

**Gateway Estates Park Condo Association**

35250 SW 177 Court, Suite 223

Homestead, FL 33034

Tel: 305/247-8500 Fax: 305/247-8530

E-mail: gatewayestatesoffice@yahoo.com

**TENANT/BUYER APPLICATION PACKAGE R. 1/2023**

**PLEASE READ THE DISCLOSURES BELOW BEFORE YOU COMPLETE THIS APPLICATION. APPLICATION FEES ARE NOT REFUNDABLE. YOU MAY NOT MOVE IN UNTIL YOU HAVE RECEIVED APPROVAL FROM THE ASSOCIATION.**

- Gateway Estates is a private property condominium community. Before you complete this application, we urge you to read the rules and regulations that are attached. There is no tolerance for violation of our rules and regulations and residents may be subject to finances, suspension of the use of common elements and in some cases eviction.
- Sexual offenders and/or predators may not reside at Gateway Estates-no exception.
- Providing false information on this application is cause for non- approval.
- We cannot process applications for persons that do not have a social security number.
- You must provide the Association with a picture I.D. Providing any type of fake I.D. (driver's license, Florida ID, social security card) is cause for non-approval for residency or eviction at any time during your residency.
- Every tenant living in the unit must be included in the application. If you allow an unregistered tenant to move in, the Association may ask your landlord to evict you.
- Buyers applying for financing be aware that Gateway Estates Park Condo Association is not FHA certified.
- If you have a commercial or oversized vehicle, please read the commercial vehicle rule before you complete this application.
- Be sure there are enough parking spaces for your vehicles at the unit you are renting or buying. Parking on the grass, road, vacant units and Association parking lots is not allowed.
- If you have a dog(s), read the pet section of the rules and regulations before you complete the application. There are restrictions on the size and breeds allowed and you must submit with the application a copy of the dog's rabies vaccination record from a licensed veterinarian and copy of the Miami-Dade dog license and proof of pet insurance.
- Note the minimum period of tenancy is six months and cannot exceed one year. Before renewing a lease, the landlord must receive approval from the Association. The Association will not approve a lease renewal if the tenant(s) violates the same rule more than three times.

**FEES**

Tenant/Buyer Disclosure **per person** 18 years or older. - \$ 150.00 (*Processing Time 3 - 5 Business Days*)  
Return the application with a check or money order for fees. The check or money order should be payable to Gateway Estates Park Condo Association.

**Buyer – estoppel letter for title closings - \$250.00 (*Processing Time 5 -10 Business Days – Statutorily*) Make check payable to Premier Management Services.**

**After written approval from Gateway Estates Park Condo Association,** you may purchase gate access cards or clickers at the office and register one phone number on the gate phone so visitors can call your unit for gate success.

Very truly yours,  
Zelma Iglesias, LCAM  
Gateway Estates Park Condo Association  
Welcome to the Gateway Community

**Application: Every occupant of the unit that is 18 years or older must provide the following information.**

**If you need additional space to write, please use the back of this sheet.**

**YOU MAY NOT MOVE IN UNTIL YOU HAVE RECEIVED APPROVAL FROM THE ASSOCIATION.**

1. I/We are applying to     \_\_\_ Lease     \_\_\_ Purchase     Unit No.: \_\_\_\_\_
2. The lease period will start on \_\_\_\_\_ and end on \_\_\_\_\_.  
This lease/purchase is being initiated and managed by:   ( ) Owner   ( ) Realtor
3. If a realtor, please provide: Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Realtor E-mail: \_\_\_\_\_ OWNER Email: \_\_\_\_\_

**ADULT # 1 PERSONAL INFORMATION**

Last Name: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Social Security #: \_\_\_\_ - \_\_\_\_ - \_\_\_\_ [required for screening process]  
Drivers' License Number \_\_\_\_\_ State Issued: \_\_\_\_\_ [required for screening process]  
Current Address \_\_\_\_\_  
Landlord's Name: \_\_\_\_\_ and Tel # \_\_\_\_\_  
Occupation: \_\_\_\_\_ Employer Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Tel #: \_\_\_\_\_  
Current monthly income \_\_\_\_\_ EMAIL: \_\_\_\_\_  
If retired or disabled, current monthly Income: \_\_\_\_\_

**ADULT # 2 PERSONAL INFORMATION**

Last Name: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Social Security #: \_\_\_\_ - \_\_\_\_ - \_\_\_\_ (required for screening process)  
Drivers' License Number \_\_\_\_\_ State Issued: \_\_\_\_\_ [required for screening process]  
Current Address \_\_\_\_\_  
Landlord's Name: \_\_\_\_\_ and Tel # \_\_\_\_\_  
Occupation: \_\_\_\_\_ Employer Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Tel #: \_\_\_\_\_  
Current monthly income \_\_\_\_\_ EMAIL: \_\_\_\_\_  
If retired or disabled, current monthly Income: \_\_\_\_\_

