



LAKE SIDE PROPERTY MANAGEMENT

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LEASE (Florida – Single Family Dwelling)

DATE: «Today»

BETWEEN: Lakeside Property Management

“Manager”

AND

“Tenant”

Identification of Manager. Lakeside Property Management (the “Manager”) acts pursuant to express written authority granted to Manager by Landlord and is authorized to act for and on behalf of Landlord for all purposes relating to this Lease. The address of Manager is **2327 Stickney Point Rd Sarasota FL 34231**. Manager may designate a new Manager by written notice to Tenant.

Deposit to Hold. The parties agree that this deposit to hold is paid for the purpose of securing the execution of a rental agreement after Manager has approved the applicant(s) for occupancy and prior to entering into a rental agreement and beginning the tenancy. If a rental agreement is executed pursuant to this agreement, landlord shall apply the deposit(s) to hold toward the moneys due under the rental agreement or refund the deposit immediately. IF a rental agreement is not executed due to failure by Manager to comply with this agreement to execute, Manager shall refund the deposit to the approved applicant(s) at the Managers customary place of business or mailing by first class mail to the address listed as the approved applicant(s) first listed current address on the application. If approved applicant(s) change their mind and decide not to move in or back out of the agreement for any reason, applicant(s) will forfeit the entire deposit(s).

I/We, Tenant, have read and understand the above policy regarding Deposit to Hold.

Tenant Signature(s):

Date:

Lease. Landlord leases to Tenant and Tenant leases from Manager the «CONTACT_TYPE_OF_PROPERTY» located at «CONTACT_PROPERTY__R» (the “Premises”), on the terms and conditions set forth in this Lease. And is agreed to by and shall bind the Tenant, its heirs, estate, or legally appointed representatives. Tenant as herein used shall include all persons to whom this property is leased. Landlord as herein used shall include the owner(s) of the premises, its heirs, manager, assigns or representatives and/or any agent(s) designated by the owner(s).

Occupancy. The term of this Lease shall commence on **12:00 AM** (the “Commencement Date”) and expire **11:59 PM**. Tenant’s right to possession of the Premises shall commence on the Commencement Date. If for any reason Landlord cannot deliver possession of the premises to Tenant by the beginning date, the beginning date may be extended up to 30 days or lease voided at Landlord’s option without Landlord being liable for any expenses caused by such delay or termination. Tenant acknowledges and agrees that he or she has thoroughly inspected the Premises before signing this Lease and that, as of the date of this Lease: (a) the Premises is in habitable condition; and (b) all appliances, fixtures and personal property in the Premises are in good working order.

The initial occupants are:

All minors are also listed as follows:

Additional occupants are strictly prohibited except with the prior written consent of Landlord. Any person staying at the premises for a period of fourteen (14) consecutive days or a total of twenty (20) days in any 12-month period shall be considered an additional occupant. For purposes of this section, “staying at the premises” means presence on the premises for a substantial amount of time, whether during the day or overnight, and shall include, but not be limited to, long-term or regular house guests, live-in babysitters, visiting relatives, etc. Prior written consent of Landlord is necessary in order to change roommates. Upon Landlord’s request, Tenant shall provide Landlord with a list of individuals occupying or staying at the premises.

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Rent. Tenant shall pay to Landlord’s designated manager as base monthly rent the sum of \$ per month on the 1st day of each month in advance without demand. Rent is considered paid when actually received or when an electronic payment is actually deposited in Manager’s designated account for rent payments. The parties agree that if rent is not paid by midnight on the fourth (4th) day of the month. Tenant shall pay a late charge of five percent (5%) of the stated rent every five days. Nothing contained in this paragraph shall constitute a waiver of any other rights or remedies granted to Manager by this Lease or by statute. If Landlord has actual knowledge that there are insufficient funds to cover a check, rent will be considered unpaid, Landlord may serve Tenant with a Three Day Notice and will not be required to deposit the check. Third party checks are not permitted. The imposition of late fees and/or dishonored check charges is not a substitution or waiver of available Florida law remedies. If rent is not received by the 1st day of each month, Landlord may serve a Three Day Notice on the next day or day thereafter as allowed by law, and Landlord has the right to demand that late payments shall only be in the form of a money order or a certified check. All signatories to this lease are jointly and severally responsible for the faithful performance of this lease. All payments made shall first be applied to any outstanding balances of any kind including late charges and/or any other charges due under this lease. All notices by Tenant to Landlord shall be sent to Landlord’s designated manager in writing by certified mail.

Note: All Move-Ins will be required to pay a full first month’s rent, regardless of Move-In Date. The pro-rated amount will be due on the 1st of the month following the Move-In.

Payment Options. Tenant will be provided a Tenant Portal for convenient online rent payment.

1. Payment using the **E-Check** option is provided **at no charge**.
2. Payment using **credit and debit card** will incur a **processing fee** based on the total amount.
3. We can also provide you with a bar code to **make your payments at your local 7-Eleven** store. Please contact our office for more information on this option.

If you choose to pay by cash, check or money order, either in person or by mail, a \$25.00 processing fee will be automatically added to your account per check received.

In the case rent made by check and is delivered by mail, only one check per unit will be accepted and rent must be received by Landlord or its designated manager on or before the due date. Any dishonored check(s) shall be treated as unpaid rent subject to the same late charge, plus \$35 as an additional handling fee. If Tenant gives Manager two (2) checks that are returned for insufficient funds, Tenant’s checks “bounce,” or Tenant’s checks are dishonored by Tenant’s bank or financial institution during the term of this Lease, then all future rent shall be payable by cashier's check or money order only. This policy will be applicable throughout the balance of the Lease term including any renewal or extension thereof.

Security Deposit. Tenant agrees to pay Landlord the sum of \$, as security for faithful performance by Tenant of all terms, covenants and conditions of this lease. The deposit may be applied by the Landlord for any monies owed by Tenant under the lease or Florida law, physical damages to the premises, costs, and attorney’s fees associated with Tenant failure to fulfill the terms of the lease and any monetary damages incurred by Landlord due to Tenant’s default. Tenant cannot dictate that this deposit be used for any rent due. If Tenant breaches the lease by abandoning, surrendering or being evicted from the rental premises prior to the lease expiration date (or expiration of any extension) Tenant will be responsible for unpaid rent, physical damages, future rent due, attorney’s fees, costs and any other amount due under the terms of the tendency or Florida Law. Professional cleaning and professional truck mounted carpet cleaning are required at move out. Tenant may choose to hire a cleaning company of their choice and provide a receipt to PropM, Inc. at the time of surrender of possession of the property. If the receipt for cleaning and carpet cleaning are not received prior to or at the time of key return, PropM, Inc. will not reimburse tenants for any reason and the costs will be deducted from the security deposit. The security deposit (and advance rent, if applicable) will be held in the following manner: Deposited in a separate non-interest bearing account with Bank of America Bank, Sarasota FL. Florida statutory law 83.49(3) provides:

(3)(a) Upon the vacating of the premises for termination of the lease, if the landlord does not intent to impose a claim on the security deposit, the Landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the Tenant written notice by certified mail to the Tenant last known mailing address of his intension to imposes a claim on the deposit, and the reason for imposing the claim. The notice shall contain a statement in substantially the following form: This is notice of my intention to impose a claim for damages in the amount of ____ upon your security deposit, due to ____ it is sent to you as required by s.83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 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 (landlord’s address). If the Landlord fails to give the required notice within the 30-day period, he forfeits his right to impose a claim upon the security deposit.

(b) Unless the Tenant objects to the imposition of the landlord’s claim or the amount thereof within 15 days after receipt of the landlord’s notice of intention to impose a claim, the Landlord may then deduct the amount of his claim and shall remit the balance of the deposit to the Tenant within 30 days after the date of the notice of intention to impose a claim for damages.

(c) If either party institutes an action in a court of competent jurisdiction to adjudicate his right to the security deposit, the prevailing party is entitled to receive his court costs plus a reasonable fee for his attorney. The court shall advance the cause on the calendar.

(d) Compliance with this subsection by an individual or business entity authorized to conduct business in this state, including Florida licensed real estate brokers and salesperson, shall constitute compliance with all other relevant Florida Statues pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this subsection to determine compliance. This subsection prevails over any conflicting provisions in chapter 475 and other sections of the Florida Statutes.





