

RE/MAX Specialists Property Management Lease Agreement

PROPERTY ADDRESS: _____
RENTAL TERM from: _____ to _____

Monthly Rent: \$ _____ DUE ON THE 1ST, LATE AFTER THE 3RD OF THE MONTH

	<u>Due</u>	<u>Collected</u>	<u>Balance Due</u>
Rent:	\$ _____	\$ _____	\$ _____
Security Deposit:	\$ _____	\$ _____	\$ _____
Pet Fees:	\$ _____	\$ _____	\$ _____
Pro Rate:	\$ _____	\$ _____	\$ _____
Total:	\$ _____	\$ _____	\$ _____

Comments: _____

THIS RENTAL AGREEMENT, made this day by and between _____ as Landlord, by
RE/MAX Specialists
 as agent for the owners, at **1008 PARK AVE; ORANGE PARK, FL 32073** and _____ as Tenants.

All rental payments, demands and notices shall be made at the Agent's above noted address.

1. **POSSESSION** – If for any reason whatsoever the Owner or Owner's agent cannot deliver possession of the premises to Tenant by the beginning date, including but not limited to, failure of previous Tenant to vacate or partial or complete destruction of the premises, Owner or Owner's Agent shall have the right to terminate this Agreement. In such event, Owner or Owner's agent's shall not be liable for any expenses or damages caused to or incurred by Tenant by such delay or termination and Owner or Owners Agent's liability to Tenant shall be limited to the return of all sums previously paid by Tenant to Agent or Owner.

Tenant's Initials _____
 Tenant's Initials _____

2. **OCCUPANCY** – The Tenant agrees that there shall not be more than _____ permanent occupants in this property and such occupants consists of:

<u>Name</u>	<u>Relationship</u>	<u>Age</u>

Occupancy for more than 7 days in any rental period shall be deemed to be permanent.

3. **UTILITIES AND MAINTENANCE** – Responsibility for arranging for and bearing the expense of each of the following items is agreed to be that of the party indicated by:

(L) Landlord (T) Tenant:

AC Equipment	___	Electricity	___
Extra Keys	___	Fuses/Resetting circuit Breaker	___
Garage Door Opener	___	Gas	___
Heating apparatus	___	Mailbox	___
Pest Control	___	Refrigerator	___
Sales Tax	___	Smoke alarm maintenance	___
Telephone	___	Utilities	___
Water/Sewer Utilities	___	Yard Maintenance	___
Glass	___	Fertilizer	___
Pool Service	___	Gutter Cleaning	___

Changing filter of Heat/Air at minimum 1 month intervals T

Charges for unstopping plumbing, sewer and/or dryer vents per para 19 T

Tenant is responsible for the first \$50.00 of ALL repairs (per item) not caused by Tenants.

Tenant is responsible for the total cost of all repairs caused by Tenants.

Tenants are not allowed to deduct from the Rent any expenses for repairs, unless approved in writing by Agent.

All other utilities and services will be at the Tenant’s expense.

Tenant’s Initials _____
Tenant’s Initials _____

4. **TENANT'S RESPONSIBILITIES FOR CARE OF THE PREMISES** – Tenant shall:

- a. Keep the property clean and sanitary inside and out, and in good order and condition.
- b. Not mar or deface the walls, woodwork or any part of the premises.
- c. Report to RE/MAX SPECIALISTS immediately and in writing (by email Tomnlucas@comcast.net, fax (904)269-8108, or by mail 1008 Park Avenue Orange Park, FL 32073), items needing repair.
- d. Pay Agent or Owner, upon demand, for damages to property as a result of failure to report a problem in a timely manner or for damages caused by Tenants or Tenants neglect.
- e. Pay Agent or Owner, upon demand, for costs to repair, replace or rebuild any portion of the premises damaged (including, but not limited to glass, doors, walls), whether through act or negligence, by the Tenant, Tenant's guests, or invitees.
- f. Pay Agent or Owner, upon demand, for damages done by rain or wind as a result of leaving windows or doors open.
- g. Not burn any type of pine wood in fireplace at any time.
- h. This Is a Non-smoking Property and Tenant Is Responsible for All Damages from Smoking in the Property.**

5. **TENANT'S REPOSIBILITIES FOR MAINTENANCE** – Tenant shall be responsible for:

- a. Minor and simple repairs such as replacing toilet flappers, valves, faucet washers, sliding screen door rollers, etc.
- b. Carpet cleaning when it becomes soiled.
- c. Replacing burned out light bulbs, regular or fluorescent.
- d. Exterminating ants, rodents, fleas, cockroaches, spiders, bees and other insects and pests.
- e. To plunger clogged toilets and drains before calling RE/MAX Specialists.
- f. To pay Agent or Owner upon demand for unnecessary workman service calls, for service calls caused by Tenant's negligence and for extra service calls as a result of failure to keep appointments with repairmen.

