



UNIT OWNERS ASSOCIATION

3722 S. Las Vegas Blvd.
Las Vegas, NV 89109
Phone: 702.590.0990

3726 S. Las Vegas Blvd.
Las Vegas, NV 89109
Fax: 702.590.0995

Instructions to all Unit Owners that intend to Lease their Unit

Attached please find the lease package forms required for tenant move in. Please note that this package should be completed and sent to the Association Management Office before the tenant moves in. This will help enable a smooth process/move-in for the resident.

Tenant Lease Package & Requirements

- 1. Intention to Lease**
- 2. Copy of million dollar personal liability Insurance**
- 3. Crime Free Lease Addendum**
- 4. Copy of the owner's Lease Agreement between tenant and owner**
- 5. PM Authorization Form (Only needed if being managed by property manager)**
- 6. Tenant must schedule an Orientation upon move in**



UNIT OWNER NOTICE TO BOARD OF INTENTION TO LEASE CONDOMINIUM UNIT

The undersigned, being as of this date the Unit Owner(s) of record of Unit Number _____ at Veer Towers, hereby notifies the Board of Directors that the undersigned has received a bona fide offer to LEASE the Unit from the party/ies named below on the terms stated below, and that the undersigned intends to accept such offer.

NAME AND ADDRESS OF PROSPECTIVE TENANT(S):

1.) _____

2.) _____

Note: If a prospective tenant is an entity (e.g., corporation, limited liability company, etc.), name the designated officer, director, stockholder, member or employee of the entity who will occupy the Unit and for how long a term. When and if the designated occupant vacates the Unit, another application must be filed, and references submitted before occupancy can be allowed to a successor designated occupant.

TERMS OF PROPOSED LEASE:

Attached is a true and complete copy of the proposed lease agreement setting forth all of the terms between the parties. The following is a summary of the terms of such document.

Monthly Rental: \$_____

Lease Commencement: _____

Lease Term: _____



The undersigned acknowledges that the leasing of the Unit is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions and Reservations of Easements (the "Declaration") and the Rules and Regulations of The Veer Towers Unit Owners association, which include the following requirements with regard to leasing:

1. The lease term must be for a minimum period of six (6) months.
2. The Lease must be for the entire Unit. No partial Unit may be rented.
3. The Lease must be in writing, and a copy must be provided to the Board.
4. A tenant must provide evidence of insurance coverage with the same requirements as that of an owner.
5. The new resident must schedule an orientation with the Management Office within one (1) week of move in.
6. The Board shall have the right to terminate the lease upon default by the tenant or the Unit Owner of any provisions of the Governing Documents or any law governing the Unit.
7. The written lease agreement must provide that the tenant deposit in escrow with the Association an amount not to exceed one month's rent or \$1,500.00, whichever is less, unless the owner specifically requests that this fee be **waived**, and Board consent is given. This deposit shall be used by the Association to repair any damage to the Common Elements or any other property located within the Condominium or to pay any fines resulting from acts or omissions by the tenants (as determined in the sole discretion of the Association). After any deductions for repairs or reimbursement to the Association, the balance of the security deposit shall be returned to the tenant, within two weeks after the expiration of the lease.

The undersigned, being as of this date the Unit Owner/s of record of Unit number X at Veer Towers specifically request that this **fee be waived**.

8. All Unit Owners shall be jointly and severally liable with the tenants of such Unit to the Association for any amount which is required by the Association to effect repairs to the Common Elements or to pay any claim for any injury or damage to property caused by the malicious actions or negligence of the tenant.
9. All leases shall comply with and be subject to the provisions of the Controlling Documents and the provisions of same shall be deemed expressly incorporated into any lease.
10. These leasing provisions shall also apply to assignments and renewals of leases.
11. Upon entering into an agreement for the lease of a Unit, the Unit Owner shall: (i) provide to the Board written notice thereof and a copy of the executed lease agreement; (ii) furnish to the Board the names of the tenant and all tenants to be residing in the Unit; and (iii) deliver a copy of the Governing Documents and the Rules and Regulations to the tenant and return to the Association a signed acknowledgement by



the tenant of receipt of the Association's Governing Documents and Rules and Regulations.