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Security deposit refund if any shall be made by mail only, as provided by law, made out in names of all Tenants in one check and, may not be picked up in person form Landlord.

Utilities. It is our policy to require all incoming residents to personally contact the utility company(ies) to advise them of start-up service. The utility company(ies) will also be notified to remove the property name from the temporary service as of the date of planned move-in. If you fail to contact them, you will have an interruption of service. You will be held responsible for the bill from the date you move in. When you contact the utility company and make service arrangements, please obtain your new account number and list it below. Without exception, this document will be required before keys can be issued. The Tenant agrees to pay all charges and deposits for all other utilities and Tenant agrees to have all accounts for utilities immediately placed in Tenant name with accounts kept current throughout tenancy. Garbage and or trash removal is considered a utility under this lease. If utilities which Tenant is responsible for are still in Landlord’s name at the time Tenant takes occupancy, Tenant agrees that Landlord shall order such utilities to be terminated. Tenant shall contract and directly pay for all tenant responsible utilities provided to the Premises, including, without limitation, electricity, cable, telephone and internet services, garbage collection, sewer, water and gas (including utility deposits). Tenant agrees that, should any bill for utilities and/or services governed by this Lease become delinquent, Landlord has the right to apply Tenant’s security deposit to the delinquent utilities or service bill.

Utility	Tenant or Owner Responsible?	Company	Contact Information	Account Number
Electric				
Water				
Sewer				
Garbage				
Natural Gas				
Landscaping				
Cable				
Pool Service				

***Flat Fee Billing will be due and payable the first of each month via the tenant portal**

For all utilities for which Tenant is responsible for contracting directly with the utility provider, Tenant shall be responsible for notifying the appropriate utility company on or before the move-in for the purpose of placing such utilities in Tenant's name. Tenant's failure to notify the appropriate utility company within three (3) days prior to move-in may result in Landlord assessing pro rata utility charges for the period from move-in until such time as utilities are placed in the Tenant's name. Utilities are never to be shut off, only transferred.

In the event a condominium association or homeowner’s association is currently providing any services to the unit such as cable, satellite TV, alarm monitoring, internet, water, sewer, trash, guarded security gate other service and the association decides these services will no longer be provided, Tenant agrees and understands that Landlord and/or Agent shall not be required to replace, provide or pay for these removed services for Tenant. Tenant may opt to pay for non-essential services but shall be required to pay for essential services including but not limited to water, sewer and trash if the association no longer provides these services. The discontinuation or any such services by the association shall not be construed as a prohibited practice by the Landlord or Agent nor shall it constitute a default under the lease. The failure of Tenant to retain and pay for essential services upon notice and demand by the Landlord or Agent shall constitute a material breach of the lease.

I/We, Tenant, have read and understand the above policy regarding utility service.

Tenant Signature(s):

Date:

Renter’s Insurance. Manager’s and Landlord’s insurance will not cover Tenant’s personal property anywhere on or about the Premises (including vehicles), for reasons including, but not limited to, theft, fire, water damage, acts of nature, etc. To the fullest extent permitted by applicable law, Manager shall not be liable for damage to Tenant’s property arising from any reason or cause whatsoever, including, but not limited to, negligence or criminal acts of third parties; fire, storm, flood, rain or wind damage; or from damage caused by bursting or leaking pipes. Tenants are advised to obtain a renter’s insurance policy protecting their household goods and personal property.

Required Insurance. Manager or Landlord does not maintain insurance to cover personal property of Tenant(s) or personal injury to Tenant(s), their guests or occupants. Tenant(s) is required to obtain Rental Liability insurance in the amount of \$300,000 public liability and \$50,000 property damage from whatever cause to his person or property and to the person or property of those on the Lease Florida – Single Family Dwelling



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premises with his consent, and Tenant(s) shall indemnify and hold all other parties harmless from all claims arising from any such injury or damage throughout the term of the tenancy. Tenant(s) is responsible to obtain insurance before taking occupancy.

I/We, Tenant, have read and understand the above policy regarding insurance.

Tenant Signature(s):

Date:

Alterations and Improvements. Tenant shall not make any penetrations of, or attachments to, the roof or exterior of the dwelling, including, but not limited to, any window, window frame, window sill, eaves, porch or patio ceilings, exterior door, exterior door frame, or balcony railing. Alterations can include satellite dishes, antennas of any kind, awnings, plant hangers, etc. Tenant shall not make or permit any alterations or improvements to the Premises without the prior written consent of Manager, which consent may be withheld in Manager's sole discretion. Should Tenant be permitted and elect to make alterations or improvements to the Premises: (a) all such alterations and improvements shall be made at Tenant's sole cost and expense; (b) under no circumstances shall Tenant be entitled to any discounts, credits or reimbursements for such costs from Manager; (c) all such alterations and improvements shall become a portion of the Premises and the property of Manager and may not be removed from the Premises unless Manager's written consent expressly permits or requires such removal; and (d) if demanded by Manager, Tenant shall remove any alterations or improvements at the expiration or earlier termination of the Lease term and repair any damage caused thereby.

Use of Premises. Tenant shall maintain the premises in a clean and sanitary condition and not disturb surrounding residents or the peaceful and quiet enjoyment of the premises or surrounding premises. Tenant shall install window shades or draperies (no foil, sheets, paper etc. allowed) within 15 days of taking occupancy if not already provided. Premises are to be used and occupied by the Tenant for only residential, non-business, private housing purposes only. Tenant shall not operate any type of day care or child sitting service on the premises. Tenant shall secure insurance immediately for any water filled devices with a loss payable clause to Landlord. No trampolines, athletic equipment, recreational equipment, or any items or activities which can cause interference with the insurance coverage on the premises will be permitted.

Rules and Regulations. Tenant shall not permit any acts to be done on the premises in violation of any law or ordinance. In addition, Tenant shall comply with the rules and regulations attached hereto as Addendum D and all of Manager's rules and regulations with respect to the premises, as the same may be amended or supplemented from time to time. Tenant shall comply with all rules, regulations, bylaws and deed restrictions as imposed by local Home Owners Association or Neighborhood/Community Association when applicable. Tenant shall be liable for damages resulting from Tenant's failure to comply with the rules and regulations. Tenant acknowledges receipt of the current rules and regulations.

Pets. No pets shall be permitted in or about the Premises without: (a) the express written consent of the Landlord, which may be withheld in Landlord's sole discretion; and (b) execution by the parties of the Pet Agreement attached hereto as Addendum F; or (c) the pet is an assistance animal with documentation from a licensed doctor or therapist that the animal is prescribed for the treatment of the tenant's or occupant's specific disability.

Smoking. Smoking is NOT permitted in or about the premises by Tenant, guests or invitees. Tenant understands that smoking inside the premises shall be considered a material default under this lease agreement. Smoking is NOT allowed in or about the premises unless the parties expressly agree otherwise in the attached Smoking Addendum. This includes smoking of any substance, legal or illegal.

Risk of Loss. All Tenants personal property shall be at the risk of the Tenant or owner thereof and Landlord shall not be liable for any damage to said personal property of the Tenant arising from criminal acts, fire, storm, flood, rain or wind damage, acts of negligence of any person whosoever, or from the bursting or leaking of water pipes. Tenant is strongly urged to secure insurance for personal property.

Default. (1) Failure of Tenant to pay rent or any additional rent when due, or (2) Tenant's violation of another term, condition or covenant of this lease (and applicable, attached rules and regulations), condominium by-laws or neighborhood deed restrictions or (3) failure to comply with any Federal, State and/or Local laws, rules and ordinances, or (4) Tenant's failure to move into the premises or tenant's abandonment of the premises, shall constitute a default by Tenant. Upon default, Tenant shall owe Landlord rent and all sums as they become due under the terms of this leases and any addendums attached hereto and any and all amounts owed to Landlord as permitted by Florida law. If the Tenant abandons or surrenders possession of the premises during the lease term or any renewals, or is evicted by the Landlord, Landlord may retake possession of the premises and make a good faith effort to re-rent it for the Tenant account. Retaking of possession shall not constitute a rescission of this lease nor a surrender of the leasehold estate. If Tenant(s) breach this lease agreement, in addition to any other remedies available by law and this lease agreement, Tenant(s) shall be responsible for any leasing fee or commission charge which Owner may incur in attempting to re-lease the premises through a licensed real estate company. If Tenant's actions or inactions result in any fines, attorney fees, costs or charges from or imposed by a condo association or homeowners association if in place, Tenant shall be in default of this lease and shall be immediately required to pay such sums as additional rent.