6. **APPLIANCES INCLUDED** – Landlord shall furnish the following items as part of the premises, namely: _____.

7. **PETS** – The Tenant agrees not to keep in or on the premises any bird, cat, dog, fowl, reptile or any other living thing. EXCEPTION _____.

A non-refundable pet fee of \$200.00 PER PET is required. Tenant shall obtain consent from Landlord in writing for any additional pets and/or substitution of pets or agrees to be responsible for a \$1,000.00 pet fee if damages done to the premises, interior or exterior, including personal property of which the premises is a part or property therein belonging to the Landlord which is caused by

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tenants, tenants guests and/or pets. Pet sitting is not allowed under any conditions unless the pet fee for the guest pet has been paid and written permission for such pet has been received by Tenant. THE FOLLOWING DOGS (EITHER MIXED OR PURE BREED) WILL NOT BE ALLOWED IN ANY OF OUR PROPERTIES WITHOUT EXCEPTION: AKITA, DOBERMAN, PIT BULL, ROTTWEILER, HUSKY, MALAMUTE, GERMAN SHEPARD, WOLF HYBRID, AMERICAN BULL DOG, CARNA PERCERIA. Tenants agrees to fully restrain pets(s) during the last 60 days of the Rentals Agreement to allow for showing of the property for lease or sale without the need for the Tenant to be present. The Tenant will be charged \$100.00 per visit for each time access is not obtainable due to unrestrained pet(s).

8. **LATE FEES** – In the event that the rent is not paid as agreed and it becomes necessary to serve notice of such default, the Tenant agrees to pay the Agent a fee of \$25.00 for the service of such notice and if legal action is taken, to pay all attorney’s fees, court costs and the administrative costs incurred by the Agent in connection with such action. A late charge of 10% of the rental amount or \$50.00, whichever is greater, is required on all rent received (not postmarked) in the office of the Agent, RE/MAX SPECIALISTS, 1008 Park Avenue Orange Park, FL 32073, (904)269-8100, after the 3rd day of the month, at the close of business (5:00PM). Merely depositing rent in the mail before the third (3rd) is not considered timely payment. Postal delays and delays due to holidays are Tenant’s responsibility. The postmark on an envelope indicates the date payment was picked up by the post office, not the date of receipt by RE/MAX SPECIALISTS. In addition, a \$5.00 per day charge will accrue until rent and late fees are paid in full. ALL PAYMENTS RECEIVED AFTER THE 3rd DAY OF THE MONTH SHALL BE IN THE FORM OF A CASHIERS CHECK or MONEY ORDER. Any payment tendered will be applied first to service charges, late fees, repair items or maintenance calls with the balance applied to rents due. Deductions made from rents without written permission from Agent Owner will be considered as unpaid rent and will subject Tenant to late charge as indication above.

9. **DISHONORED CHECKS (INCLUDING ELECTRONIC WITHDRAWAL(S))** – The Tenant agrees to pay the Agent a service charge of 10% of the amount of the check and/or electronic withdrawal fro each and every check/or electronic withdrawal used to credit his account for which payment is denied for any reason (non-sufficient funds, uncollectible funds, stopped payments, etc.) This amount is in addition to any rent due. Rent will, henceforth, be made in cashiers check or certified funds. In the event that a check and/or electronic withdrawal is returned by the bank for any reason, Tenant agrees to replace the returned check and/or Dishonored checks will not be re-deposited. In addition, IF YOUR CHECK IS RETURNED FOR NON-SUFFICIENT FUNDS, YOU EXPRESSLY AUTHORIZE YOUR ACCOUNT TO BE ELECTRONICALLY DEBITED OR BANK DRAFTED FOR THE AMOUNT OF THE CHECK PLUS ANY APPLICABLE FEES. THE USE OF A CHECK FOR PAYMENT IS YOUR ACKNOWLEDGMENT AND ACCEPTANCE OF THIS POLICY AND ITS TERMS AND CONDITIONS.

