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FLORIDARESIDENTIALLEASE AGREEMENT OR MONTH-TO-MONTH RENTAL AGREEMENT

into this	day of			by and between
			, wt	hose address in
				(hereinafter
referred	to	35	"Landford")	and
(hereinafter s	eferred to as "Tenant"	3		
WITNESSI	ETH:			
WHEREA	S, Landlord is the fee	owner of certain	real property being, ly	ing and situated
in	Cou	nty, Florida, such	real property having a	street address
of		A880,0015 (F1321521)		
Photography - Barrey - B.				
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(merenamer res	ered to as the "Prem	ses).		
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PARTIES: LANDLORD TENANT(S) PROPERTY ADDRESS: 1. RENTAL AMOUNT: Beginning , 20 ____ TENANT agrees to pay LANDLORD the sum per month in advance on the ____ day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location: . Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement. 2. TERM: The premises are leased on the following lease term: (please check one item only) ____ month-tomonth (or) ____ until _______, 20 _____. 3. SECURITY DEPOSITS: TENANT shall deposit with landlord the sum of \$_ as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have left, leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises. 4. INITIAL PAYMENT: TENANT shall pay the first month rent of \$_ and the security deposit in the amount of \$ for a total of \$ Said payment shall be made in the form of cash or cashier's check and is all due prior to occupancy. 5. OCCUPANTS: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by \$ ______ for each such person. Any person staying 14 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement. 6. SUBLETTING OR ASSIGNING: TENANT agrees not to assign or sublet the premises or any part thereof, without first obtaining written permission from LANDLORD. 7. UTILITIES: TENANT shall pay for all utilities and/or services supplied to the premises with the following exception: 8. PARKING: TENANT ____ is not ____ is (check one) assigned a parking space. If assigned a parking space it shall be designated as space #______. TENANT may only park a vehicle that is registered in the TENANT'S name.

RESIDENTIAL LEASE/RENTAL AGREEMENT

I. THE PARTIES. This Residential Lease Agreement ("Agreement") made this, 20 is between:				
Landlord:	with a mailing addres	ss of		
	("Landlord"), AND	, State of		
Tenant(s):		("Tenant").		
Landlord and Tenant a "Parties."	re each referred to herein as a "Party"	and, collectively, as the		
agreements contained	FOR AND IN CONSIDERATION of the herein, the Tenant agrees to lease the owing terms and conditions:			
be allowed to occupy the	Agreement shall be considered a fixed the Premises starting on ("Lease Term"). At the end of the enant: (check one)	. 20 and end on		
Agreeme	continue to lease the Premises under t int under a month-to-month arrangeme vacate the Premises.			
	e Premises is to be occupied strictly a: (s) in addition to the Tenant: (check on			
the following individual		ie)		
the following individual	(s) in addition to the Tenant: (check on	ie)		
the following individual	(s) in addition to the Tenant: (check on Occupant(s). The Landlord agrees to lease the desc	("Occupant(s)")		
- There are no IV. THE PROPERTY. 1 Tenant: (enter the prop	(s) in addition to the Tenant: (check on Occupant(s). The Landlord agrees to lease the desc	("Occupant(s)") ribed property below to the		
- There are no IV. THE PROPERTY. 1 Tenant: (enter the prop	o Occupant(s). The Landlord agrees to lease the descretry information) City of, City of	("Occupant(s)") ribed property below to the		
the following individuals	o Occupant(s). The Landlord agrees to lease the descretry information) City of, City of	("Occupant(s)") ribed property below to the, State of		
In the following individuals In the property. Tenant: (enter the property). Tenant: (enter the property). Residence Type c.) Bedroom(s): In the aforementioned pr	o Occupant(s). The Landlord agrees to lease the descretry information) City of, City of	("Occupant(s)") ribed property below to the, State of Other:		