12. All leases must be APPROVED by the Board; such which approval shall not be unreasonably withheld.

UNIT OWNER(S) NAMES:

Signature: _____

Dated: _____

Signature: _____

Dated: _____

- ☐ Lease
- ☐ Tenant Acknowledgment



ACKNOWLEDGEMENT OF RECEIPT OF GOVERNING DOCUMENTS

UNIT OWNER(S) NAMES:

Signature: _____

Dated: _____

Signature: _____

Dated: _____

The undersigned ("Tenant") has entered into a lease agreement as of this date with the Unit Owner(s) of record of Unit Number _____ at Veer Towers. Tenant hereby acknowledges and agrees that the lease agreement and Tenant's rights of occupancy are subject to the provisions of the Governing Documents and the provisions of same shall be deemed expressly incorporated into the lease. Tenant acknowledges receipt of, and agrees to comply with the provisions of, the following Governing Documents:

1. Declaration of Covenants, Conditions and Restrictions and Reservations of Easements
2. Bylaws of Veer Towers Unit Owners Association
3. Articles of Incorporation of Veer Towers Unit Owners Association
4. Rules and Regulations of Veer Towers Unit Owners Association (aka Resident Handbook)

TENANT(S) NAMES:

Signature: _____

Dated: _____

Signature: _____

Dated: _____

Veer – Rental Sample Certificate

| | | | | | |
|---|--|---|--|-------------------|--|
| ACORD 111 | | CERTIFICATE OF LIABILITY INSURANCE | | DATE (MM/DD/YYYY) | |
| PRODUCER Broker Address 1 Address 2 | | THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. | | | |
| | | INSURERS AFFORDING COVERAGE | | NAIC # | |
| INSURED Resident Name Resident Address Resident City, State Zip | | INSURER A: Insurance Company A | | | |
| | | INSURER B: | | | |
| | | INSURER C: | | | |
| | | INSURER D: | | | |
| | | INSURER E: | | | |

COVERAGES

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| POLICIES, AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. | | | | | | |
|--|---|---------------|----------------------------------|-----------------------------------|---|--|
| OTHER ADD'L LTR. HARD | TYPE OF INSURANCE | POLICY NUMBER | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS | |
| | GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | | | | EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Per occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ | |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ | |
| | DAMAGE LIABILITY <input type="checkbox"/> ANY AUTO | | | | AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$ | |
| | EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$ | | | | EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$ \$ \$ \$ | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below | | | | WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER \$ EL EACH ACCIDENT \$ EL DISEASE - EA EMPLOYEE \$ EL DISEASE - POLICY LIMIT \$ | |
| A | OTHER Personal Liability Personal Property | Policy # | Effective | Expiration | \$1,000,000 Per Occurrence \$TBD By Tenant | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ECHOES EARTH / SPECIAL PROVISIONS

Additional Insured on all policies except WC/EL and Waiver of Subrogation on all policies in favor of: Asacole Nevada South; Voo Towers Unit Owners Association; and ARIA Resort & Casino Holdings, LLC, and their directors, officers, representatives, agents and employees, including all parent companies, subsidiaries, affiliates, partnerships, joint ventures and allied companies, corporations or entities. Coverage provided under the above policies shall be Primary and Non-Contributory to any policies maintained by the Additional Insureds.

CERTIFICATE HOLDER

**Veer Towers Unit Owners Association
3722 Las Vegas Boulevard South
Las Vegas, Nevada 89158**

' CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE
CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE
ISSUING INSURER WILL MAIL 30 DAYS WRITTEN NOTICE TO
THE CERTIFICATE HOLDER NAMED TO THE LEFT,

Signature

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VEER TOWERS UNIT OWNERS ASSOCIATION

CRIME FREE LEASE ADDENDUM RESOLUTION

WHEREAS, Veer Towers Unit Owners Association (the "Association") is a Nevada nonprofit corporation governed by the laws of the State of Nevada, including Nevada Revised Statutes ("NRS") Chapter 116, which governs common-interest communities;

WHEREAS, NRS 116.3102(1) (a) provides that an association may "adopt and amend rules and regulations";

WHEREAS, Article 5, Section 5.2 of the Declaration of Covenants, Conditions & Restrictions and Reservation of Easements for Veer Towers Unit Owners Association (the "Declaration") empowers the Board, acting on behalf of the Association, to make and enforce reasonable and uniformly applied Rules and Regulations.

WHEREAS, Article 6 of the Amended and Restated Bylaws of Veer Towers Unit Owners Association (the "Bylaws") empowers the Board, acting on behalf of the Association, to make and enforce reasonable and uniformly applied Rules and Regulations.

