



# Lightyear Property Management Corp.

P.O. Box 547 Suffern, New York 10901  
(845) 368-3300 Fax (845) 368-1553  
[lightyr@optonline.net](mailto:lightyr@optonline.net)  
[www.lightyearmanagement.com](http://www.lightyearmanagement.com)

Re: NYACK MEWS CONDOMINIUM

The Board of Managers requires the following be provided before a waiver to the right of first refusal can be issued.

1. A fully executed copy of the signed lease including the attached LEASE RIDER. The rider must be signed by both Owner and Tenant.
2. Checks in the following amounts from the Owner as waiver and processing fee made payable to Lightyear Property Management Corp.: \$150.00 for a new lease or \$50.00 for a lease extension and \$1500 (payable to Nyack Mews Condominium. - Security) as security which is refundable if no damages or other expenses are incurred by the Condominium during the rental period. Checks must be from Owner or Owner's Attorney. Checks from tenants will not be accepted.
3. Enclosed RENTAL INFORMATION sheet completed in full.

Upon receipt of the above items your request will be promptly processed.

Please be advised that, in rented units, **NO PETS**, including dogs or cats are permitted in the unit or on the common property, nor may any visitors bring pets onto the premises.

We would like to point out at this time that all Common Charges plus any past due amounts must be paid up to and including the month the lease commences.

If a waiver is not requested and received by the unit owner before a lease commences tenant occupancy is not permitted. If a violation occurs and until it is removed; the lease is null and void, a daily fine will be imposed as additional common charge, legal action taken against the Owner, and steps taken to remove the trespassers vehicle.

Very truly yours,

*Laurence D. Palant*

Lightyear Property Management Corp.

## **RENTING REQUIREMENTS**

1. A signed copy of a LEASE or an EXTENSION AGREEMENT.
2. RIDER to lease fully executed.
3. TENANT INFORMATION SHEET fully executed.
4. LANDLORD/TENANT(S) ACKNOWLEDGMENT SHEETS fully executed.
5. SECURITY DEPOSIT in the amount of \$1,500.00 (Payable to Nyack Mews Condominium.- security).
6. WAIVER FEE (Payable to Lightyear Prop. Mgmt. Corp.) in the amount of: NEW LEASE \$150.00 - EXTENSION \$50.00.

RIDER TO LEASE FOR UNIT \_\_\_\_\_

1) Acceptance of this lease by the Tenant(s) shall constitute the assumption of the provisions of the Declaration, By-laws, and Rules and Regulations of Nyack Mews Condominium, as the same may be amended from time to time, as if the aforesaid were set forth, in full, herein. Where the terms, conditions and provisions of this lease are in conflict with the provisions of the Declaration, By-laws, and Rules and Regulations of Conklin Park Condominium, the provisions of the Declaration, By-Laws, and Rules and Regulations of the Condominium shall prevail: where there is no conflict, the provisions of the Declaration, By-Laws, and Rules and Regulations shall be deemed supplemental and additional to the terms and conditions of this lease.

2) **No pets**, including dogs or cats are permitted in the unit or on the common property, nor may any visitors bring pets onto the premises.

3) The unit is intended for residential use only.

4) A two (2) bedroom unit shall not be occupied by more than four (4) persons and at least one must be an adult. Further, additional bedrooms may not be added to a unit.

5) All automobile(s) must have current registration and inspection and no storage is permitted. All other vehicles including **boats, trailers, limousines, for-hire vehicles, trucks and campers** are specifically excluded, including those displaying any type of commercial or business lettering and/or advertisements, or those vehicles used for trade.

6) This lease shall be for a term that is not more than nor less than one (1) year. No month to month permitted under any circumstances.

7) This lease may not be modified, amended, extended, or assigned without the prior consent, in writing, of the Board of Managers.

8) The Tenant shall not assign its interest in such lease or sublet the premises or any part thereof without the prior consent, in writing of the Board of Managers.

9) (a) The Board of Managers shall have the power to terminate this lease and/or bring summary proceeding to evict the Tenant in the name of the Landlord thereunder, in the event of a default by the Tenant in the performance of its obligations under the lease.

(b) The Board of Managers shall have the right to terminate the lease on not less than thirty (30) days prior written notice upon foreclosure of the lien granted by section 339-z of the Real Property Law of the State of New York.

(c) The Board of Managers may enter into a sublease of the unit.

LANDLORD \_\_\_\_\_ TENANT \_\_\_\_\_

DATE \_\_\_\_\_ TENANT \_\_\_\_\_

**RENTAL INFORMATION SHEET**

RENTAL UNIT NUMBER\_\_\_\_\_

LANDLORDS NAME\_\_\_\_\_

TENANTS NAMES\_\_\_\_\_

DATES OF LEASE ( only one year permitted)\_\_\_\_\_

RENT (monthly amount)\_\_\_\_\_

OCCUPANCY DATE BY TENANT\_\_\_\_\_

LANDLORDS MAILING ADDRESS\_\_\_\_\_

\_\_\_\_\_

TELEPHONE NO\_\_\_\_\_

TENANT INFORMATION; TELEPHONE NUMBER\_\_\_\_\_

please note: occupancy restrictions per lease rider apply

MEMBERS OF FAMILY OTHER THAN ABOVE AGES

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

AUTOMOBILE INFORMATION  
limited to two per family and excludes all other types of vehicles

MAKE\_\_\_\_\_LICENSE#\_\_\_\_\_COLOR\_\_\_\_\_

MAKE\_\_\_\_\_LICENSE#\_\_\_\_\_COLOR\_\_\_\_\_

Please return this sheet with lease and rider to:  
Lightyear Property Management Corp. P. O. Box 547 Suffern, NY 10901-0547

**NYACK MEWS CONDOMINIUM  
LANDLORD/TENANT(S) ACKNOWLEDGEMENT**

I (we) acknowledge that I (we) have read the rules and regulations of Nyack Mews Condominium that my (our) failure to abide by same will subject my (our) landlord to fines that may be imposed by the Condominium Association.

I (we) further understand in accordance with the rules and regulations that I (we) may not harbor any dogs or cats in the Condominium unit or on the common areas of the property.

I (we) understand that there are no trucks or commercial vehicles permitted to be parked on the premises or anywhere on Condominium grounds.

I (we) understand that if I (we) violate any of the Condominium rules and regulations, I (we) will be subject to legal action and fining.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Signed Tenant

\_\_\_\_\_  
Signed Tenant

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Signed Landlord

\_\_\_\_\_  
Printed Landlord

**LEASE EXTENSION AGREEMENT  
(for renewals)**

Landlord: \_\_\_\_\_ Tenant(s) \_\_\_\_\_  
\_\_\_\_\_

Address of Landlord: \_\_\_\_\_ Address of Rental Unit: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A certain lease between the above parties for the rental unit address noted is hereby extended as follows:

All terms and conditions of the existing lease and rider are to remain the same. The period of the lease shall be extended for

(months)(days) \_\_\_\_\_ and,  
commencing on (date) \_\_\_\_\_ through (date) \_\_\_\_\_.

The rent is to (remain the same)/(increase to \$ \_\_\_\_\_ monthly) and no additional security is required.

LANDLORD: \_\_\_\_\_ TENANT(S): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_