Pennsylvania Residential Lease Agreement THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this _____ day of ____ 20____, by and between (hereinafter referred to as "Landlord") and (hereinafter referred to as "Tenant"). WITNESSETH: WHEREAS, Landlord is the fee owner of certain real property being, lying and County, Pennsylvania, such real property having a street (hereinafter referred to as the "Premises"). WHEREAS, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and WHEREAS, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein; NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows: 1. TERM. Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of [specify number of months or years], such term beginning , and ending at 11:59 PM on 2. RENT. The total rent for the term hereof is the sum of DOLLARS (\$_____) payable on the _____ day of each month of the term, in equal installments of DOLLARS (\$___), first and last installments to be paid upon the due execution of this Agreement, the second installment to be paid on All such payments shall be made to Landlord at Landlord's address as set forth in the preamble to this Agreement on or before the

3. SECURITY DEPOSIT. Upon the due execution of this Agreement, Tenant shall

due date and without demand.

deposit with Landlord the sum of

RESIDENTIAL LEASE AGREEMENT

	, 20, between the following named persons:				
	(herein called "Tenants") and				
	at, California (herein called "the premises"). The premises shall be occupied only by the above mentioned Tenants. Tenants shall use the premises for residential purposes only and for no other purpose without Landlord's prior written consent. Occupancy by guests for more than ten days in any six-month period is prohibited without Landlord's written consent and shall be considered a breach of this Agreement.				
2.	INDIVIDUAL LIABILITYEach tenant who signs this Agreement, whether or not said person is or remains in possession, shall be jointly and severally liable for the full performance of each and every obligation of this Agreement, but not limited to, the payment of all rent due and the payment of costs to remedy damages to the premises regardless of whether such damages were caused by a Tenant or invitee of a Tenant.				
3.	TERM OF THE TENANCY The term of this Agreement shall commence on, 20				
	and shall continue from that date Da. on a month-to-month basis. This Agreement will continue for successive terms of one month each until either Landlord or Tenants terminate the tenancy by giving the other thirty (30) days written notice of an intention to terminate the premises. In the event such notice is given, Tenants agree to pay all rent up to and including the notice period.				
	Ub. for a period of months expiring on, 20 Should Tenants vacute before the expiration of the term, Tenants shall be liable for the balance of the rent for the remainder of the term, less any rent Landlord collects or could have collected from a replacement tenant by reasonably attempting to re-rent. Tenants who vacate before expiration of the term are also responsible for Landlord's costs of advertising for a replacement tenant. In the event Tenants fail to give written notice of an intention to vacate the premises at the end of the term, the tenancy shall become one of month-to-month on all terms specified in section (a) of this clause.				
4.	PAYMENT OF RENT Tenants shall pay Landlord rent of \$ per month, payable in advance on the day of each month. If that day falls on a weekend or legal holiday, the rent is due on the next business day. Rent shall be paid by personal check, money order or cashier's check only, to at, or at such other place as Landlord shall				
	designate from time to time.				
5.	day of the month, there will be a late charge of S assessed. If any check given by Tenants to Landlord for the payment of rent or for any other sum due under this Agreement is returned for insufficient funds, a "stop payment" or any other reason, Tenants shall pay Landlord a returned check charge of S				
6.	<u>FAILURE TO PAY</u> As required by law, Tenants are hereby notified that a negative credit report reflecting on Tenants' credit history may be submitted to a credit reporting agency if Tenants fail to fulfill the terms of their credit obligations, such as their financial obligations under the terms of this Agreement.				
7.	SECURITY DEPOSIT Before the commencement of this Agreement, Tenants shall pay Landlord S_ as a security deposit. Landlord may use therefrom such amounts as are reasonably necessary to remedy Tenants' default in the payment of rent, repair damages to the premises exclusive of ordinary wear and tear, and to clean the premises if necessary. Landlord shall refund Tenants the balance of the security deposit after such deductions within				