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Attorney fees. If Landlord employs an attorney due to Tenant’s violation of the terms and conditions of this lease, Tenant shall be responsible for all costs and reasonable attorney’s fees as incurred by the Landlord whether or not suit is filed. Landlord and Tenant waive the right to demand a jury trial concerning any litigation between Landlord and Tenant.

Vehicles. Vehicle(s) must be currently licensed, owned by Tenant, registered, operational and properly parked. Tenant agrees to abide by all parking rules established now or in the future by Landlord or condo/homeowner association rules, if application. NO trailers, campers, vehicles or blocks, motorcycles, boats or commercial vehicles are allowed on or about the premises without Landlord’s prior written approval. Tenant is not to repair or disassemble vehicles on the premises. Vehicles not meeting the above requirements and additional rule of Landlord are unauthorized vehicles subject to being towed at Tenant expense. Parking on the grass is prohibited. Tenant agrees to indemnify Landlord for any expenses incurred due to the towing of any vehicle belonging to the guest of invitee of Tenant.

Repairs and Maintenance. Tenant agrees that they have fully inspected the premises and accepts the condition of the premises in “as is” condition with no warranties or promises express or implied. Tenant shall maintain the premises in as good a condition as exists at the commencement of this Lease, ordinary wear and tear excepted, and shall keep all areas of the premises, both inside and outside, clean, sanitary and free from any accumulations of debris, filth, rubbish and garbage. Landlord shall deliver the premises free of rodents and vermin, and thereafter Tenant is responsible for internal pest control. Tenant shall be responsible for any damage to the premises beyond ordinary wear and tear or caused by the negligence or willful act of Tenant or Tenant’s agents, contractors, visitors and guests. Ripped and stained carpet, holes in the wall, dented appliances, broken latches or hinges are examples of damage that would be above normal wear and tear. Tenant is requested to use any of the numerous products to affix items to the walls other than nails, wall anchors, screws and the like to avoid holes. Tenant is required to patch all holes prior to moving out. Landlord shall have the right to repair such damage and Tenant shall reimburse Landlord within five (5) days after demand and or all charges incurred as additional rent. Tenant agrees to notify Manager promptly of all required repairs in writing via their tenant portal and consents to the entry of Manager’s licensed, bonded and insured vendor on or about the Premises to make repairs. (See Addendum D for Work Order Procedure). Tenant shall test at least once every six (6) months and replace batteries as needed in any smoke alarm or smoke detector. Tenant shall replace the heating and air-conditioning filters as necessary but not less than every three (3) months, or at Landlord’s election, Tenant shall allow Landlord’s representative to enter the premises following notice to Tenant to replace such filters. Tenant shall be responsible for the cost to repair and damage caused to the heating and air-conditioning system by Tenant’s failure to replace such filters. Tenant shall reimburse Landlord for the costs of such filters upon five (5) days’ written demand therefor. Tenant shall replace all light bulbs which fail during the term of this Lease. Tenant shall replace any lost or damaged garage door openers provided to Tenant. Tenant shall take reasonable steps to prevent the freezing of any pipes or well lines during cold weather periods. Tenant is responsible for replacement of any consumables on or about the premises, including light bulbs, furnace filters, water filters, gas, and heating oil. Tenant is responsible for maintaining the landscaping to city and HOA code unless the Premises include either private or HOA landscaping services. Tenant is required to adequately keep yard and shrubs in green healthy condition. Failure to water adequately to keep plants and shrubs alive will be Tenant financial responsibility. Summertime watering is required. For homes with a pool, Tenant is responsible for maintaining proper water level at all times. Upon vacating the premises, Tenant must leave the premises clean and follow “Tenant Cleaning Checklist for Vacating Property.” In the event a major repair to the premises must be made which will necessitate the Tenant’s vacating the premises, Landlord may at its option terminate this agreement and Tenant agrees to vacate the premises holding Landlord harmless for any damages suffered if any. Tenant shall notify Landlord immediately of any maintenance need or repair in writing. Tenant agrees that they shall immediately test the smoke detector and shall maintain the same.

Vacating. At the expiration of the Lease term, Tenant shall surrender the premises in as good state and condition as they were at the commencement of this Lease, reasonable use and wear thereof and damages by the elements accepted. To meet the requirements of this Paragraph, Tenant, upon surrender of the premises, shall clean, or caused to be cleaned, the entire premises, including all restrooms, any kitchens and refrigerators, and all carpeting, in a professional manner. Carpeting shall not only be vacuumed, but also professionally shampooed. If Tenant fails to clean the premises, Landlord may charge the Tenant all fees incurred by Landlord in cleaning the premises, in addition to all rights that Landlord has to retain the security deposit.

Renewal. If Tenant remains in the premises after that natural expiration for this lease, and no new lease is signed, the tenancy will be extended as a month-to-month tenancy and may be terminated by Tenant giving written notice not less than 30 days prior to the end of any monthly payment periods or Landlord giving written notice not less than 30 days prior to the end of any monthly payment period. Termination of the tenancy shall occur on the last day of the month. Notice from Tenant to Landlord must be made by certified mail. All other conditions of this lease shall remain in effect. Regardless if Tenant is on fixed term lease or month to month, failure to give 30 days’ notice by Tenant prior to the end of the lease will result in additional liability of Tenant for the following full monthly rental period in addition to the one month’s rent.

If Tenant chooses to continue tenancy on a month to month basis, monthly rent charge will be \$. If Tenant chooses to sign a one year lease, the monthly rent charge will be \$.

Lease Change Fee. Tenant shall be responsible for a \$175.00 lease change fee for changing or adding occupants to the lease during the term of tenancy.





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Right of Entry. Landlord, upon 24 hour notice by telephone, hand-delivery or posting to Tenant, has the right for entry to the premises for showing, repairs, appraisals, inspections, or any other reason. Landlord has immediate right of entry in cases of emergency, or to protect or preserve the premise. Landlord is authorized to perform or assign an inspection of the Premises every 6 months and provide to Owner with a report detailing the status of the premises, outlining any damage or necessary repairs, and any violations of the Lease, including pet and smoking restrictions. Damage may be documented with photographs and/or video if necessary. Tenant shall not alter or add locks without prior written consent. If consent is given, Tenant must provide Landlord with four (4) keys to all locks. Landlord may place “For Sale” or “For Rent” signs on the premises at any time.

Condemnation, Damage to Premises, Acts of God and Termination. If for any reason the premises are condemned by any governmental authority, destroyed, rendered uninhabitable, rendered dangerous to persons or property, and/or damaged through fire, water, smoke, wind, flood, act of God, nature or accident, or if it becomes necessary, in the opinion of Landlord or its agent, that Tenant must vacate the premises in order for repairs to the premises to be undertaken, this lease shall, at Landlord’s option and upon 7 days written notice to Tenant, cease and shall terminate, Tenant agrees to and shall vacate and Tenant, if not in default of the lease shall owe no further rent due under the terms of the lease. In such case, Tenant hereby waives all claims against Landlord for any damages suffered by such condemnation, damage, destruction or lease termination. Tenant agrees that in the event there are hurricane or storm shutters on the premises, Tenant will install same if there is a hurricane or tropical storm watch or warning in effect and/or at the request of the property manager or owner. If Tenant is unable to perform this task for any reason, Tenant agrees to notify property manager or owner as soon as any storm watch or warning is placed into effect. The Premises may be located within a 100 year flood plain.

Waivers. The rights of the Landlord under this lease shall be cumulative, and failure on the part of the Landlord to exercise promptly any rights given hereunder shall not operate to forfeit any other rights allowed by this lease or by law.