**ADULT # 3 PERSONAL INFORMATION**

Last Name: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Social Security #: \_\_\_\_ - \_\_\_\_ - \_\_\_\_ (required for screening process)  
Drivers' License Number \_\_\_\_\_ State Issued: \_\_\_\_\_ [required for screening process]  
Current Address \_\_\_\_\_  
Landlord's Name: \_\_\_\_\_ and Tel # \_\_\_\_\_  
Occupation: \_\_\_\_\_ Employer Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Tel #: \_\_\_\_\_  
Current monthly income \_\_\_\_\_ EMAIL: \_\_\_\_\_  
If retired or disabled, current monthly Income: \_\_\_\_\_

### CHILDREN

Name(s) and age(s) of children under 18 years who will be living in the unit:

\_\_\_\_\_ Age \_\_\_\_\_

\_\_\_\_\_ Age \_\_\_\_\_

\_\_\_\_\_ Age \_\_\_\_\_

### PETS

There are restrictions on the size and breeds allowed (see pet section of the Rules and Regulations). You must submit with this application a picture of the dog together with a copy of the dog's rabies vaccination record from a licensed veterinarian, a copy of the Miami-Dade dog license and proof of current pet insurance. Residents with pets must maintain pet insurance at all times during their residency at Gateway Estates Park and provide the Association with proof of insurance.

Name of pet \_\_\_\_\_ Age \_\_\_\_\_ Breed \_\_\_\_\_ Weight: \_\_\_\_\_

Name of pet \_\_\_\_\_ Age \_\_\_\_\_ Breed \_\_\_\_\_ Weight: \_\_\_\_\_

(Please provide a picture of your pet. If you acquire a pet after you move in, you agree to advise and provide a picture of the pet to the Association office. See pet rule on attached rules and regulations regarding breeds not allowed in the community.

### VEHICLES

Make \_\_\_\_\_ Model \_\_\_\_\_ Plate No \_\_\_\_\_ Color \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Plate No \_\_\_\_\_ Color \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Plate No \_\_\_\_\_ Color \_\_\_\_\_

### **ACCEPTANCE OF CONDO RULES** To be signed by any one 18 years and older.

We have read the Gateway Estates Park Condominium Association rules and regulations attached hereto and will comply with said rules and regulations and consent to the Association's authority to impose fines and/or suspension of the use of common elements and initiate eviction proceedings for habitual violation of the rules and regulations.

Tenant/Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant/Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant/Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

AND

Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

**FAIR CREDIT REPORTING ACT CONSUMER DISCLOSURE NOTICE AND AUTHORIZATION REGARDING BACKGROUND CONSUMER AND INVESTIGATIVE CONSUMER REPORTS : Important: Please read carefully before signing.**

**DISCLOSURE**

A consumer report and/or investigative consumer report, as those terms are defined in the federal Credit Reporting Act as amended (" FCRA" ) including information concerning your character , employment history, general reputation , personal characteristics , police record, credit , education , qualifications, motor vehicle record, and mode of living may be obtained in connection with your application for and/or continued employment with the company . A consumer report and/or an investigative consumer report may be obtained at any time during the application process or during your employment with the Company. These reports may include experience information along with reasons for termination of past employment. Information from various Federal, State, local and other agencies which contain your past activities may be requested. Further, understand that an investigative consumer report is a special type of report in which information about your credit background, references, character, general reputation , personal characteristics, past employment, work habits, education, liens, criminal conviction background (consistent with federal and state law) and mode of living is obtained through personal interviews with neighbors, friends or associates or others with whom you are acquainted with or who may have knowledge concerning the foregoing. Such information may also be obtained through direct or indirect contact with former employers, schools, financial institutions, landlords and public agencies.

The name, address, and telephone number of the Company preparing the report is: Global Backgrounds Screening Inc. d/b/a Global Backgrounds 20900 NE 30<sup>th</sup> Avenue, Suite 843, Aventura, FL 33180; Toll Free Number : 877-704-5622. Their Privacy Policy can be reviewed at <http://www.globalbackgrounds.com/privacy-policy>. Before any adverse action is taken, based whole or in part on the information contained in the consumer report, you will be provided a copy of the report, the name, address, and telephone number of the reporting agency, a summary of your rights under the Fair Credit Reporting Act, as well as additional information on your rights under the law .

Please be advised that you have a right to inspect the files that the Consumer Reporting Agency may have on you during normal business hours and upon furnishing proper identification.