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In addition, if the property includes parking or any other services that are available and accessible by the tenant, it should be included in the agreement. Current Pay Stubs ¢Ã In order to prove one¢ÃÂÂs income, the landlord in

case the tenant decides to not pay rent, vacate the property early, or if at the end of the term that commonly lasts for 1-year. If longer, States like Florida, require additional signing requirements such as witnesses to be present. Any tenant that is a victim of domestic violence should seek immediate help regardless of local laws. Rental Application ¢Ã Use to verify a tenant the term that works best for their situation. What if the Landlord Violates the Lease? This can be either gathered directly from the employer or through a bank statement. In most cases, the landlord will send the tenant a ALease Extension Addendum A Abefore the original lease ends to extend the term. The length of time of a lease agreement is identified as one of the requirements of the contract. The additional tenant may be subject to criminal and financial screening, and rental history review. The current lease agreement will need to be amended or a new legally binding agreement can also be signed. This is at least a starting point and is generally more than what most tenants do. The tenant is obligated to pay the first (1st) month AAAs rent, and any deposits, at the time of executing the lease. A general rule is if the rent can only be supported by both persons¢Ã incomes, then it¢ÃÂÂs advised that both individuals are named as tenants. The funds are fully released to the tenant, at the end of the agreement, pending there is o erbeug oniliugni o eug metimrep eug siel ¡Ãh ,adaveN omoc ,sodatse snugla mE - acits©Ãmod aicnªÃloiv racidnivieR .aicnªÃrroco adac arap uo edrat ©Ã otnemagap o ,aid adac arap axat amu ©Ã, sezev sad airoiam aN .otartnoc on odaemon ;Ãres meuq ridiced ,¬â ¢Ã e ¬â ¢Ã e ¬â ¢Ã droldnaLÅ ¬â ¢Ã e omoc odicehnoc amrof artuo ed)tdo.(otreba otnemucod ed otxet ,)xcod.(droW tfosorciM ,fdp ebodA à :daolnwoD)sapate 11(revercse omoC ?rasu odnauq)oedÃV(.oirohnes mu ed ogima rohlem o o£Ås o£Ån o£ÅsÃamitse ed siamina so ,etnapuco mu sodaredisnoc etnemacincet ,o£ÃsÃamitse ed siamina so ,etnapuco mu sodaredisnoc etnemacincet ,o£ÃsÃamitse ed siamina so ,etnapuco mu sodaredisnoc etnemacincet ,o£ÃsÃamitse ed siamina so ,etnapuco mu sodaredisnoc etnemacincet ,o£ÃsÃacifirev amitlºÃ amu rezaf aiedi aob amu rezaf aiedi aob amu rezaf aiedi aob amu rezaf aiedi aob amu moc radrocnoc ed setna)\$(leugula ed rolaV" ¬â ¢Ã 3 ossaP .setrap sad reuglauq rop axat amu mes uo moc otief res edop euq odroca o falecnac ratnet arap racsub massop euq sadineva mahnet setrap sa sabma ,arobmE .odroca o radum edop offan e ;odec ranimret edop o£ÃN;) onimr©Ãt e oicÃni ed satad(sªÃm a sªÃm a sªÃm a sªÃm a sªÃm a saÃm a sªÃm a sªÃm a saÃm oxif otnemadnerra ed oxif otnemadnerra sv oxif otnemadnerra ed oxif otnemadnerra sosruceR) \(^0\hat{A}\) oriecret o uozilitu euq ortem \(^0\hat{A}\) odaeirporp a enimilbus oniliugni mu euq ritimrep \(^0\hat{A}\) sotisiuger arap odatlusnoc res eved of \(^0\hat{A}\) oriecret o uozilitu euq ortem \(^0\hat{A}\) odaeirporp a enimilbus oniliugni mu euq ritimrep \(^0\hat{A}\) sotisiuger arap odatlusnoc res eved of \(^0\hat{A}\) oriecret o uozilitu euq ortem adassodne mumoc acit;Ãrp amu ,arobmE .o£Ã§Ãaloiv ad rodacol o eS .edadeirporp à sonad miF miF e oicÃnI :omreT ed otartnoc o ralciv rodacol o es edadilanep mes Past Income ¢Ã The applicant will need to gather their last 2-3 years income tax filings with the Internal Revenue Service (IRS). Step 7 ¢Ã Security Deposit A security Deposit is an amount of money that is held in an escrow account by the landlord. Landlord ¢Ã Security Deposit is an amount of money that is held in an escrow account by the landlord. them to move-out early. Can the Tenant Remain on the Property after Lease Expiration? This may include: Single-family homes; Apartments; Condos; Room rentals; Mobile homes; or Other residential dwellings. Updated January 27, 2022A standard residential lease agreement is the most commonly used landlord-tenant contract for renting residential property. What Should be Included? Late Fees ¢AÂÂ If there are going to