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10. **SECURITY DEPOSIT** – Tenant’s security deposit is being held in a separate non-interest bearing account.

11. **TENANT’S VACATING OF PREMISES** – Upon the vacating of the premises under the provisions of this Agreement, the Agent shall have thirty (30) days to return said security deposit or in which to give the Tenants(s) written notice by certified mail to the Tenant’s last known mailing address of this intention to impose a claim therein. The notice shall contain a statement in substantially the following form:

This is a notice of my intention to impose a claim for damages in the amount of \$ _____ upon your security deposit, due to: [REASON FOR IMPOSING CLAIM]. It is sent to you as required by Section 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit with fifteen days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to: [ADDRESS OF AGENT]. .

Unless the Tenant objects to the imposition of the Agent’s claim or the amount thereof within fifteen days after receipt of the Agent’s notice on intention to impose a claim, the Agent may then deduct the amount of his claim and shall remit the balance of the deposit, if any, to the Tenant within thirty days after the date of the notice of intention to impose a claim for damages.

12. **REFUND OF SECURITY DEPOSIT** – The security deposit held by the Agent, will be refunded when the Tenant vacates the premises, provided the Tenant has complied with all of the provisions of this Agreement, and:

- a. Has paid all rents due hereunder for a period of not less than the full term; and
- b. Has given the notice required by paragraph 14 hereof; and
- c. Surrenders the premises and with it all owners furniture and equipment therein in as good a state of condition as when occupied excepting reasonable wear and tear; and
- d. Removes all rubbish from the premises and cleans the premises and should the Tenant fail to do so, the Agent is hereby authorized to have the rubbish removed and the premises cleaned at the Tenant’s expense; and
- e. Leaves the utilities on at the premises for 48 hours after returning the keys and furnishing agent with a forwarding address to property permit the Agent to make a final inspection of the premises; and
- f. Furnish Agent with a forwarding address; and
- g. Return all keys and alarm codes, if any, to Agent within 24 hours of expiration of rental agreement. **Rent shall continue to accrue until all keys have been returned to the offices of RE/MAX Specialists, as Agent.**

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This agreement shall be terminated when Tenant vacates the premises. Any property left on the premises after termination shall be deemed abandoned and become the property of the Landlord.

13. **CONSENT TO ENTER** – The Tenant shall not unreasonably withhold consent to the Agent to enter the premises from time to time in order to inspect the same; make necessary or agreed repairs, decorations, alterations or improvements (during normal business hours); supply agreed services; or exhibit the premises to prospective or actual purchasers, mortgagees, tenants, workmen or contractors. By the signature below, Tenant agrees to allow the Premises to be shown, to subsequent prospective tenants or buyers during the final sixty (60) days of the time period stated in this Rental Agreement. A LOCK BOX WILL BE USED, and the property must be made available seven (7) days a week, and on short notice, if necessary. TENANT must secure valuables of concern and pets must be restrained for showing purposes during this time. If home has a security system, TENANT must furnish Agent with the code for the security system at all times during the term of this Rental Agreement.

The Agent may enter the premises at any time for the protection or preservation of the premises. The Agent may enter the premises when necessary for the purposes set forth in the preceding paragraph under any of the following circumstances:

- a. with the consent of the Tenant;
- b. in case of emergency;
- c. when the Tenant unreasonable withholds consent;
- d. at the time of delivery of a three (3) day notice for non-payment of rent; or
- e. if the Tenant is absent from the premises for a period of time equal to one-half the time for periodic rental payments. If the rent is current and the Tenant notifies the Agent in writing of an intended absence, then the Agent may enter pursuant to this subparagraph (d) only with the consent of the Tenant or the protection or preservation of the premises.

The Agent shall not abuse the right of access nor use it to harass the Tenant.