Indemnification. Tenant agrees to reimburse Landlord upon demand in the amount of the loss, property damage, or cost of repairs of service (including plumbing trouble) caused by the negligence or improper use by Tenant, his agents, family or guests. The undersigned agree to the terms and facts of this mutual Agreement and are completely confidential, and will not disclose any information concerning this Agreement to any third party without written permission by the Company. The undersigned shall not make any disparaging remarks of any sort or otherwise communicate any disparaging comments about the Company, entities or persons to any third party at any time following the execution of this Agreement. Company agrees that it shall not make any disparaging remarks about the undersigned to any third party at any time. Any violation will be prosecuted to the full extent of the law. Tenant at all times, will indemnify and hold harmless Landlord for any injuries or damages to the person or property of any persons, caused by the acts, omissions, neglect or fault of Tenant, his agents, family or guests, or arising from Tenant’s failure to comply with any applicable laws, statutes, ordinances or regulations.

Integrations. This lease and exhibits and attachments, if any, set forth the entire agreement between Landlord and Tenant concerning the premises, and there are no covenants, promises, agreements, conditions, or understandings, oral or written between them other than those herein set forth. If any provision in this agreement is illegal, invalid or unenforceable, that provision shall be void but all other terms and conditions of the agreement shall be in effect.

Modifications. No subsequent alteration, amendment, change or addition to this lease shall be binding upon Landlord unless reduced to writing and signed by the parties.

Hazardous Waste. Tenant shall not keep on the premises any item of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered to be hazardous or extra hazardous or a contaminant by any responsible governmental agency or insurance company. Tenant covenants and agrees to comply with all applicable environmental and other federal, state, and local governmental statutes, ordinances, rules and regulations relating to the presence of hazardous substances, hazardous wastes, pollutants, or contaminants. Tenant agrees and does hereby indemnify Landlord and hold it harmless from any loss, damage, or expense, including reasonable attorney’s fees and costs and expenses of any appeal, which Landlord may incur or suffer by reason of any claim or liability arising from Tenant’s noncompliance with applicable laws and the terms of this paragraph. Tenant specifically covenants and agrees that no hazardous substances, hazardous waste or waste by-products, pollutants or contaminants, shall be dumped in any trash receptacle, or otherwise, in, on, or about the Premises except as specifically provided under the terms of this paragraph. These covenants and indemnities shall survive the termination of this Lease.

Mold. Landlord and/or Management reserves the right to terminate the tenancy and Tenant(s) agree to vacate the premises in the event Landlord and/or Management in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety on health hazard to Tenant(s) or to other persons and/or Tenant(s) action or inactions are causing a condition which is conducive to mold growth.

Radon Gas. State law requires the following notice to be given: “Radon is naturally occurring radioactive gas that, when it has accumulated in 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.”





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Abandoned 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 the storage or disposition of the Tenant’s personal property.

Assignments. Tenant shall not assign this lease or sublet the premises or any part thereof. Any unauthorized transfer of interest by the Tenant shall be a breach of this agreement.

Notices. Notices required under this lease are to be in writing, either by first class mail, by attachment to the front door of the Property or by electronic communication (email).

Application. If Tenant has filled out a rental application, any misrepresentation made by the Tenant in same will be a breach of this agreement and Landlord may terminate the tenancy.

Compliance with Residential Landlord Tenant Act. This Lease is intended to comply with the provisions of Chapter 83, Florida Statutes, in effect on the date first written above. If a court determines that any provision in the Lease conflicts with the Act, the provisions of the Act shall control. This Lease shall be deemed amended to comply with any statutory changes in the Act if such changes apply retroactively to existing leases, but not otherwise.

Tenant’s Acknowledgements. Tenant acknowledges that Tenant has read and received a copy of this Lease. Tenant further acknowledges that Tenant has or has had the opportunity to review this Lease with Tenant’s legal counsel.

Absence. Tenant shall notify Landlord in writing of any anticipated absence from the premises in excess of seven (7) days no later than the first (1st) day of the absence. Absence for more than 7 days requires complete interior water shut off to prevent possible damage.

Assignment by Manager. Landlord and or Manager may assign this Lease at any time without consent of Tenant. In the event of an assignment of the Lease by Manager, Manager’s assignee shall assume the obligations of Manager hereunder and Manager shall be discharged from any further obligation or liability under this Lease.

Time of the Essence. Time is of the essence for each and every obligation and right under this Lease.

Fees. Landlord may charge a fee not to exceed \$50 each time Landlord sends a notice to Tenant as a result of Tenant’s noncompliance with written rules or policies.

Prior Agreements. This Lease is the entire, final and complete agreement of the parties pertaining to the premises and supersedes and replaces all written and oral agreements heretofore made or existing by and between the parties or their representatives insofar as the Lease or the premises are concerned.

Addenda. The addenda outlined below have been reviewed and, where applicable, signed by Tenant, as part of this Lease.

- Addendum A: Summary of Rent and Deposits / Deposit To Hold
- Addendum B: Mold and Mildew
- Addendum C: Smoke Alarm and Carbon Monoxide Alarm
- Addendum D: Rules and Regulations
- Addendum E: Smoking Policy
- Addendum F: Pet Agreement
- Addendum G: Lead-Based Paint Disclosure
- Addendum H: Early Termination Acknowledgement

[Signatures on following page]





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The parties have executed this Lease as of the date first written above.

Tenant(s)	By: Name: Title: Tenant	Date:
	By: Name: Title: Tenant	Date:
	By: Name: Title: Tenant	Date:
	By: Name: Title: Tenant	Date:
	By: Name: Title: Tenant	Date:
MANAGER	Lakeside Property Management By: Name: Title: Authorized Representative	Date:





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ADDENDUM A:

SUMMARY OF RENTS AND DEPOSITS / DEPOSIT TO HOLD

Rent Charges

Monthly Rent Payment (First payment Due 7 days prior to move in date)	\$
Pet Rent	\$

Deposits

Security Deposit (refundable) (Due on lease signing date)	\$	Held by
Pet Deposit	\$	Held by

Total Move In Charges	\$
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Note: All Move-Ins will be required to pay a full first month's rent, regardless of Move-In Date. The prorated amount will be due on the 1st of the month following the Move-In.

Please access your tenant portal for a complete view of your accounting.

The parties agree that the deposit to hold is paid for the purpose of securing the execution of a rental agreement after landlord has approved the applicant(s) for occupancy and prior to entering into a rental agreement and beginning the tenancy. If a rental agreement is executed pursuant to this agreement, landlord shall apply the deposit(s) to hold toward the moneys due under the rental agreement or refund the deposit immediately. IF a rental agreement is not executed due to failure by landlord to comply with this agreement to execute, landlord shall refund the deposit to the approved applicant(s) at the landlord's customary place of business or mailing by first class mail to the address listed as the approved applicant(s) first listed current address on the application. If approved applicant(s) change their minds and decide not to move in or back out for any reason, applicant(s) will forfeit the entire deposit(s).

Tenant Signature(s):

Date:

Landlord/Manager Signature:

Date:



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ADDENDUM B: MOLD AND MILDEW

Mold growth indoors is an issue common in damp, moist or humid environments. Mold spores naturally exist indoors and cannot be eliminated. Normally, they do not grow or reproduce on indoor surfaces and become visible and pose a problem unless a condition of excess moisture exists on surfaces. The main causes of mold growth are too much moisture generation, too little moisture removal, or cold surfaces. For example, mold often grows around windows because blinds or shades are always kept closed, thus cooling the window area and causing mold growth. Those causes of mold growth can be reduced or eliminated by simple procedures under your control. To reduce mold and mildew, Tenant agrees to the following:

Keep the indoor humidity low:

- Use bathroom fans during and for at least 30 minutes (preferably 1 hour) after showering and bathing. If no fan is available, open windows slightly for ventilation for the same amount of time.
- Use the exhaust fan above the stove whenever cooking or boiling liquids, or if no fan (or if a recirculating fan exists that does not exhaust to the outdoors), open a window slightly for ventilation during cooking or boiling.
- Use the fan in the laundry area during and for 20 minutes after using the washer (not the dryer if it exhausts outdoors), or if no fan, open a window slightly for ventilation.
- Cover fish tanks.
- Do not use unvented space heaters, such as kerosene heaters, indoors.
- Do not use your oven for space heating.
- Do not keep excess number of house plants.