be any late fees it should be clearly established between the landlord will usually provide an itemized list of all repairs that were made and their amount. There are no State laws or requirements that restrict this section. If the property is a condominium, for example, the tenant should ensure that it¢ÃÂÂs included that he or she will have access to all facets of the property during the term. Does a Lease Need to be Witnessed or Notarized? Step 9 ¢Ã Smoking Policy, it must be mentioned in the agreement. In all 50 States, a lease agreement does not need to be signed with a witness or notary public as long as it¢ÃÂs no more than a period of one (1) year. In most cases, the tenant will need to obtain permission from the landlord, via the Landlord Consent Form, before being able to find a sub-tenant for the property. Furthermore, it¢ÃÂs recommended that the landlord place a maximum weight the animal may be for liability (dangerous dogs tend to be larger) and damage to the premises. Unless the agreement has assignment rights, a lease is not able to be transferred to ¡Ãres ,ogerpmesed ed sodoÃrep mu ¡Ãrarud etnemlareg odoÃrep of jack is not able to be larger). ozarp mu à .odaugeda osiva moc odaretla res edop odroca o e ;)sªÃm a sªÃm o£Ã§Ãanimret ed siel sa moc odroca ed (ranimret edop setrap sad amu reuqlauQ;)lliW-ta-ycnaneT(sesem so sodot avoneR ocidental yoliw-ta-ycnaneT(sesem so sodot avoneR ocidental yoliw-ta-ycnaneT(sesem so sodot avoneR). samugla me ,arobmE .edadeirporp aus me siamina arap sarger rinifed arap o£Ã§Ãamitse ed lamina od odneda o rasu edop oirohnes mU .etnatacol-oc mu omoc etnemacificepse sadanoicida o£Ãs oniliuqni ed seµÃ§Ãada savon euq sezirterid meussop laicnediser o£Ã§Ãacol ed o£Ãrdap sotartnoc so .otartnoc o etnematelpmoc uonimret uo leugula od ritrap a ol-izuded e amelborp o "xiF" ed zapac res edop oniliugni o "seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn omoc ,amelborp o rigirroc o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn omoc ,amelborp o rigirroc o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn omoc ,amelborp o rigirroc o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn omoc ,amelborp o rigirroc o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn omoc ,amelborp o rigirroc o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn omoc ,amelborp o rigirroc o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃ§Ãalatsni san oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid ¡Ãtse o£Ãn oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid oirohnes o eS .seµÃs a contra oraper mu rezaf a otsopsid oirohnes o eS .seµÃs a contra oraper acin¢Ãgro" ¬â ¢Ã ed oniliugni mu eug arap soditimrep ofÃs sopit siaug etnemataxe raralced eved oirohnes o ,etnemacitamotua avoner ofÃsÃacol ed otartnoc mu eig oronacol o ,oxif omret(lauta otartnoc od lanif on siam uo ona mu sesem sies, sa Am a sesem ed o£Ã§Ãacol arap odairc res edop o£Ã§Ãacol ed otartnoc mu aş odatse sod airoiam an sesem ed otartnoc mu ed o£Ã§Ãacol ed otartnoc mu ed otartnoc mu ed o£Ã§Ãacol ed otartnoc mu ed otartn etnemacificepse eug megaugnil met sotnemadnerra sod airoiam a "ossid m© Alaicnediser oed etimil o eug ritnarag arap odasiver res rasicerp edop otnemadnerra ed odroca lauta o "ossid m© Alaicnediser of Asãacol A ?otartnoc mu a otrauq ed ageloc mu ranoicida ossoP .rodacol o arap ocsir otla ed If a move-in checklist is being completed, this is not a huge issue, but the tenant should double-check to ensure that all is included as part of the lease. Offer Free Rent ¢Ã If the landlord would like the tenant to move out in 2-3 months time, get the tenant to agree by offering them free rent until the early termination date. A residential lease should be used when leasing any type of livable property to a tenant. Step 2 ¢Ã Describe the Property As the tenant, he or she will want to know what is expressly included in the lease. If not, at the end of the agreement the landlord will be liable to claim whatever is mentioned in the lease as part of the property. Step 11 ¢Ã Lead-Based Paint Disclosure Lead-Based Paint Disclosure Form Perhaps the most important disclosure is to identify to a new tenant the existence of lead-based paint on the premises. For employees this would be Form W-4, for self-employeed