14. **END OF RENTAL TERM AND NOTICE OF INTENT TO TERMINATE** – The Rental Agreement will be automatically renewed on a month-to-month basis **with a 5% increase each year**, unless **written notice of termination** is given by either party at least **60 days before the last day of the month of the rental term**, or unless another Rental Agreement or Extension is signed by both parties at a negotiated amount. If this Rental Agreement is on a month-to-month basis, this Rental Agreement may be terminated by either party giving written notice to the other by mailing of or delivery of a true copy thereof or, if the Tenant is absent from his last or usual place of residence, by leaving a copy thereof at the residence, when the tenancy is from month to month, by giving not less than sixty (60) days' notice prior to the end of any calendar month when the termination is to be effective.

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Landlord may change the rental rate by the same notice as provided above. If Tenant fails give proper notice of termination as described above, he will be liable for and agrees to pay rent for the next full rental period. This rental agreement will terminate at the end of the last day of the month in which proper notice has been given by either party, and no portion of the rent paid for that period will be refunded to the Tenant. NO PRORATIONS ALLOWED DURING LAST MONTH OF OCCUPANCY.

15. **MOVE-IN INSPECTION** – The Tenant agrees to promptly check the inventory of fixtures and chattels in the premises and the condition of the premises and return a signed copy of the Move-In Sheet to the Agent at time of move-in, or within five (5) days thereof, noting any exceptions; otherwise, Tenant assumes liability for all items on inventory and condition of premises and accepts the premises as being in good condition. Agent shall return a signed copy of inventory to tenant within five (5) days of receipt of same.

16. **USE OF PREMISES** – The Tenant agrees not to use or permit the premises to be used for any illegal or improper purposes, nor place, or maintain, use or store on the premises any apparatus, fixture, materials or devise which violates the law. The Tenant acknowledges that he has been advised that the use of fuel burning, wick type or unvented heaters is unlawful.

17. **ABATEMENT** – The Agent may abate any condition caused by the Tenant in violation of law, regulation or ordinance, and Tenant agrees to pay the cost thereof to Agent as additional rent.

18. **INSURANCE** – Agent does not provide insurance coverage for Tenant’s personal property, and has no responsibility for loss or damage to such property by fire, casualty or theft. It is strongly suggested that the Tenant arrange and obtain through an agent of choice, for liability and personal property insurance coverage for his protection.

19. **CARE OF PREMISES** – The Tenant agrees to take good care of the premises and the property of which the premises is a part and to be liable for any damage to the premises and the property of which the premises is a part, including, but not limited to, damaged caused by fire, damage caused by stoppage of plumbing, sewer and/or dryer vents and/or damage to other fixtures and equipment caused by improper care or misuse. [This includes, but is not limited to, damage resulting from frozen pipes, and Tenant is responsible for prevention of damage to water pipes by freezing weather.] In addition, the Tenant shall:

- a. Comply with all obligations imposed upon Tenant by applicable provisions of building, housing and health codes.
- b. Keep the premises and the property of which the premises is a part, including hallways and other common area, clean and sanitary;
- c. Remove from the premises all garbage in a clean and sanitary manner;
- d. Keep all plumbing fixtures in the premises or used by the Tenant clean and sanitary and in good repair;
- e. Not burn pine wood in fireplace if property is equipped with fireplace.

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- f. WINTER MONTHS: should you leave your home during the months of November, December, January, February or March, plan to leave pipes dripping during your absence or turn off the main water supply and then drain the lines and any appliances having water. The Tenant agrees to reimburse the Landlord for any damages as a result of not following these instructions.
- g. Use and operate in a reasonable manner all electric, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances;
- h. Tenant agrees to keep exterior of premises in a clean and safe condition by maintaining grass shrubbery (including necessary fertilization). Tenant shall keep premises clear of rubbish, junk automobiles or parts, or other debris which affect the appearance of the property. Tenant agrees to notify Landlord of any infestation of chinch bugs, mole crickets, fungi, bugs, etc., in the grass or shrubbery. If Tenant fails to keep grass mowed and in good condition or fails to keep shrubbery and hedges trimmed, Landlord reserves the right to hire a professional lawn service at the expense of Tenant to be paid upon demand by Landlord.
- i. Tenant is responsible for extermination of roaches, ants, rats, mice, fleas, etc., otherwise Landlord will exterminate same in such a manner as Landlord deems necessary and Tenant shall be responsible for the expense. If monthly service is not maintained by the Tenant, a clean-out service will be charged to the Tenant upon vacating. Proof of final pest control and final service must be scheduled after the Tenant vacates premises.
- j. Not destroy, deface, damage, impair, or remove any part of the premises of the property of which the premises is a part or property there in belonging to the Landlord, nor permit any person to do so;
- k. Conduct himself/herself and require other persons on the premises or the property of which that premises is a part with his/her consent to conduct themselves in a manner that does not disturb his neighbors or contribute to breach of the peace;
- l. Obey all Covenants, Conditions, Rules and Regulations of the subdivision, if any; and be responsible for any and all fines or penalties imposed by the Association of the Subdivision for violation of any of said Covenants, Conditions, Rules and Regulation; and
- m. Not to make any alterations or changes to the premises without written consent of Agent, and to return the premises in as good or better condition, reasonable wear and tear accepted (dirt is not considered reasonable wear and tear). Any additions to the premises (such as fences, garage door openers, fans, etc.) shall become the property of the Owner and may not be removed except with the express written consent of Agent or Owner.