**AUTHORIZATION**

By signing below, you hereby authorize without reservation, any party or agency contacted by this employer to furnish the above-mentioned information. You further authorize ongoing procurement of the above-mentioned reports at any time during your employment. You also agree that a facsimile or photocopy of this authorization with your signature shall be accepted with the same authority as the original.

By signing below, you hereby authorize and request, without reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agencies, or other persons or agencies having knowledge about you to furnish Global Backgrounds Screening Inc. d/b/a Global Backgrounds with any and all background information in their possession regarding you, in order that your employment qualifications may be evaluated.

This authorization does not include the release of your medical records.

By signing below, you acknowledge receipt of a summary of your rights under the FCRA.

**Printed Name:** \_\_\_\_\_ **Signature** \_\_\_\_\_ **Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_  
**Address:** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Driver's License #** \_\_\_\_\_ **Social Security #** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Printed Name:** \_\_\_\_\_ **Signature** \_\_\_\_\_ **Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_  
**Address:** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Driver's License #** \_\_\_\_\_ **Social Security #** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Printed Name:** \_\_\_\_\_ **Signature** \_\_\_\_\_ **Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_  
**Address:** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Driver's License #** \_\_\_\_\_ **Social Security #** \_\_\_\_/\_\_\_\_/\_\_\_\_

**For: Gateway Estates Park Condominium, Inc / Copy of Drivers' License and Social Security Card Are Required for processing]**

**GATEWAY ESTATES PARK CONDOMINIUM ASSOCIATION, INC.  
COMMUNITY RULES AND REGULATIONS  
R12/2020**

ALL TENANTS – BUYERS MUST SIGN TO ACKNOWLEDGE RECEIPT OF  
GATEWAY ESTATES PARK CONDOMINIUM ASSOCIATION, INC. - COMMUNITY RULES AND REGULATIONS – Recorded 12/2020

**UNIT#**

BUYERS:

PHONE REQUIRED: \_\_\_\_\_ EMAILED REQUIRED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ NAME and DATE \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ NAME and DATE \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ NAME and DATE \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ NAME and DATE \_\_\_\_\_

LESSORS:

PHONE REQUIRED: \_\_\_\_\_ EMAILED REQUIRED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ NAME and DATE \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ NAME and DATE \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ NAME and DATE \_\_\_\_\_

**MEMBERSHIP CONTACT INFORMATION** (1/2023)

Please complete and return this form to the Association office via mail, or email.

**A.**

Owners' Name: \_\_\_\_\_ Unit No.: \_\_\_\_\_  
Owners' Name: \_\_\_\_\_ Unit No.: \_\_\_\_\_

Mailing address: \_\_\_\_\_  
Mobile # \_\_\_\_\_ E-mail: \_\_\_\_\_

**I consent to receive Gateway correspondence via email**

**B.**

Tenants' Name: \_\_\_\_\_ Unit No.: \_\_\_\_\_  
Tenants' Name: \_\_\_\_\_ Unit No.: \_\_\_\_\_

Current Lease Period: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Mobile # \_\_\_\_\_ E-mail: \_\_\_\_\_

**I consent to receive Gateway correspondence via email**

**C.**

Emergency contact:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

E-mail: \_\_\_\_\_

**I consent to receive Gateway correspondence via email**

Additional information or instructions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GATEWAY ESTATES PARK CONDOMINIUM ASSOCIATION, INC.**  
**INDEMNITY AND HOLD HARMLESS AGREEMENT**

For and in consideration of the sum of Ten Dollars AND 00/100 (\$10.00) and for other good and valuable consideration for \_\_\_\_\_ (hereafter referred to as "Landlord(s)") and \_\_\_\_\_ (hereafter referred to as "Tenant(s)") agrees to indemnify and hold harmless Gateway Estates Park Condominium Association, Inc. and their officers, directors, employees, agents, members, and/or vendors (the indemnified parties), from any and all claims, liabilities, damages, suits, causes of action or proceedings of any kind or matters, loss incurred arising out of the negligent errors, omissions, intentional acts, or other cause arising out of or resulting from the lease of \_\_\_\_\_ between Landlord(s) and Tenant(s) and the use of the rental property and the association facilities by the Landlord(s), Tenant(s), employees or other affiliated or associated with the Tenant. The obligation to indemnify and hold harmless specifically includes claims, liabilities, damages, suits, causes of action or proceedings arising from the negligent actions or omissions of the indemnified parties. The Landlord(s) and Tenant(s) shall pay claims and losses in connection with all of the foregoing and shall investigate and defend all claims suits or actions of any kind or nature including appellate proceedings in the manner of the applicable indemnified parties and shall pay all costs and judgments and attorney's fees which may issue thereon. The parties agree that this agreement, and its underlying obligations, will be construed under Florida law.