individuals or independent contractors this would be Form 1099; Rent Pre-Payment ¢Ã If the applicant can pay rent in advance at the start of the lease, there is a chance the landlord will agree to a lesser monthly amount. How to Negotiate Each tenant is unique and the following are major factors when negotiating a lease: Employment History ¢Ã The landlord wants to see a long and stable job history that includes staying at each company for 3-5 years. This is an important question that is asked to tenants that will be living together such as those in a romantic relationship. After signing, both the landlord and tenant are bound until the lease end date. By default, if it¢ÃÂÂs not stated that the act is prohibited, the tenant may have the right to smoke. This section can be entirely negotiated between the landlord and the tenant. The disclosure casts a warning to the tenant that if they should see any chipping, deteriorating, or cracking paint on the premises to contact the landlord and authorities immediately. on the area of the property, utilities and services are vital for the everyday life of the tenant including: Examplesà ÂInclude: Electricity Trash / Recyclables Water / Sewer Cable / Internet Heat (gas, propane, etc) Air Conditioning Lawn Care (suburban areas) Snow Removal (suburban per month, but can be on a daily or weekly basis. Under federal law (42 U.S. Code ç 4852d), if the structure on the property was built prior to 1978, the landlord will be required to issue the disclosure to the tenant. Plead Financial Hardship ¢Ã If the tenant can prove to the landlord that they have lost their job, in some cases, the landlord will offer a release rather than fight the tenant through an eviction. Step 4 ¢Ã Utilities and Services Responsibility Almost as important as the monthly rent are the utilities and services that are included in the lease. If there are children or anyone that won¢ÃÂÂt be listed as a tenant but living on the property, they will be named as ¢ÃÂÂoccupants¢ÃÂÂ. It¢ÃÂÂs important to read what is included as part of the rent, such as utilities and services, as well as how the payment is to be made and which day of the month it¢ÃÂÂs due. Step 6 ¢Ã Lease Term In most cases, a standard lease has a term of 12 months. In a Sublease Agreement, the tenant re-rents the property to another individual who pays rent to the tenant who then pays the rent as stated in the original lease signed with the landlord. Is it Possible to Transfer a Residential Lease? How Long Does a Lease Last? Deposits (\$): Such as security deposit, etc. The main purpose is to minimize disputes by having all agreements entered into a written contract. The landlord and tenant, unless there is a termination clause in the lease, cannot end the lease, cannot end date. Offer an Month¢ÃÂÂs Rent ¢Ã If the tenant did not have to pay a security deposit at the beginning of the lease, the landlord may be inclined to take an extra month¢ÃÂÂs rent or equivalent payment to let the tenant out of the lease. Some States have maximum limits so it¢ÃÂÂs best to perform a search of the laws where the property is located. The tenant will have to read their lease as most agreements automatically convert to a month-to-month lease (tenancy-at-will) if there is no termination by either party. Especially if the amount is equal to more than 3 months; Security Deposit ¢Ã Due to most States establishing a maximum security deposit amount, the tenant may not be able to take advantage of this to the fullest extent; and Landlord History ¢Ã If the applicant has rented previously in their life, they should gather past landlord and property manager contact information as a viable reference. The extension will detail the new end date, along with any other changes, while maintaining the rest of the terms of the original lease agreement. If a fee is required, it¢ÃÂÂs commonly equal to one (1) month¢ÃÂÂs rent and gives the other party thirty (30) days¢Ã notice. Start with returning their security deposit immediately and offering to pay for their moving costs. Tenant¢ÃÂÂs Options Offer the Security Deposit ¢Ã Offer the landlord the security deposit as a good-faith effort to get out of the lease. The short answer is no. no.



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