SEA PINES CONDOMINIUM ASSOCIATION
Brewster, MA

Rental Notification and Tenant Agreement

Please print clearly

As required by the Sea Pines Rules and Regulations, we _____ the Unit Owner(s) of _____ (Sea Pines Unit Address) are hereby notifying the Sea Pines Facilities Management Board (FMB) of our intent to rent this Unit to the Tenants listed below for a rental term of _____ month(s), beginning on _____ _____, 20_____, and ending on _____ _____, 20_____.

1. RENTAL PROVISIONS

1.1 USE OF THE UNIT. Use of the Unit and the Sea Pines facilities and amenities is limited to the Tenant(s). The term Tenant (s) refers to the tenants, their family, and guests. Subletting the Unit is prohibited.

1.2 UNIT OWNER RESPONSIBILITIES.

1.2.1 Sea Pines Rules and Regulations. Regardless of the involvement of a real estate agent, the Unit Owner(s) shall be responsible for ensuring that all Sea Pines Rules and Regulations concerning rentals are followed and that Tenant(s), are aware of and follow the Sea Pines Rules and Regulations.*

1.2.2 Sea Pines Rules Infractions. Unit Owner(s) and Tenant(s) are subject to actions including fines to the Unit Owner (s) for failure of Tenant(s) to follow the Sea Pines Rules.

1.2.3 Damage to Sea Pines Property. Unit Owner(s) are responsible for any damage to Sea Pines property or the common areas caused by the Tenant(s).

1.2.4 Vehicles & Parking. The Unit Owner(s) are responsible for ensuring that the Tenant(s) may have no more than two (2) vehicles on the Sea Pines property at any time and that such vehicles may be parked only in those parking areas available to the Unit Owner.

1.2.5 Financial Responsibility. Any financial arrangements concerning this rental shall be between the Unit Owner and the Tenant. Sea Pines shall have no financial responsibility or obligation to the Unit Owner or the Tenant concerning this rental.

2. UNIT OWNER CONTACT INFORMATION. The Unit Owners shall provide the following contact information valid during the rental term.

Home Address: _____

Email Address: _____ Cell Phone: _____

Email Address: _____ Cell Phone: _____

We the Unit Owners agree to comply with all the provisions of this notification and all applicable Sea Pines Rules.

_____ Date _____/ _____/ _____
Unit Owner Signature

_____ Date _____/ _____/ _____
Unit Owner Signature

Approved November 21, 2026

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3. TENANT AGREEMENT.

Tenant Name(s) _____

Home Address: _____

Email Address: _____ Cell Phone: _____

Email Address: _____ Cell Phone: _____

Vehicle Make: _____ Model:_____ License: _____

Vehicle Make: _____ Model:_____ License: _____

We the Tenant(s) acknowledge and agree that we have read, understand, and agree to comply with all of the provisions of the Sea Pines Condominium Rules and Regulations attached hereto by reference Sea Pines Rules and Regulations.*

_____ Date _____/ _____/ _____
Tenant Signature

_____ Date _____/ _____/ _____
Tenant Signature

4. SUBMISSION OF THIS NOTIFICATION. The completed Rental Notification/Tenant Agreement must be submitted for approval by the Sea Pines Managing Agent no fewer than sixty (60) days prior to the commencement of the rental term.

Sea Pines Managing Agent

Mercantile Property Management
Email: mpm@mercantileproperty.com
Fax #: 508-759-5977
Mail: PO Box 790, Buzzards Bay, MA 02532

_____ Rental is approved as submitted

_____Rental is denied for the following reason: _____

_____ Date: _____
Managing Agent Signature, for the Sea Pines Facilities Management Board

***Sea Pines Rules and Regulations:** https://seapinesbrewster.com/rules_and_regs.html

Approved November 21, 2026