The Landlord(s) and Tenant(s) further agree not to contest jurisdiction nor venue in the court situated in Miami-Dade County, Florida.

The undersigned hereby represents and warrants that he/she has full and legal authority to enter into this agreement.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Landlord(s)

STATE OF FLORIDA            )  
  )       SS:  
COUNTY OF MIAMI-DADE)

**A F F I D A V I T A S T O L A N D L O R D**

BEFORE ME, the undersigned authority, this \_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared, \_\_\_\_\_, who, upon being first duly sworn according to law, deposes and states that \_\_\_\_ executed the foregoing indemnify and hold harmless agreement and that the responses are true and correct to the best of \_\_\_\_ knowledge and belief.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida at Large

My commission expires:

By: \_\_\_\_\_  
Tenant(s)

Date: \_\_\_\_\_

\_\_\_\_\_  
Tenant(s)

Date: \_\_\_\_\_

STATE OF FLORIDA       )  
                                      )  
COUNTY OF MIAMI-DADE)

SS:

A F F I D A V I T A S T O T E N A N T

BEFORE ME, the undersigned authority, this \_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared, \_\_\_\_\_, who, upon being first duly sworn according to law, deposes and states that \_\_\_\_ executed the foregoing indemnify and hold harmless agreement and that the responses are true and correct to the best of \_\_\_\_ knowledge and belief.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida at Large

My commission expires:



# Residential Lease for Unit in Condominium or Cooperative

FLORIDA ASSOCIATION OF REALTORS®



(FOR A TERM NOT TO EXCEED ONE YEAR)

(Not To Be Used For Commercial, Agricultural, or Other Residential Property)

WARNING: IT IS VERY IMPORTANT TO READ ALL OF THE LEASE CAREFULLY. THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. AN ASTERISK (\*) OR A BLANK SPACE ( ) INDICATES A PROVISION WHERE A CHOICE OR A DECISION MUST BE MADE BY THE PARTIES. NO CHANGES OR ADDITIONS TO THIS FORM MAY BE MADE UNLESS A LAWYER IS CONSULTED.

I. **TERM AND PARTIES.** This is a lease ("the Lease") for a period of \_\_\_\_\_ months (the "Lease Term"), beginning \_\_\_\_\_ and ending \_\_\_\_\_, between \_\_\_\_\_ and \_\_\_\_\_.  
[number] [month, day, year] [name of owner of the property]  
[month, day, year] [name(s) of person(s) to whom the property is leased] (In the Lease, the owner, whether one or more, of the property is called "Landlord." All persons to whom the property is leased are called "Tenant.")

II. **PROPERTY RENTED.** Landlord leases to Tenant unit no. \_\_\_\_\_ in the building located at \_\_\_\_\_, known as \_\_\_\_\_, Florida \_\_\_\_\_, together with the following furniture and appliances: \_\_\_\_\_  
[street address] [name of condominium development] [city] [zip code]

(List all furniture and appliances. If none, write "none.") (In the Lease the property leased, including furniture and appliances, if any, is called "the Premises.")

III. **COMMON AREAS.** Landlord grants to Tenant permission to use, along with others, the common areas of the building and the development of which the Premises are a part.

IV. **RENT PAYMENTS AND CHARGES.** Tenant shall pay rent for the Premises in installments of \$ \_\_\_\_\_ each on the \_\_\_\_\_ day of each \_\_\_\_\_. (A "Rental Installment Period," as used in the Lease, shall be a month if rent is paid monthly, and a week if rent is paid weekly.) Tenant shall pay with each rent payment all taxes imposed on the rent by taxing authorities. The amount of taxes payable on the beginning date of the Lease is \$ \_\_\_\_\_ for each installment. The amount of each installment of rent plus taxes ("the Lease Payment"), as of the date the Lease begins, is \$ \_\_\_\_\_. Landlord will notify Tenant if the amount of the tax changes. Tenant shall pay the rent and all other charges required to be paid under the Lease by cash, valid check, or money order. Landlord may appoint an agent to collect the Lease Payment and to perform Landlord's obligations.

\* Landlord / Tenant (circle one) shall pay the common area maintenance fees attributable to the Premises during the Lease Term. Such fees are \$ \_\_\_\_\_ per month / quarter (circle one) and are payable at the following address: \_\_\_\_\_. Failure by Tenant to pay any such fees that are Tenant's obligations shall be a default in payment of rent.

\* The Lease Payments must be paid in advance / in arrears (circle one) beginning \_\_\_\_\_ [date].

