



Residential Lease Agreement

1 Sample St., Sample City, FL 33549

Landlord: Sample Owner

Tenant(s): Sample Tenant

Lease Term: July 21, 2026 to July 31, 2027

Base Monthly Rent: \$2,000.00

Security Deposit: \$2,000.00

This cover page is provided for informational purposes only. The body of the Lease Agreement controls in all respects. In the event of any conflict or inconsistency between this cover page and the Lease, the terms of the Lease body govern, not the cover page.

Dennis Property Management
1022 Land O' Lakes Blvd., Suite 201, Lutz, FL 33549
(813) 949-7444

1. RESIDENTIAL LEASE

This agreement between **Sample Owner**, hereinafter referred to as the LANDLORD and **Sample Tenant** hereinafter referred to as the TENANT, concerning the lease of the following described property: **1 Sample St., Sample City, FL 33549** 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, assigns or representatives and/or any AGENT(s) designated by the OWNER(s).

2. TERM OF LEASE

The term of lease is **July 21, 2026 to July 31, 2027**. 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 shall not be granted possession of the premises until such time that the lease begins, all sums payable per the lease have been paid to the LANDLORD, and all accounts for utilities (as applicable) placed in TENANT'S name.

3. OCCUPANTS

Only the following individuals shall occupy the premises unless written consent of the LANDLORD is obtained: **Sample Tenant**. A reasonable number of guests may occupy the premises without prior written consent if stay is limited to 72 hours.

4. PRORATED RENT

TENANT agrees to pay the sum of **\$774.19** as pro-rated rent for the period of **July 21, 2026 to July 31, 2026**.

5. RENT

TENANT agrees to pay the monthly rent amount of **\$2,000.00** on the **1st** day of each month in advance without demand at **Dennis Property Management, 1022 Land O' Lakes Blvd., Suite 201, Suite 201, Lutz, FL 33549** Phone number **(813) 949-7444** Emergency phone number **(813) 948-7996**. Rent must be received by LANDLORD or its designated AGENT on or before the due date. A late fee of **10%** of the rent will be charged on the **4th** day of each month if rent is not paid. At any time prior to or during the lease term, LANDLORD, upon written notice to TENANT by mail, email, or text may change the method in which TENANT is to pay the rent or any other sums owed under the Lease agreement and any addenda, and, TENANT agrees to use the method determined by LANDLORD beginning with the next payment due. TENANT acknowledges in the event electronic payments and/or direct deposits are permitted, LANDLORD reserves the right to suspend or terminate electronic payments and/or direct deposit arrangements in the event of default by TENANT under this lease and to demand payment at a physical address. If the LANDLORD'S or management's payment processor, software provider, or bank imposes any fees or charges for payment acceptance and/or processing now or in the future, TENANT(S) agrees that these charges shall be paid by TENANT(S) as additional rent that is due and payable without demand. Cash payments are NOT accepted. If TENANT'S payment is dishonored, all future payments must be made by money order or cashier's check; dishonored payments will require TENANT to immediately pay to LANDLORD the bank fees incurred by the LANDLORD or LANDLORD'S AGENT plus a service charge of \$25 if the face value does not exceed \$50; \$30 if the face value exceeds \$50 but does not exceed \$300; \$40 if the face value exceeds \$300; or 5% of the face value of the payment instrument, whichever is greater, all of which shall be treated as additional rent. If LANDLORD has actual knowledge that there are insufficient funds to cover a payment, rent will be considered unpaid, LANDLORD may serve TENANT with a Three Day Notice and will not be required to deposit the payment. Third party checks are not permitted. Time is of the essence. The imposition of late fees and/or dishonored payment 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 any 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 address above.

6. PETS

TENANT shall not keep any animal or pet in or around the rental premises.