WHEREAS, NRS 116.049(3) defines an association's governing documents to include its Rules;

WHEREAS, NRS 116.3102(1) (m) provides that an association "may impose reasonable fines for violations of the governing documents" of the Association;

WHEREAS, NRS 116.31031(1) provides that the Board may impose fines and sanctions against a "unit's owner or tenant or an invitee of a unit's owner or tenant" for violations of the Association's governing documents;

NOW, THEREFORE, BE IT RESOLVED THAT, in an effort to help protect the Association and its residents, and by the recommendation of the Las Vegas Metropolitan Police Department, the Veer Towers Board of Directors hereby adopts the following resolution amending the Sale or Lease of Units policy:

No portion of a Unit (other than the entire Unit) may be rented. All leases shall be in writing, and submitted to the Management Office no less than two (2) weeks in advance of occupancy or lease renewal, including a Crime Free Lease Addendum must also be completed and provided to the management office with the lease. Copies of Crime Free Lease Addendum may be obtained from the management office. Failure to provide the documentation required hereunder shall constitute a breach of the governing documents and subject the owner to violations. No leases shall be amended or modified without the Board's acknowledgement. All leases of any Unit must be in accordance with the Association Governing Documents and submitted to the Management Office with the appropriate fees. No Unit may be leased for less than six (6) months or more than twice a year.

VEER TOWERS UNIT OWNERS ASSOCIATION

CRIME FREE LEASE ADDENDUM RESOLUTION

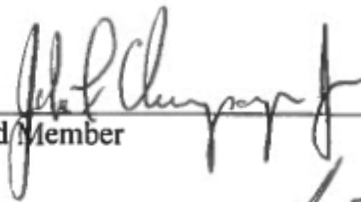
The "Sale or Lease of Units Policy" is further amended to include the following:


As part of all leases, and in addition to the Crime Free lease Addendum discussed above, it is requested that owners also submit to the management office a copy of all background checks obtained on any tenant(s).

Except as modified herein, the Sale and Lease of Units Policy are hereby ratified and restated.

This resolution shall become effective upon adoption by the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the following Rule:

By:  _____
Board Member

Attested By:  _____
Board Member



CRIME FREE LEASE ADDENDUM



In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident on or off the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or off the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

Initials: _____

2. Shall not engage in any act intended to facilitate criminal activity.

Initials: _____

3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.

Initials: _____

4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in N.R.S.453.566 and N.R.S.453.321, at any locations, whether on or off the dwelling unit premises.

Initials: _____

5. Shall not engage in any illegal activity, including, but not limited to:
 - a: prostitution as defined in N.R.S. 201.295;
 - b: criminal street gang activity as defined in N.R.S. 193.168;
 - c: assault and battery as prohibited in N.R.S. 200.471, and N.R.S. 200.481, including domestic battery;
 - d: the unlawful discharge of a weapon, on or off the dwelling unit premises, as prohibited in N.R.S. Chapter 202; or
 - e: any breach of the lease agreement that jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.

Initials: _____

6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.

Initials:_____

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

Initials:_____

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

Initials:_____

*** I authorize property management to use police generated reports as Direct Evidence against me in an eviction hearing. ***

| | | | |
|--------------------|------|------------------------------|------|
| Resident Signature | Date | Property Manager's Signature | Date |
|--------------------|------|------------------------------|------|

| | | | |
|--------------------|------|----------------------------|------|
| Resident Signature | Date | Name / Address of Property | Date |
|--------------------|------|----------------------------|------|



Information and Property Release Form

This form is required by management to ensure that we have the correct contact information for you in the event of an emergency as well as to know your preferences in regards to managing your account information.

Association: _____

| | | | | |
|---------------------|---|-----------------------------|-----------------------------|-----------------------------|
| Owner's Information | Unit Owner's Name | | | |
| | Unit Address | | | |
| | Mailing Address <input type="checkbox"/> Check to request that your mailing address be changed | | | |
| | Unit Owner's Contact Information | H: () Email: _____ | M: () Email: _____ | W: () Email: _____ |

Complete this section only if you are authorizing information and/or property to be released to someone other than the owner of record. Agent includes family members and friends acting on your behalf.

| | | | | |
|------------------|---|-----------------------------|-----------------------------|-----------------------------|
| Authorized Party | <input type="checkbox"/> Agent Name(s) <input type="checkbox"/> Tenant Name(s) | | | |
| | Property Management Company Name | | | |
| | Contact Information | H: () Email: _____ | M: () Email: _____ | W: () Email: _____ |

I, _____, am the unit owner of record for the property referenced above.
Associa Nevada South has my permission to release the following information/item(s) to my Agent/Tenant for said property.

This authorization will expire on the _____ day of _____, 20____ or will remain in effect until such time as revoked by me in writing.

Owner's Initials here _____ will give full access to the account. Otherwise, please initial all that apply. Items below must be initialed by the homeowner in order for the information/property to be released.

_____ Account Information (Assessment & Fine)
_____ Gate Directory Access
_____ Parking Passes
_____ Compliance Information

_____ Community Keys
_____ Gate Remote / Card
_____ Visitor Tags
_____ Other: _____

This form must be signed and dated by the unit owner of record.

Homeowner's Printed Name

Homeowner's Signature

Date