V. **DEPOSITS, ADVANCE RENT, AND LATE CHARGES.** In addition to the Lease Payments described above, Tenant shall pay the following: (check only those items that apply)

- \_\_\_\_\_ a security deposit of \$ \_\_\_\_\_ to be paid upon signing the Lease.
- \_\_\_\_\_ advance rent in the amount of \$ \_\_\_\_\_ for the Rental Installment Periods of \_\_\_\_\_ to be paid upon signing the Lease.
- \_\_\_\_\_ a pet deposit in the amount of \$ \_\_\_\_\_ to be paid upon signing the Lease.
- \_\_\_\_\_ a late charge in the amount of \$ \_\_\_\_\_ for each Lease Payment made more than \_\_\_\_\_ number of days after the date it is due.
- \_\_\_\_\_ a bad check fee in the amount of \$ \_\_\_\_\_ (not to exceed \$20.00, or 5% of the Lease Payment, whichever is greater) if Tenant makes any Lease Payment with a bad check. If Tenant makes any Lease Payment with a bad check, Landlord can require Tenant to pay all future Lease Payments in cash or by money order.

VI. **SECURITY DEPOSITS AND ADVANCE RENT.** If Tenant has paid a security deposit or advance rent the following provisions apply:  
A. Landlord shall hold the money in a separate interest-bearing or noninterest-bearing account in a Florida banking institution for the benefit of Tenant.

If Landlord deposits the money in an interest-bearing account, Landlord must pay Tenant interest of at least 75% of the annualized average interest paid by the bank or 5% per year simple interest, whichever Landlord chooses. Landlord cannot mix such money with any other funds of Landlord or pledge, mortgage, or make any other use of such money until the money is actually due to Landlord; or

B. Landlord must post a surety bond in the manner allowed by law. If Landlord posts the bond, Landlord shall pay Tenant 5% interest per year.

At the end of the Lease, Landlord will pay Tenant, or credit against rent, the interest due to Tenant. No interest will be due Tenant if Tenant wrongfully terminates the Lease before the end of the Lease Term.

If Landlord rents five or more dwelling units, then within 30 days of Tenant's payment of the advance rent or any security deposit, Landlord must notify Tenant in writing of the manner in which Landlord is holding such money, the interest rate, if any, that Tenant will receive, and when such payments will be made.

## VII. NOTICES.

\_\_\_\_\_ is Landlord's Agent. All notices to Landlord and all Lease Payments must be sent to Landlord's Agent at \_\_\_\_\_

\_\_\_\_\_ unless Landlord gives Tenant written notice of a change. Landlord's Agent may perform inspections on behalf of Landlord. All notices to Landlord shall be given by certified mail, return receipt requested, or by hand delivery to Landlord or Landlord's Agent.

Any notice to Tenant shall be given by certified mail, return receipt requested, or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at the Premises.

VIII. **USE OF PREMISES.** Tenant shall use the Premises only for residential purposes. Tenant also shall obey, and require anyone on the Premises to obey, all laws and any restrictions that apply to the Premises. Landlord will give Tenant notice of any restrictions that apply to the Premises.

The Premises are located in a condominium or cooperative development. The Lease, and Tenant's rights under the lease, shall be subject to all terms, conditions, provisions, and restrictions set out in the Declaration of Condominium, the plat, and restrictions, rules, and regulations as now exist or may be adopted, modified, amended, or repealed by the governing association during the Lease Term.

Tenant acknowledges that the governing association may adopt, modify, amend, or repeal rules and regulations for the use of the common areas and the Premises during the Lease Term.

\* Occasional overnight guests are / are not (**circle one**) permitted. An occasional overnight guest is one who does not stay more than \_\_\_\_\_ nights in any calendar month. Landlord's written approval is / is not (**circle one**) required to allow anyone else to occupy the Premises.

\* Tenant may / may not (**circle one**) keep or allow pets or animals on the Premises without Landlord's approval of the pet or animal in writing.

Tenant shall not keep any dangerous or flammable items that might increase the danger of fire or damage on the Premises without Landlord's consent.

Tenant shall not create any environmental hazards on or about the Premises.

\* Tenant shall not destroy, deface, damage, impair, or remove any part of the Premises belonging to Landlord, nor permit any person to do so.

Tenant may / may not (**circle one**) make any alterations or improvements to the Premises without first obtaining Landlord's written consent to the alteration or improvement.

Tenant must act, and require all other persons on the Premises to act, in a manner that does not unreasonably disturb any neighbors or constitute a breach of the peace.

