

Eclipse Mill Transfer & Rental Application

Eclipse Mill Artists' Lofts - North Adams, MA

Loft unit number Owner
Owner(s) Contact info

Artist Applicant Name(s) _____
Note: if purchase, name(s) on the deed must include that of the applicant(s). Any subsequent title change requires board approval.

Applicant Contact info

Sale or Lease? _____
Desired move-in date

Duration (if lease/rental) _____
Names of all other occupants and relationship to Artist Applicant(s)

Will this be your primary residence? _____

Pets? (type and how many) _____

The Zoning Ordinance of the City of North Adams requires that we guarantee one parking space per loft. Currently we allow residents to park more than one vehicle, but it is possible that the Eclipse Mill may need to adopt some parking restrictions in the future. Please indicate your expected use of the parking.

Number of vehicles you have _____

Number of employees and/or students parking on-site on a regular basis _____

Intended use of space:

1. Artistic pursuit of applicant(s) (who will be named on the deed). Explain how the applicant plans to use the loft.
2. The Eclipse Mill encourages creative activities; however, noise conduction, insurance requirements and local ordinances impose restrictions:

The Master Deed of Eclipse Mill states the following: “A Loft Owner shall not permit or suffer anything to be done or kept in his Loft which will increase the rate of insurance in the Condominium Property, or which will obstruct or interfere with the rights of other Lofts Owners, or annoy them by unreasonable noises or odors or otherwise.”

Does your art process include any of the following - loud or ongoing sounds, odors, use of power tools, high heat or fire, use or storage of chemicals or hazardous materials, or any other considerations that may require special permits from the city or may be restricted in the Eclipse Mill? Please explain.

If you answered “yes” to “C” please explain how you will meet city and Eclipse Mill Master Deed requirements.

Please attach the following:

Documentation that shows evidence that the individual demonstrates a serious, consistent commitment to their creative pursuit.

Include:

- Resume / CV (Include exhibitions, grants, publications, reviews, education, experience in the arts, etc.)
- Examples of work – CD, portfolio, website, images
- Statement of artistic intent
- Any relevant documentation in support of your application (e.g. publications, reviews, memberships, awards, etc.)

Buyers are required to purchase Condominium Owners Liability Insurance with the minimum amount of \$500,000. A copy of the Certificate of Insurance, effective as of the closing date, must be given to the secretary of the Board.

I have received and agree to the terms of:

- Master Deed, Eclipse Mill Bylaws, and Eclipse Mill Rules & Regulations (buyers only)
- Eclipse Mill Rules & Regulations (renters only)

Applicant(s) Signature (print and sign)

Date _____

Owner Requirements

1. It is important that an owner read the Eclipse Mill's "Transfer & Rental Policy," which provides information about this process.
2. A loft owner may not submit an application on behalf of a prospective renter unless the owner is current with his/her condominium fees, and unencumbered by any claim of lien by the Trust, except under extenuating circumstances when the Board may grant special permission.
3. For a rental, the loft owner must address all noise, odor and safety concerns noted on this Transfer & Rental Application.
4. Upon approval of a rental, a loft owner must submit a copy of the rental agreement (lease) to the Board prior to occupancy. Occupancy will be denied if a copy of the lease is not on file with the Board. The Board will keep all rental agreements on file.
5. Upon approval of a prospective renter's application by the Board and prior to occupation of the loft by such renter, the loft owner must provide the Board with a copy of homeowners liability insurance. The Board will keep this on file with the rental agreement.

Inspection Requirements

Sales: Fire Department carbon monoxide inspection report (required by Massachusetts State law). Must be completed before date of transfer.

Rentals: Health Department inspection report (required by City of North Adams) must accompany this application.

For both rentals and sales: the approved new resident will be provided with the Eclipse Mill Resident's Guide, (available at: <http://www.eclipsemill.com/residents/rental-documents/>) before their move-in date.

Lease Requirements

1. A copy of both the lease agreement and the liability insurance policy are to be kept on file with the secretary of the condo association.
2. The board reserves the "option to review" prior to term renewal or transfer.

*The Transfer & Rental Policy and the Rules and Regulations contain information concerning intent of use, sense of community, noise considerations, etc., and as such is an important part of a tenant's agreement. The "option to review" is just that: an option. It doesn't mean the rental situation will be reviewed, only that the Board reserves the right to review before the lease is renewed in the event problems arise during the initial term of the lease. Also, in situations where a lease becomes a sale, the Board must be notified in writing at least thirty (30) days before the sale is to take place, as the same review option applies.

I understand and agree to the above requirements. Owner(s) Signature (print and sign)

_____ Date _____