Prevent cold surfaces that promote mold growth:

- Raise blinds or shades as often as possible each day (extremely important)!
- Allow at least one inch between furniture and walls to warm wall surfaces.

Keep the indoor temperature at least moderately warm during non-summer months:

- Keep heat above 60 degrees Fahrenheit at all times, as low temperatures cause mold growth.
- Do not turn off the heat in any rooms (especially bedrooms).
- Open closet doors.

Attend to spills or flooding:

- Immediately dry any water that spills or overflows from showers, tubs, toilets, sinks, etc.
- Immediately clean up and thoroughly dry any spills onto carpets, rugs or floors.

Immediately notify Landlord or Manager of any excess moisture problems:

- Immediately notify Landlord or Manager of any water leakage such as leaking plumbing, tubs, showers, toilets or windows.
- Immediately notify Landlord or Manager of any running water—plumbing, tubs, showers or toilets.

Clean regularly and thoroughly:

- If mold appears on any indoor surfaces, immediately scrub it off with soap and water (bleach is not necessary), and then rinse and dry the surface.
- Check, clean and dry window tracks and keep free from condensation buildup.
- Once you have attempted to clean mold, if it reappears or you are not able to remove it, immediately report the mold to Landlord or Manager.

Tenant breach:

- Tenant further agrees that Tenant shall be responsible for damage to the Premises and Tenant property as well as injury to Tenant and occupants resulting from Tenant failure to comply with the terms of this Addendum. Tenant agrees to defend, indemnify and hold harmless Landlord and Landlord's relate parties (past and present subsidiary corporations, affiliates, successors, assigns, officers, directors, Premises Managers, agents, attorneys, employees and representatives) from claims, liabilities, losses, damages and expenses.

Remediation:

- If elevated mold levels may exist at the Premises, Tenant agrees to temporarily vacate the Premises to allow for investigation and remediation, to control water intrusion, or allow other repairs to the Premises, if requested by Landlord. Tenant agrees to comply with all instructions and requirements necessary to prepare the Premises for investigation and remediation, to control water intrusion, to control mold growth, or to make repairs. Storage, cleaning, removal, or replacement of contaminated or potentially contaminated personal property will be Tenants responsibility. Landlord is not responsible for any condition about which Landlord neither knows of nor should have known. Tenant agrees to provide Landlord with copies of all records, documents, sampling data and other material relating to any water leak, excessive moisture, and mold conditions in the Premises as soon as Tenant obtains them.

Read the EPA pamphlet: "A Brief Guide to Moisture, Mold and Your Home" available at <http://www.epa.gov/mold/moldresources.html>

Tenant understands and agrees that failure to do any of the actions in this Mold and Mildew Addendum shall constitute a material noncompliance with the Lease. Tenant shall be liable for all damage resulting from his/her failure to comply with this Mold and Mildew Addendum.

Tenant Signature(s):

Date:

Landlord/Manager Signature:

Date:



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**ADDENDUM C:
SMOKE ALARM AND CARBON MONOXIDE ALARM**

A smoke detection device has been installed in the Premises for Tenant's protection which is powered by

10-Year Battery
Electricity
Electricity with Battery Backup

The smoke detector(s) were tested by the Landlord on and found to be in working condition.

The carbon monoxide detector(s) were tested by the Landlord on and found to be in working condition.

Tenant is responsible for testing the device at least every six (6) months and replacing the batteries as needed. Test the device by pushing the button on the cover. This will sound an alarm if the device is working properly. If no alarm sounds, the device has a defective battery or other failure. In such case, please contact Landlord or Manager immediately as set forth below.

If the smoke detector has a hush feature, you can silence the alarm by pushing the hush button on the cover and holding it down for three (3) seconds.

Even if the smoke detector is powered by a 10-year battery, it may not last for the full 10 years. If the battery is low, an indicator will "chirp" at 30-second intervals for a minimum of 7 days. Replace the battery when chirping occurs. If the smoke detector is equipped with a 10-year battery, Tenant must replace the battery only with another 10-year battery. If the device is electric with a battery backup, use a Mallory MN1604 or Eveready 552 9-volt alkaline battery or equivalent sold at most drug, department, hardware or electronic parts stores. Never use an ordinary or heavy-duty carbon-zinc battery. A device powered by electricity without battery backup does not require any change in battery and a failure of such device should immediately be reported to Manager as set forth below.

Tenant shall not remove or tamper with a properly working smoke detector, including removing working batteries.

It is your responsibility to report deficiencies to the Manager immediately and in writing. The Manager will correct the deficiency within ten (10) days. Manager may charge Tenant a fee of up to \$250 for non-compliance and tampering with the devices of Tenant set forth herein

Tenant Signature(s):

Date:

Landlord/Manager Signature:

Date:



ADDENDUM D: RULES AND REGULATIONS

1. Waterbeds and/or fish tanks over 50 gallons are not allowed.
2. Skateboards and/or roller blades shall not be used on or about the premises.
3. The following vehicles shall not be permitted in or around the Premises and will be towed (with adequate notice if required by law) at Tenant's expense: vehicles with flats, broken windows, leaks, and/or other significant damage; any inoperable vehicles; any recreational vehicles and vehicles without current registration and/or license plates. Motor Vehicle repairs shall not be permitted on or about the Premises.
4. Balconies, terraces and porches must be maintained in a neat and attractive manner at all times. Patio furniture, plants, and permitted barbeques may be placed on balconies, terraces or porches provided they are consistent with a first-class residential dwelling. Do not hang bathing suits, brooms, mops, rugs, or any other items of any kind from the walls or railing of your balcony, terrace or porch. Do not let anything protrude from or hang over any balcony, terrace or porch railing. Do not throw anything from, or allow anything to be blown off, balconies, terraces, or porches. Secure lightweight items, including lightweight furniture. Audio speakers, birdfeeders, awnings, screens, sunshades, banners, wind chimes, indoor/outdoor carpet, mats and similar items are prohibited. No bicycles, skis, snowboards, toys, ice chests, boxes, or similar items may be stored or allowed to remain on balconies, terraces or porches.
5. Gas barbeques are allowed on balconies, terraces and porches furnished with outdoor gas connections. Charcoal, wood, and propane barbeques, and gas barbeques without an installed gas lines, pose a safety risk on balconies, terraces and porches and are not allowed.
6. Tenant shall use the draperies, curtains and other window coverings provided or approved by Landlord.
7. The equipment in the bathrooms and kitchens shall not be used for any purposes other than those for which they were constructed. No sweepings, rubbish, rags, disposable diapers, sanitary napkins, tampons, ashes or other obstructive substances shall be thrown therein. Do not place metal, string, grease, hair, coffee grounds, nutshells, glass, olive or fruit pits, corncobs, paper, wire, bones or non-food in the garbage disposal. Tenant shall be held responsible for any repairs or damage resulting from the misuse of such equipment, and shall reimburse Landlord for expenses incurred in the repair of such equipment. Portable washers or dryers not approved in writing by Landlord are prohibited.
8. Please be considerate of your neighbors. Tenants are required to control the volume of stereos and musical devices within the premises to the extent that they do not disturb your neighbors. Noisy or disorderly conduct annoying or disturbing other neighbors will NOT be permitted.
9. Tenants may use nails and regular hangers when hanging pictures, mirrors, etc., as long as the nails or hangers are not longer than $\frac{3}{4}$ inch long. DO NOT use nails or screws longer than $\frac{3}{4}$ " in any walls without the prior written consent of the Manager. The purpose of this rule is to avoid any inadvertent disturbance of the plumbing or electrical system. DO NOT modify any window or window frame or attach anything (including drapery rods and the like) to any window or window frame. DO NOT use adhesive hangers because they damage wallboard.
10. Familiarize yourself with the location of gas shutoffs, the nearest water shutoff, and your electrical breaker sub-panel.
11. Report any observed water leaks, standing water, or condensation to the Landlord immediately.
12. Tenant agrees to maintain heat at least 50 degrees Fahrenheit as to prevent pipes from freezing and or any other damage to the home.
13. Tenant agrees property has been provided with functioning plumbing fixtures and appliances with drains free, clear, and running. Any backups from occupancy would be from usage and would be the responsibility of Tenant at Tenant cost to provide preventative practices, corrective action, and or the contracting of a plumber. If the issue is caused by a defect of the plumbing, Tenant would be required to provide notice to Landlord of plumbers proposed defect for Landlord to take choice of corrective action.