20. **SMOKE DETECTORS** – The Landlord will provide a smoke detector where required by law. The responsibility for maintenance and testing of all installed units is the TENANTS. In cases where no smoke detector is required by law, installation as well as testing and maintenance will be with the TENANT. TENANT agrees that they shall

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 Tenant's Initials _____

immediately test the smoke detector and shall maintain same. Tenants agree to assume responsibility for and agree to release, indemnify and hold the Owner, its Agent and its Agent's successors and assigns, harmless from against all loss, costs and expenses, including attorney's fees, claims, suits and judgments whatsoever in connection with injury or death of any person or persons or loss or damage to property, including my property caused by or in anyway connected with the failure to properly maintain smoke detector(s) within the dwelling unit.

21. **SMOKE DAMAGE** – Tenant agrees to be responsible for damage to carpet, paint and other interior surfaces as a result of smoke odors, tar and nicotine deposits due to smoking. Smoke, tar and nicotine deposits may require carpet cleaning, painting, washing of walls, windows, blinds and deodorizing and neutralizing.

22. **ASSIGNMENT** – The Tenant shall not sub-let the premises or any part thereof, or assign this rental agreement, without the express written consent of the Agent.

23. **RENT** – All sums due from Tenant to Agent under this Agreement (including, but not limited to, late fees, service fees, pet fees, damages, etc.) shall considered as rent for use of the demised premises.

24. **RULES & REGULATIONS** – All rules and regulations governing the occupancy and use of the premises are incorporated here in by reference and made a part hereof.

25. **INSPECTIONS** – The Tenant acknowledges that he has inspected the premises and found them to be in an acceptable and safe condition, and has read, and understands this rental agreement and accepts the provisions of same freely and voluntarily in consideration of rental of the premises, and acknowledges receipt of a copy of this rental agreement.

26. **EXPIRATION OF RENTAL TERM** – This rental agreement will continue on a month to month basis after the original Rental Agreement has expired under the same terms and conditions, except that Landlord shall have the right to increase rent upon thirty (30) days written notice to Tenant.

27. **OTHER PROVISIONS:**

- a. **TENANT IS RESPONSIBLE TO NOTIFY RE/MAX SPECIALISTS OF ALL CHANGES IN RESIDENCE PHONE, CELL PHONE, WORK PHONE AND EMAIL ADDRESS. FAILURE TO NOTIFY RE/MAX SPECIALISTS WITHIN SEVEN (7) DAYS OF ANY CHANGE SHALL RESULT IN AN ADMINISTRATIVE FEE IN THE AMOUNT OF \$50.00 PER MONTH, UNTIL NOTIFIED.**