IX. **MAINTENANCE.** Landlord and Tenant agree that the maintenance of the Premises must be performed by the person indicated below:

A. Structural and Building Codes. Landlord and Tenant acknowledge that the maintenance of the structural elements and common areas is performed by the condominium association as part of the common area maintenance. Landlord shall assure that the association complies with applicable building, housing, and health codes relating to the Premises. If there are no applicable building, housing, or health codes, Landlord shall assure that the association maintains and repairs the roofs, porches, windows, exterior walls, screens, foundations, floors, structural components, and steps and keeps the plumbing in reasonable working order. Landlord will be responsible for the maintenance of any items listed above for which the association is not responsible.

\* B. Elective Maintenance. Fill in each blank space in this section with Landlord or Tenant to show who will take care of the item noted. If a space is left blank, Landlord will be required to take care of that item.

_____ Smoke detectors	_____ Running water	_____ Appliances
_____ Extermination of rats, mice, roaches, ants, wood-destroying organisms, and bedbugs	_____ Hot water	_____ Fixtures
_____ Locks and keys	_____ Lawn	_____ Pool (including filters, machinery, and equipment)
_____ Clean and safe condition of outside areas	_____ Heat	_____ Heating and air conditioning filters
_____ Garbage removal and outside garbage receptacles	_____ Air conditioning	_____ Other: _____
	_____ Furniture	_____

\* Tenant's responsibility, if any, indicated above, shall / shall not (**circle one**) include major maintenance or major replacement of equipment. Landlord shall be responsible for major maintenance or major replacement of equipment, except for equipment for which Tenant has accepted responsibility for major maintenance or major replacement in the previous paragraph.

Major maintenance or major replacement means a repair or replacement that costs more than \$ \_\_\_\_\_.

Tenant shall be required to vacate the Premises on 7 days' written notice, if necessary, for extermination pursuant to this subparagraph. When vacation of the Premises is required for extermination, Landlord shall not be liable for damages but shall abate the rent.

Nothing in this section makes Landlord responsible for any condition created or caused by the negligent or wrongful act or omission of Tenant, any member of Tenant's family, or any other person on the Premises with Tenant's consent.

C. Tenant's Required Maintenance. At all times during the Lease Term, Tenant shall:

1. comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes;
2. keep the Premises clean and sanitary;
3. remove all garbage from the dwelling unit in a clean and sanitary manner;
4. keep all plumbing fixtures in the dwelling unit clean, sanitary, and in repair; and
5. use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances, including elevators.

**X. UTILITIES.** Tenant shall pay all charges for hook-up, connection, and deposit for providing all utilities and utility services to the Premises during this lease except \_\_\_\_\_, which Landlord agrees to provide at Landlord's expense.  
(Specify any utilities to be provided and paid for by Landlord such as water, sewer, oil, gas, electricity, telephone, garbage removal, etc.)

**XI. LANDLORD'S ACCESS TO PREMISES.** Landlord or Landlord's Agent may enter the Premises in the following circumstances:

- A. At any time for the protection or preservation of the Premises.
- B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.
- C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:
  1. with Tenant's consent;
  2. in case of emergency;
  3. when Tenant unreasonably withholds consent; or
  4. if Tenant is absent from the Premises for a period of at least one-half a Rental Installment Period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

**XII. PROHIBITED ACTS BY LANDLORD.**

- A. Landlord cannot cause, directly or indirectly, the termination or unreasonable interruption of any utility service furnished to Tenant, including, but not limited to, water, heat, light, electricity, gas, elevator, garbage collection, or refrigeration (whether or not the utility service is under the control of, or payment is made by, Landlord).
- B. Landlord cannot prevent Tenant's access to the Premises by any means, including, but not limited to, changing the locks or using any bootlock or similar device.
- C. Landlord cannot remove the outside doors, locks, roof, walls, or windows of the Premises except for purposes of maintenance, repair, or replacement. Landlord cannot remove Tenant's personal property from the Premises unless the action is taken after surrender, abandonment, or a lawful eviction. If provided in a written agreement separate from the Lease, upon surrender or abandonment by Tenant, Landlord shall not be liable or responsible for storage or disposition of Tenant's personal property. (For the purposes of this section, abandonment means Tenant is absent from the Premises for at least one-half a Rental Installment Period without paying rent or giving Landlord reasonable notice of Tenant's absence.)

**XIII. CASUALTY DAMAGE.** If the Premises are damaged or destroyed other than by wrongful or negligent acts of Tenant or persons on the Premises with Tenant's consent, so that the use of the Premises is substantially impaired, Tenant may terminate the Lease within 30 days after the damage or destruction and Tenant will immediately vacate the premises. If Tenant vacates, Tenant is not liable for rent that would have been due after the date of termination. Tenant may vacate the part of the Premises rendered unusable by the damage or destruction, in which case Tenant's liability for rent shall be reduced by the fair rental value of the part of the Premises that was damaged or destroyed.