LOCK OUT PROCEDURE

For the safety of your home, neither Landlord nor Manager will perform lockout services. It is therefore crucial that Tenant take note of the following suggestions:

- Make sure that all appropriate occupants have their own key.
- Before leaving your home, make sure that you have your key with you.

(Initial) In the unfortunate circumstance that you should be locked out of the premises, you will be responsible for contacting a locksmith to gain access to the premises and for the charges incurred by the work performed.

(Initial) If a locksmith should ever change your lock in this situation, as a Tenant you agree to contact the Landlord to have your lock re-keyed.

Tenant has read and initialed the above policy regarding lock-out procedures, and acknowledges that Landlord and Manager are not responsible for providing access to the premises.



WORK ORDER PROCEDURE

1. Submit a maintenance request online through the tenant portal on the PropM Homes.com website. Your request must be submitted in writing at www.propMhomes.com.
2. Permission to enter must be given for each occurrence.
3. This section shall not be construed to limit the Landlord's access to the Premises in the event of an emergency.
4. Manager retains those rights otherwise created and existing pursuant to State law.
5. When a maintenance request is submitted, and assigned to a vendor, the vendor will contact you by phone and provide you with a date and two hour window when they can attend to the issue. You may choose to either 1) be present for the service work, or 2) leave a key for the vendor to access the home.
6. If you choose to be present but are not at the home during the allotted time, you will be charged a \$75 trip charge, as unfortunately, too many tenants have failed to leave a key or be present.
7. If you do not respond to the vendor call or scheduling attempts, the work order will be closed/canceled.
8. If the issue still requires attention, you will be required to submit a new maintenance request through your tenant portal.

CHILD SAFETY

Various state and federal laws prohibit Landlord and Manager from imposing rules and regulations which discriminate against children. THEREFORE, PARENTS AND THOSE PERSONS HAVING CARE, CUSTODY OR CONTROL OF CHILDREN ARE RESPONSIBLE FOR THE SUPERVISION, SAFETY AND WELL-BEING OF THOSE CHILDREN. Following are some areas of the property that may pose special dangers to children who may not be aware of the risks. This list is not meant to cover all possible dangers that may be present.

WINDOWS

- Open windows present a potential risk of falling.
- Window screens are intended solely to keep bugs out. They are not intended to support a person's weight or prevent a person from falling from an open window.
- There is a risk of serious injury or death if a person leans against a screen.
- Parents must keep their children from sitting or playing on window sills, and, for child safety, should keep windows shut and locked when children are left unattended.
- Keep furniture and other objects on which a child can climb away from windows.
- Window stops and other devices that restrict a window from opening are not provided by Landlord or Manager because of the dangers associated with fire and the requirement that occupants can escape. If Tenant desires to use such devices, they must be approved by Landlord or Manager before being installed. Tenant accepts full responsibility for the safe use of such devices.
- Do not block windows in any way that would prevent exit in the event of a fire.

USE OF APPLIANCES

- Stoves, ovens and fireplaces can cause burns and start fires if not properly used and attended.
- Hot water can cause burns if not properly used and attended.
- Children can turn on stove burners and ovens. Never place anything on stove burners or in the oven except when actually cooking.
- Never allow anything, except approved plugs, to be placed in electrical sockets.

EXERCISE EQUIPMENT

- Improper use of exercise equipment can lead to serious injury or death.
- Improper use of exercise equipment can cause serious damage to the equipment.

SWIMMING POOLS, SPAS & SAUNAS

- State laws limit the use of pools, spas and saunas by children under 14 unless supervised by an adult. All Tenants must follow such laws.

WATER

- Any location where water pools more than one inch deep poses the risk of drowning.
- Danger can be present with bathtubs, sinks, buckets, fountains, streams and ponds.

BALCONIES, DECKS & SECOND STORY WALKWAYS

- Small children can crawl through railings.
- No one should climb on or over railings.
- Throwing objects off balconies, decks and walkways can cause injury or death to persons below.
- Do not place furniture or other objects on which a child can climb near railings.
- Keep all stairways clear of debris or obstructions.
- Report any damaged or loose railings to Landlord/Manager immediately.

ADDENDUM D



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PLAY AREAS

- Improper use of play equipment can cause injury or death.
- Any damaged or improperly working play equipment should be reported to Landlord/Manager immediately.

ADDITIONAL SPECIAL TERMS

ADDITIONAL COMMENTS

The foregoing rules and regulations are in addition to any duties created by State law. These rules are to be strictly observed and will be enforced by Landlord and failure to comply with these rules may lead to termination of Tenant's tenancy. These rules have been made for their protection, pleasure, and convenience. Landlord reserves the right to make such other reasonable rules as shall, in the judgment of Landlord, from time to time become necessary to protect the safety, care and cleanliness of the Premises and for the preservation of good order therein.

Tenant Signature(s):

Date:

Landlord/Manager Signature:

Date:

SAMPLE



ADDENDUM E: SMOKING POLICY

Due to the increased risk of fire, increased maintenance costs, and the possible health effects of secondhand smoke, Manager is adopting the following policy relating to smoking on or about the Premises. The following terms, conditions and rules are hereby incorporated into the Lease.

1. PREMISES SUBJECT TO SMOKING POLICY

SMOKING PROHIBITED – ENTIRE PREMISES

Note: Smoke damage, even if smoking is allowed, will never be considered normal wear and tear.

2. DEFINITION OF SMOKING. The term "smoking" means inhaling, exhaling, breathing, carrying, or possessing any lighted cigar, cigarette, pipe, marijuana, other tobacco product or any other similar lighted product in any manner or in any form.

3. IF SMOKING PROHIBITED.

3.1 (Entire Premises). Tenant agrees and acknowledges that the entire Premises has been designated as a no-smoking living environment. Tenant agrees that he/she will not smoke anywhere on or about the Premises or any portion of the Premises. Tenant will not permit any agents, contractors, guests or visitors of Tenant to do so.

3.2 Tenant agrees to inform all of his/her agents, contractors, guests or visitors of the no-smoking policy and to require any agent, contractor, guest or visitor who violates the policy to leave. Tenant is responsible for the actions of his/her agents, contractors, guests and visitors.

4. LANDLORD NOT A GUARANTOR OF SMOKE-FREE ENVIRONMENT. Tenant acknowledges that Landlord and Manager's adoption of a policy relating to smoking, and the efforts to designate all or some of the Premises as non-smoking, do not make Landlord or any of its managing agents the guarantor of Tenant's health or of the smoke-free condition of the non-smoking portions of the Premises.

5. LANDLORD AND MANAGER DISCLAIMER. Tenant acknowledges that Landlord and Manager's adoption of a non-smoking living environment, and the efforts to designate all or portions of the Premises as nonsmoking, does not in any way change the standard of care that Landlord and Manager has under applicable law to render the Premises any safer, more habitable or improved in terms of air quality standards than any other rental premises. Landlord and Manager specifically disclaim any implied or express warranties that the Premises will have any higher or improved air quality standards than any other rental property. Landlord and Manager cannot and do not warrant or promise that the Premises will be free from secondhand smoke. Tenant acknowledges that Landlord and Manager's ability to police, monitor or enforce this Addendum is dependent in significant part on voluntary compliance by Tenants and Tenants' guests. Tenants with respiratory ailments, allergies or other conditions relating to smoke are put on notice that Landlord and Manager do not assume any higher duty of care to enforce this Addendum than any other Landlord or Manager obligation under the Lease.

6. EFFECT OF BREACH. Tenant understands and agrees with the terms and conditions of this Addendum and that failure to adhere to any of the terms of this Addendum will constitute both a material non-compliance with the Lease and a serious violation of the Lease. In addition, Tenant will be responsible for all costs to remove smoke odor or residue upon any violation of this Addendum.

