

Westwood Village Condominium Association, Inc.

Leasing at Westwood Village

The total number of units at Westwood Village is 294. The total number of units permitted to be leased is 74 (25%).

On May 16, 2006, Westwood Village Unit Owners passed a resolution approving an amendment to the By-Laws imposing lease restrictions for the benefit of the Westwood Village community. On May 15, 2012 the Unit Owners increased the number of leased units to a maximum of 25%.

Becoming a landlord at Westwood Village creates a responsibility for which not everyone may be prepared to assume. Landlords are responsible for ensuring that tenants observe the rules at Westwood Village as outlined in the “Welcome to Westwood Village” booklet. Landlords must comply with Connecticut State and federal laws regarding tenants’ rights.

When Unit Owners are making the decision whether to lease their unit, they must review the “Lease Policy” and be mindful that the rent collected adequately covers all their costs... such as the mortgage payment, common fees, taxes, insurance, cost of leasing a unit, any realtor fees, lost revenue from the time one tenant leaves and another suitable tenant is identified, or possible legal fees and lost revenue due to the eviction of an inappropriate tenant. Contact the Managing Agent for a copy of the Association’s “Are You Ready to be a Landlord?”

The Managing Agent maintains a “Lease Waiting List” of Unit Owners who have requested, in writing, that they be placed on the wait list. When the number of rentals is less than 74, the Managing Agent will contact, in writing, the Unit Owner at the top of the list to confirm his or her interest in immediately leasing his or her unit. If no response is received in three working days, the Unit Owner’s name will be removed from the list and the next Unit Owner on the list will be contacted until someone responds confirming that he or she will lease his or her unit.

When a Unit Owner is given approval in writing to lease his or her unit, he or she must immediately place the unit in the rental marketplace and lease it within 120 days. If it is not leased within that timeframe, the Unit Owner will lose the approval. The Unit Owner may re-apply at the end of the 120 days to be again added to the lease waiting list.

The month a tenant moves in, the Unit Owner (landlord) must complete the “Lease Notification Form” and remit the “Lease Charge” of seventy-five (\$75.00) dollars along with their monthly common charges each month. The Lease Charge applies for the duration of the time the Unit Owner is approved to lease his or her unit.

If you have any questions, please contact the Managing Agent.

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