**XIV. DEFAULT.**

- A. Landlord's Default. Except as noted below, Landlord will be in default if Landlord fails to comply with Landlord's required maintenance obligations under Section IX(A) or fails to comply with other material provisions of the Lease and such failure continues for more than 7 days after Tenant delivers a written notice to Landlord that tells Landlord how Landlord has violated the Lease.  
If Landlord's failure to comply is due to causes beyond the Landlord's control and if Landlord has made, and continues to make, every reasonable effort to correct the problem, the Lease may be altered by the parties, as follows:
  1. If Landlord's failure to comply makes the Premises uninhabitable and Tenant vacates, Tenant shall not be liable for rent during the period the Premises remains uninhabitable.
  2. If Landlord's failure to comply does not make the Premises uninhabitable and Tenant continues to occupy the Premises, the rent for the period of noncompliance will be reduced by an amount in proportion to the loss of rental value caused by the noncompliance.
- B. Tenant's Default. Tenant will be in default if any of the following occur:
  1. Tenant fails to pay rent when due and the default continues for 3 days, excluding Saturday, Sunday, and legal holidays, after delivery of written demand by Landlord for payment of the rent or possession of the Premises.
  2. Tenant fails to perform its obligations under the Lease, and the failure is such that Tenant should not be given an opportunity to correct it or the failure occurs within 12 months of a written warning by Landlord of a similar failure. Examples of such failures which do not require an opportunity to correct include, but are not limited to, destruction, damage, or misuse of Landlord's or other Tenant's property by an intentional act or a subsequent or continued unreasonable disturbance.
  3. Except as provided above, Tenant fails to perform any other obligation under the Lease and the default continues for more than 7 days after delivery of written notice to Tenant from Landlord specifying the default.
- C. Waiver of Default. If Landlord accepts rent knowing of Tenant's default or accepts performance by Tenant of any provision of the Lease different from the performance required by the Lease, or if Tenant pays rent knowing of Landlord's default or accepts performance by Landlord of any provision of the Lease different from the performance required by the Lease, the party accepting the rent or performance or making the payment shall not have the right to terminate the Lease or to bring a lawsuit for that default, but may enforce any later default.

**XV. REMEDIES AND DEFENSES.**

- A. Tenant's Remedies.
  1. If Landlord has defaulted under the Lease and if Tenant has given Landlord a written notice describing the default and Tenant's intention to withhold rent if the default is not corrected within 7 days, Tenant may withhold an amount of rent equal to the loss in rental value caused by the default. If Tenant's notice advises Landlord that Tenant intends to terminate the lease if the default is not cured within 7 days and the default is not cured within the 7 days, Tenant may terminate the Lease.
  2. If Tenant has given the notice referred to in subparagraph (1) above, and if Landlord has not corrected the default within 7 days, Tenant may, in addition to withholding the applicable amount of rent, file a lawsuit in county court to require Landlord to correct the default and for damages.

3. If Landlord's default makes the Premises uninhabitable, and if Tenant has given Landlord a notice describing the default and informing Landlord that Tenant intends to terminate the Lease, then if Landlord does not cure the default within the 7-day period, Tenant may terminate the Lease at the end of the 7 days.
4. If Landlord violates the provisions of section XII, Landlord shall be liable to Tenant for actual and consequential damages or 3 months' rent, whichever is greater, for each violation.