Tenant Signature(s):

Date:

Landlord/Manager Signature:

Date:



**ADDENDUM F:
PET AGREEMENT**

Tenant agrees to the following:

1. Only the following described pet(s) will reside in the Premises:
2. No breeding of any pet is allowed.
3. All pets must be properly licensed and have shots required by statute or regulation at all times.
4. No pet with a history of aggressive, threatening or violent behavior will be allowed. Breeds with a disposition for aggressive behavior are prohibited.
5. The pet will not be allowed out of the Premises except when being carried by Tenant or when on a leash under Tenant's control.
6. The pet will not be chained or tied in any way to the exterior part of the dwelling or other structure.
7. The pet will not be allowed to use any part of the Premises for depositing waste. Should this occur accidentally, Tenant will immediately pick up the waste.
8. The pet will not be allowed to make noise or engage in threatening conduct which might disturb neighbors.
9. The pet will be kept clean. Pet waste will be disposed of properly and promptly.
10. Tenant will immediately notify Landlord or Manager of any personal injury or property damage caused by the pet.
11. Any damage attributed to the pet will be paid for promptly by Tenant.
12. The maximum adult weight/size: _____.
13. Any additional pet or any change of pet will require a new agreement and adjustment to the pet rent, if applicable.
14. Tenant, any guest or invitee shall indemnify, defend and hold Landlord, Manager, Landlord's Agents, and employees harmless from and against any actions, suits, claims, and demands (including legal fees, costs, and expenses) arising from damage or injury to any person or property of others by any pet owned, kept, housed, or maintained by Tenant, his/her guest or invitee.

Special terms and conditions:

«CONTACT SPECIAL PET TERMS AND CONDITIONS»

A refundable deposit of \$ is herewith paid by Tenant as additional security deposit. This amount will be added to any existing security deposit and will secure all of Tenant's obligations under the Lease, including this pet agreement.

This agreement is incorporated into and made a part of the Lease.

A monthly pet rent of \$ will be paid by the Tenant for the duration of the lease and all lease renewal periods.

I certify that my pet has no history of aggressive, threatening or violent behavior. I agree to the above provisions. I will keep stated insurance current and will provide a copy of the declaration page at each reissuance.

Tenant Signature(s):

Date:

Landlord/Manager Signature

Date:



ADDENDUM G: DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a Federally approved pamphlet on lead poisoning prevention.

LESSOR'S DISCLOSURE:

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Lessor (check (i) or (ii) below):

Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents):

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

LESSEE'S ACKNOWLEDGMENT: (INITIAL)

(c) Lessee has received copies of all information listed above.

(d) Lessee has received the pamphlet "Protect Your Family from Lead in Your Home."

MANAGER'S ACKNOWLEDGMENT: (INITIAL)

(e) Manager has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: *The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.*

Tenant Signature(s):

Date:

Landlord/Manager Signature:

Date:



**ADDENDUM H:
Early Termination Move-Out Instructions
Acknowledgement**

Tenant agrees to the following:

In the event of Tenant terminating the Lease Agreement early, please review and follow the move-out instructions below:

1. Tenant to notify Landlord in writing 30 days prior to your vacate date.
2. Tenant will continue to pay rent for the balance of your lease until a new Tenant is secured.
3. Tenant will keep all utilities in your name and connected until a new Tenant is secured.
4. Tenant will keep home at 50 degrees and winterize the Property.
5. If Tenant is responsible for landscaping, Tenant will keep the landscaping maintained until a new Tenant is secured.
6. Tenant will keep Renter's Insurance Policy in effect until a new Tenant is secured.
7. Tenant will utilize the lockbox to check on the vacant home on a regular basis until a new Tenant is secured.
8. Tenant will notify Landlord of actual vacate date so we can schedule professional cleaning.
9. Tenant will leave the home as clean as possible to minimize the professional cleaning expenses.
10. Tenant will bring keys to our office located at: 2327 Stickney Point Rd Sarasota, FL 34231
11. Tenant will keep all garage and ceiling fan remotes on the kitchen counter.
12. Tenant will provide a forwarding address for your security deposit correspondence.

Tenant Signature(s):

Date:

Landlord/Manager Signature:

Date:

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Winterization Tips for Tenants

Fall is a good time of year to begin preparing your home for the winter. As temperatures begin to drop, your home will require some low maintenance to keep it worry-free throughout the winter. Included are some easy tips on how to winterize your home.

1.) **Water Lines** – to prevent water lines from freezing and bursting during cold weather:

- Allow water to trickle, especially at night when the temperatures drop.
- Disconnect and drain all garden hoses from outside faucets and store, removing them from the harsh elements if possible.
- Always know where your water main is located in case you need to shut it off in emergencies.
- Shut off the water to the exterior hose bibs.
- Insulate hose bibs with Styrofoam insulators.
- Open up all cabinet doors to allow warm air to circulate and warm the pipes.
- If you go on vacation, leave the heat on, set to at least 55 degrees.
- Sprinkler systems should be shut off and drained.

2.) **Gutters and Downspouts:**

- Wet leaves and debris remaining in the gutter over winter adds a significant weight and volume to the gutter when frozen and increases water build-up on the roof.
- Please report to PropM if your gutters are over-filled with debris and leaves.

3.) **Chimneys and Fireplaces:**

- If using a wood burner fireplace or vented gas logs, inspect the fireplace damper for the proper opening and closing.
- When not in use, keep the damper closed to prevent a draft and heat loss.

4.) **Heating and Cooling Systems:**

- Replace the A/C and furnace filters **EVERY** 60 days.
- This ensures the most efficient economical operation of your system. Clogged filters can inhibit the operation of the system and cause costly repairs.
- Clear obstacles from the vents so air can flow freely.
- Reverse the direction of the ceiling fans to increase energy efficiency and comfort.
- Test your smoke detectors and carbon monoxide detectors and refresh batteries if needed.

5.) **Prepare an Emergency Kit:**

- Buy flashlights or battery operated lanterns for use during power shortages. Other suggestions include: battery powered radio, drinking water, pre-packaged non-perishable food, propane camp stove fuel (NOT to be used indoors), non-electric can opener, charged cell phone, tool set, first aid kit, prescription medication plan in effect and pet food if you have a pet.
- Have an evacuation plan in place.
- Know where your main water shut off is located.

6.) **If vacating (moving out) during the winter months:**

- Shut off the main water supply valve.
- Open all hot and cold water faucets.
- Include tubs, showers, outdoor faucets and flush all toilets
- If you are on a well/septic system, simply drain the water tap.

Following these easy tips will help ensure your home with low maintenance during the winter months.





Tenant Vacating Checklist

Your move is coming up quickly and we hope you are excited about your new place. The last few weeks prior to moving out are no doubt busy and hectic; however, there are some important details you will need to be aware of and take care of.

- ⇒ Please provide us the date you will be surrendering the property, along with your forwarding address.
- ⇒ All Utilities are to remain on and in your name until the final day of your tenancy or lease.
- ⇒ Oil heat is your responsibility to provide and exact tank measurement as to the level of oil remaining.
- ⇒ If Vacating in the winter months, you must set the thermostat at no less than 60 (sixty) degrees to help prevent pipes from freezing.

Our goal is to return 100% of your deposit. However, many tenants fail to return the property to the same condition as when they moved in. Remember that a high level of cleaning is expected when you move out. By closely following this checklist, you will ensure you are getting the maximum of 100% of your deposit returned to you. If you need any help or have any questions, make sure you contact us and we will be happy to provide you a list of any professional services.