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- b. If more than one person executes this Agreement as Tenant or Co-Tenant, his or her obligations are joint and several, and any act or signature of, or notice of refund to any one or more of them, in relation to the renewal or termination of this Lease, or under or with respect to any of its terms, shall be fully binding upon each and all of the persons executing this Rental Agreement as to Tenant, whether or not in actual possession of the premises.
- c. This Rental Agreement is the entire Agreement between the parties, and Tenant(s) acknowledge that no other oral or written agreement exists either express or implied. This Rental Agreement may be modified only in writing signed by all parties. All Tenant(s) statements in the Rental Application were relied on by Landlord in executing this Rental Agreement and any misinformation therein shall be considered cause for termination by landlord or Owner of Tenant's right of occupancy.
- d. No parking is allowed on the lawn. No mobile homes, trucks, campers, boats, trailers or other recreational vehicles are to be parked on PREMISES unless by written permission of the Landlord. Tenant must abide by covenants and restrictions of the neighborhood as to the disposition of vehicles.
- e. Landlord reserves the right to issue additional guidelines that may be needed for the safety and protection of the Tenant and the Premises. No structures, such as skateboard ramps, doghouse, etc., shall be built on the premises.
- f. Tenant has been advised that the Tenant is responsible for all damages he/she is responsible for under the terms of this lease, and that the Security Deposit may be insufficient to cover the extent of damages. Any sums due to Landlord in excess of the Security Deposit must be paid by Tenant to Landlord within fifteen (15) days after notice to Tenant at Tenant's last known address.
- g. Upon vacating the premises, the Tenant(s) must provide a receipt as proof of professional carpet cleaning (deep soil extraction) acceptable to Landlord and pest control. If Tenant(s) have a pet, proof of flea spray by professional pest control company must be provided in addition to carpet cleaning. All such work must be performed by a properly licensed and insured vendor.
- h. Singular and plural are interchangeable as context requires.
- i. Masculine and feminine are interchangeable as context requires.

28. **PAINING OF WALLS** – Tenants are advised that Landlord does not repaint after each tenant vacates, so it is incumbent on Tenant to not mar or deface the walls, beyond normal wear and tear. The painting should last approximately four (4) years and any excessive wear and tear will be charged to tenant.

29. **EARLY TERMINATION – LIQUIDATED DAMAGES** – The Landlord and Tenants agree that in the event of early termination (other than military transfer as defined in Addendum attached hereto, if applicable), that Tenants will pay to Landlord as liquidated damages an amount equal to two (2) times the monthly rental rate plus agree to the forfeiture of the Tenants' security deposit. These damages may be reduced to an

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amount equal to one months rental rate plus agree to forfeiture of the Tenants' security deposit, provided that Tenants have given Landlord a thirty (30) days written advance notice of intent to terminate prior to the date Tenant intends to vacate the property and fully cooperates with Landlord in exhibiting the property to prospective Tenants and/or Buyers. The damages referred to above shall be paid at the time of the written notice, otherwise, Tenants agree that they shall be responsible for all unpaid rents and costs incurred for the balance of the rental term. The damages referred to in this Paragraph shall be in addition to any other damages, obligations and duties that may be provided in this Rental Agreement. "Early Termination" is hereby defined as the vacating of the premises or termination by Tenant of this Rental Agreement or any extensions or modifications, prior to the end of the rental term as provided in either Rental Agreement and/or any extensions thereof.

30. **DISPUTES AND LITIGATION** – In the event of a dispute concerning the security deposit and tenancy created by this agreement, TENANT agrees that if the premises are being managed by an agent for the record owner TENANT agrees to hold agent, its heirs, employees and assigns harmless and shall look solely to the record owner of the premises in the event of a legal dispute.

31. PERSONAL PROPERTY – BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

32. **YOUR CREDIT STANDING** – is one of your greatest assets—only you can earn it and protect it. To maintain a good credit rating, all payments should be made on or before the date specified in this Agreement. You are hereby notified that if you fail to pay rent when due or any other financial obligations arising out of this Rental Agreement, a negative credit report reflecting your credit record will be submitted to credit reporting agencies.

33. **INCORPORATED BY REFERENCE** – All of the provisions of the application are incorporated herein by reference. Each statement in the application is a material inducement to Agent's entering into this rental agreement. The legality of this agreement shall be interpreted as provided in the State of Florida Landlord and Tenant Act (Chap. 83).

34. **RADON GAS** – State law requires the following notice to be given: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

Tenant's Initials _____
Tenant's Initials _____

RE/MAX SPECIALISTS

Tom Lucas or
Jason Thomas
As Agent for the Owners

Tenant

Tenant

TENANT CONTACT INFORMATION:

Home _____
Cell _____
Cell _____
Work _____
Work _____
Email _____
Email _____