**B. Landlord's Remedies.**

1. If Tenant remains on the Premises after expiration or termination of the Lease without Landlord's permission, Landlord may recover possession of the Premises in the manner provided for by law. Landlord also may recover double rent for the period during which Tenant refuses to vacate the Premises.
2. If Tenant defaults under the Lease by failing to pay rent, as set forth in section XIV(B)(1), Landlord may terminate Tenant's rights under the Lease and Tenant shall vacate the Premises immediately. If Tenant defaults under the Lease for any other reason, as set forth in sections XIV(B)(2) or (3) above, Landlord may terminate Tenant's rights under the Lease and Tenant shall vacate the Premises within 7 days of delivery of the notice of termination.
3. If Tenant fails to cure a default within the time specified in the notice to Tenant, Landlord may recover possession of the Premises as provided by law.
4. Landlord shall not recover possession of the Premises except:
  - a. in a lawsuit for possession;
  - b. when Tenant has surrendered possession of the Premises to Landlord; or
  - c. when Tenant has abandoned the Premises. Absent actual knowledge of abandonment, the Premises shall be considered abandoned if Tenant is absent from them for at least one-half a Rental Installment Period, the rent is not current, and Tenant has not notified Landlord, in writing, of an intended absence.
5. If Tenant has defaulted under the Lease and Landlord has obtained a writ of possession, if Tenant has surrendered possession of the Premises to Landlord, or if Tenant has abandoned the Premises, Landlord may:
  - a. treat the Lease as terminated, retake possession for Landlord's own account, and any further liability of Tenant will be ended;
  - b. retake possession of the Premises for Tenant's account. Tenant will remain liable for the difference between rent agreed to be paid under the Lease and rent Landlord is able to recover in good faith from a new tenant; or
  - c. do nothing, and Tenant will be liable for the rent as it comes due.
6. If Landlord retakes possession of the Premises for Tenant's account, Landlord must make a good faith effort to re-lease the Premises. Any rent received by Landlord as a result of the new lease shall be deducted from the rent due from Tenant. For purposes of this section, "good faith" in trying to re-lease the Premises means that Landlord shall use at least the same efforts to re-lease the Premises as were used in the initial rental or at least the same efforts as Landlord uses in attempting to lease other similar property. It does not require Landlord to give a preference in leasing the Premises over other vacant properties that Landlord owns or has the responsibility to rent.
- C. Other Remedies. Each party also may have other remedies available at law or in equity.
- D. Defenses. In a lawsuit by Landlord for possession of the Premises based upon nonpayment of rent or in a lawsuit by Landlord seeking to obtain unpaid rent, Tenant may assert as a defense Landlord's failure to perform required maintenance, as set forth in Section IX(A) above. Landlord's failure to provide elective maintenance, as set forth in Section IX(B) above, shall not be a defense to any lawsuit by Landlord for possession of the Premises unless otherwise provided by the Lease or applicable law. Tenant may also raise any other defense, whether legal or equitable, that Tenant may have, including the defense or retaliatory conduct.
- E. Payment of Rent to Court. In any lawsuit by Landlord for possession of the Premises, if Tenant raises any defense other than payment, Tenant must pay into the registry of the court the past due rent set forth in Landlord's complaint, or an amount determined by the court, and the rent which comes due during the lawsuit, as it comes due. Failure of Tenant to pay the rent into the registry of the court will be a waiver of Tenant's defenses other than payment.
- F. Attorney's Fees. In any lawsuit brought to enforce the Lease or under applicable law, the party who wins may recover its reasonable court costs and attorney's fees from the party who loses.

**\*XVI. ASSIGNMENT AND SUBLEASING.** Tenant may / may not (**circle one**) assign the Lease or sublease all or any part of the Premises without first obtaining Landlord's written approval and consent to the assignment or sublease.

**\*XVII. RISK OF LOSS.** Landlord shall / shall not (**circle one**) be liable for any loss by reason of damage, theft, or otherwise to the contents, belongings, and personal effects of the Tenant, or Tenant's family, agents, employees, guests, or visitors located in or about the Premises, or for damage or injury to Tenant or Tenant's family, agents, employees, guests, or visitors. Landlord shall not be liable if such damage, theft, or loss is caused by Tenant, Tenant's family, agents, employees, guests, or visitors. Nothing contained in this provision shall relieve Landlord or Tenant from responsibility for loss, damage, or injury caused by its own negligence or willful conduct.

**XVIII. SUBORDINATION.** The Lease is subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

**XIX. LIENS.** Tenant shall not have the right or authority to encumber the Premises or to permit any person to claim or assert any lien for the improvement or repair of the Premises made by Tenant. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

**\*XX. APPROVAL CONTINGENCY.** The Lease is / is not (**circle one**) conditioned upon approval of Tenant by the association that governs the Premises.

**XXI. RENEWAL/EXTENSION.** The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but **no renewal may extend the term to a date more than 1 year after the lease begins.** A new lease is required for each year.

**XXII. MISCELLANEOUS.**

- A. Time is of the essence of the Lease.
- B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.
- C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.
- D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.
- E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida.
- F. The place for filing any suits or other proceedings with respect to the Lease shall be the county in which the Premises is located.
- G. Landlord and Tenant will use good faith in performing their obligations under the Lease.

H. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

The Lease has been executed by the parties on the dates indicated below:

Executed by Landlord in the presence of:

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

2 witnesses needed for Landlord

\_\_\_\_\_  
Print Landlord Name

By: \_\_\_\_\_  
Landlord's Signature

As: \_\_\_\_\_

Date: \_\_\_\_\_

Executed by Tenant in the presence of:

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

2 witnesses needed for each Tenant

This form was completed  
with the assistance of

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Print Tenant Name

Date: \_\_\_\_\_

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Print Tenant Name

Date: \_\_\_\_\_