All Rooms	Kitchen
Any alterations you may have made must be returned to original condition unless otherwise agreed in writing.	Complete the "All Rooms" Checklist first.
Ceilings, carefully brush down all cobwebs, dust, etc.	Clean, scrub oven including control panel, control knobs, racks, door, glass, broiler.
Ceiling fans, light fixtures, outlets, switch plates, knobs, fans, covers, face plates, etc...	Clean hood vent, under hood vent and filter.
Clean around door knobs.	Clean drip pans. We strongly encourage you to replace all drip pans if necessary.
Replace missing or burned out light bulbs, with similar matching light bulbs.	Clean and scrub all cabinets, drawers, shelves, counter tops and face, back splash, cutting board.
Clean all doors, trim and baseboards.	Clean and scrub refrigerator and freezer inside and out. Including grill work on front, bottom and underneath. Replace filter if it has one.
Clean all window sills, window tracks, sliding glass door tracks.	Leave refrigerator running, please do not disconnect or turn off.
Clean inside all closets, shelves and wipe rods.	Clean and scrub microwave inside and out.
Clean cabinets, face and shelves.	Clean and scrub dishwasher inside and out, including around the edges of the dishwasher door.
Clean drawers, inside and out.	Clean and scrub sink and faucet.
Clean stair rails and ledges.	Garbage Disposal should be running and free of debris.
Gently wipe walls as needed to remove smudges, handprints and dirt.	Clean and scrub and food, grease, smoke etc from kitchen blinds, walls, hood, etc.
Small nail holes should be left as is. More than 5 holes in any wall if beyond normal wear and tear and will need to be repaired by a professional. Larger holes, molly bolts, screws is considered beyond normal wear and tear and will be repaired by a professional at your cost. Minimum charge of \$75 to repair each wall back to original condition.	Living Room / Dining Room / Family Room / Bedrooms
Clean blinds and remove all debris, dust from each blind.	Complete the "All Rooms" Checklist.
Clean interior windows and screens up to eight (8) feet.	
All window treatments such as curtain rods, shades, blinds which were provided or included with property must be cleaned and left in good working condition.	Bathrooms
Vacuum and clean all heat/cool vents, returns and air registers.	Complete the "All Rooms" Checklist.
Clean out and sweep/vacuum fireplace, clean fireplace	Clean toilet inside and out, front, back, sides and behind.



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screen and glass.	
Sweep and mop rooms.	Clean and polish mirrors.
All smoke detectors and carbon monoxide detectors must be working with working lithium batteries installed.	Clean and scrub counters and front of counters.
Carpet Cleaning, must be done by professional truck mounted carpet cleaning service. IF the cleaning is not up to Owner/Agent's standards, carpets will need to be re-cleaned at your cost. We are happy to provide a list or preferred professional carpet cleaners.	Clean tub and shower to remove all soap scum.
	Clean caulk and grout.
Utility / Laundry Room / Mud Room	Clean walls, ceilings, doors and floors to remove spots, water residue.
Complete "All Rooms" Checklist.	
Clean washer inside and out, along with control panel, knobs, agitator including where softener opening is and around lid and under lid.	Garage
Clean dryer inside and out, control panel, knobs, lint trap, door edges.	Sweep floor, soak and wipe up an oil drips or spills in garage and driveway.
Wipe down / dust water heater and furnace.	Wipe down, dust, clean water heater and furnace.
Clean counters, utility sink, shelves.	Clear garage and attic of any personal belongings and debris. Do not leave your stuff behind.
Clean cabinets and drawers inside and out.	Clean and empty garbage cans and recycle bins, leave in garage.
Change furnace filters as necessary.	Change any furnace filters which have not been changed in past 30 days.
Grounds	Clean interior windows up to eight (8) feet.
If you are responsible for yard care:	
Mow and edge as necessary.	
Remove weeds from flower beds, cracks in driveway, etc.	
Rake leaves.	
Sweep patio(s) decks, driveways and sidewalks on property.	
Remove any personal items, chairs, tables, etc.	
Remove and dispose any and all animal waste.	

Keys:

All keys, garage door openers, parking passes, etc must be returned to our office. Please arrange a time to drop them off to one of our team members.

Note: The property manager will inspect the property only after you surrender the property, and return the keys to our office. By returning the keys to us, you are surrendering possession of the property. This marks the official clean up and move out is finished and allows Lakeside Property Management to proceed with the turnover and inspection. Rent will be charged until the keys are returned.

Security Deposit:

A final inspection will be conducted and documented after you surrender possession of the property. If any damages are found, we must receive estimates or invoices from vendors before your deposit(s) can be returned less and cost for damage.

As per law, we have 31 days to send your security deposit accounting beginning the day your lease expires and/or you return the keys, whichever is later, officially surrendering possession of the property. Reminder to provide us with your forwarding address.

Estimated Cost Sheet

Prior to your move in, the property was professionally cleaned and inspected. Any carpets were professionally steam cleaned. Upon move out, the unit is required to be in the same clean condition.

After move out, the below items will be thoroughly inspected and considered with respect to possible deductions from your security deposit. The prices are approximate costs and are subject to change without notice. Final Deductions will be based on the actual cleaning or repair costs incurred by the Owner/Agent from the respective contractor. Receipts will be provided.

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Further, Lakeside Property Management in no way looks to profit from move outs. We are 100% committed to charging the fair costs to restore the property to its move in condition.

Haul trash, debris and garbage away.	\$210 plus dump fee minimum charge.
Clean stove.	\$50.00 minimum charge.
Clean refrigerator.	\$50.00 minimum charge.
Clean mini blinds, vertical blinds, window treatments.	\$12.00 per blind minimum charge.
Clean, sweep, mop uncarpeted floors.	\$27.50 per room minimum charge.
Clean bathroom.	\$27.50 to \$55.00 minimum charge.
Vacuum all carpets.	\$27.50 minimum charge.
Clean all mirrors, cabinets, drawers and shelves.	\$27.50 per room minimum charge.
Washing walls. (difficult stains will be calculated by hour)	\$27.50 minimum charge.
Replace burned out or missing light bulbs with matching light bulbs.	\$5.00 each, plus minimum trip charge of \$75.00
Flea/Tick control.	\$200.00 minimum charge.
Replace dirty AC/Heat filters.	\$75.00 minimum charge.
Remove pet waste (No pet waste is normal wear and tear)	\$100.00 minimum charge.
Mow and trim lawn if applicable.	\$75.00 minimum charge.
Weed and mulch beds.	\$75.00 minimum charge.
Clear all clogged drains.	\$75.00 minimum charge.
Deodorize home.	\$200.00 minimum charge.

Minimum service charge of \$75.00 per hour.

Painting:

Interior paint is expected to last a minimum of five (5) years. If the property was freshly painted when prior to the beginning of your lease, and painting is required on your move out, you will be charged according to the following scale:

- You will be charged 100% of the cost if you lived at said premises less than eighteen (18) months.
- You will be charged 75% of the cost if you lived at said premises from nineteen (19) to thirty (30) months.
- You will be charged 50% of the cost if you lived at said premises from thirty-one (31) to forty-eight (48) months.
- You will be charged 25% of the cost if you lived at said premises from forty-nine (49) to sixty (60) months.

If the property was not freshly painted prior to your occupancy, you will be charged the pro-rated amount from the date of last painting. Note: Touch up no longer works in painting, entire walls need to be painted as the paint fades and touch ups are an eye sore as the paint on the walls fades over time.

Carpeting:

Cleaning, as per state required law, the Owner/Agent may deduct the cost of the carpet cleaning from your deposit. If it does not appear to be cleaned according to the Owner/Agent, it will need to be professionally cleaned. If you hired a professional truck mounted carpet cleaner prior to move out, you must provide a legitimate receipt and contact information from the company who performed the services. Owner/Agent reserves the right to re-clean if deemed necessary.

Carpet Replacement: Carpet is expected to last ten (10) years or longer. If the carpeting was new when you moved in, and it needs replacement at your move out, you will be charge according to the following scale.

- 100% if your occupancy is less than sixty (60) months.
- 75% if your occupancy is sixty-one (61) to ninety-six (96) months.
- 50% if your occupancy is ninety-seven (97) to one hundred twenty (120) months.
- 25% if your occupancy is one hundred twenty-one (121) to one hundred forty-four (144) months.

If carpeting was not new upon occupancy, the pro-rated amount from the date of carpet installation will be charged.

If carpet is damaged by a pet, and we are able to remove the stains and odor from the carpet, pad and sub flooring, the actual cost of the process, trip charge will be charged to your security deposit. If the carpet is torn, shredded, ripped, and/or the stains and odor cannot be removed, the full replacement cost of the carpet will be charged, regardless of when the carpet was installed.

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