Association will proceed with enforcement proceedings.

**Unit owners are responsible to provide lessees with a full copy of all Association Rules and Regulations.**

STEEPLECHASE OF MIDDLEBURY  
RESTRICTION ON LEASING AGREEMENT

**LEASING/RENTING NEWLY PURCHASED UNITS AT STEEPLECHASE IS PROHIBITED UNTIL YOU HAVE LIVED IN THE UNIT FOR 12 MONTHS.**

**Family members and friends ARE still considered tenants unless you reside in the unit with them on a permanent basis.**

I/We have read the Steeplechase Rules and Regulations section, Leasing of Units, and understand that there is a 12 month occupancy requirement. I/ We further understand that the Board WILL take action should we violate this rule.

\_\_\_\_\_  
Signature of New Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of New Buyer

\_\_\_\_\_  
Date

The Board of Directors & Management appreciate your support and cooperation.

Thank you.

Propertyworx

860-274-5182