7. SECURITY DEPOSIT

TENANT agrees to pay LANDLORD the sum of **\$2,000.00**, as security for faithful performance by TENANT of all terms, covenants and conditions of this lease. This 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'S 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 the expiration of any extension) TENANT will be responsible for unpaid rent, physical damages, future rent due, attorney's fees, costs and any other amounts due under the terms of the tenancy or Florida law. Security deposit refunds or other refunds, if any, are normally made in one payment in the names of all TENANTS, but LANDLORD has the option to divide the refunds, if any, into equal amounts made payable to each individual TENANT. All refunds, if any, shall be made by mail or electronically, at the option of the LANDLORD. The security deposit (and advance rent, if applicable) will be held in the following manner: Deposited in a separate non-interest bearing account with **DFCU Financial, 10824 N. Dale Mabry Hwy., Tampa, FL 33618**.

YOUR RENTAL AGREEMENT REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST PROVIDE YOU WRITTEN NOTICE IN PERSON, BY MAIL, OR BY E-MAIL IN ACCORDANCE WITH SECTION 83.505, FLORIDA STATUTES, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S WRITTEN NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY PROVIDE YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

Florida statutory law, 83.49(3) provides:

(3)(a) Upon the vacating of the premises for termination of the rental agreement, if the landlord does not intend to impose a claim on the security deposit, the LANDLORD must return the security deposit together with interest if otherwise required within 15 days after the termination of the rental agreement. If the LANDLORD intends to impose a claim on the deposit, the landlord must, within 30 days after the termination of the rental agreement, provide the TENANT written notice by certified mail to the TENANT's last known mailing address or by e-mail in accordance with s. 83.505 of his or her intention to impose a claim on the deposit, and the reason for imposing the claim. The written notice must contain a statement in substantially the following form: This is a notice of my intention to impose a claim for damages in the amount of ----- upon your security deposit, due to ----- . 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 after 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 written notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit and may not seek a set off against the deposit but may file an action for damages after returning the security deposit to the tenant.

(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 or her 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 or her right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her 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 salespersons, shall constitute compliance with all other relevant Florida Statutes 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 in other sections of the Florida Statutes.

8. ASSIGNMENTS/SUBLETTING

TENANT shall not assign this lease, transfer any interest, advertise or solicit any third parties to advertise any rental or use of the premises, rent to another or sublet the premises or any part thereof for any period of time. Airbnb or similar types of renting, subletting, room rentals, couch surfing, advertising to rent or use, or home exchanging is expressly prohibited and shall be a material breach of the lease agreement.

9. 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. Lease may be contingent upon association approval of tenancy; when applicable, TENANT agrees to make good faith effort in diligently complying with association approval process.

10. FIXTURES AND ALTERATIONS

TENANT must obtain prior written consent from LANDLORD before painting, installing fixtures, making alterations, additions or improvements and if permission granted, same shall become LANDLORD'S property and shall remain on the premises at the termination of the tenancy. TENANT is not permitted to move any existing appliances from their current location without LANDLORD'S prior written approval.

11. 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. TENANT is strictly prohibited from installing or using a permanent or portable fire pit anywhere on the premises, and may not otherwise light exterior fires. TENANT acknowledges burning of candles or incense is NOT permitted on the premises. TENANT is prohibited from storing or using on or near the premises a gasoline, diesel, LP, natural gas, or propane powered electric generator without prior written approval by LANDLORD and a Generator Use Addendum signed by all parties. TENANT shall not be permitted to have or charge any electrically powered bicycles, scooters, skateboards, golf carts, hoverboards or any other similar transportation devices that use rechargeable batteries inside the living areas of the property. TENANT may keep these items in the garage or carport, if provided, as

part of the property. TENANT acknowledges charging of these items is prohibited anywhere inside the property, including the garage or carport, or in any other area under roof. TENANT shall not place or use any above ground pools of any size on the premises without LANDLORD'S approval. TENANT is not permitted to access, enter or store any items in any crawl spaces, attics or any locked areas on the premises without prior written permission from LANDLORD. No aquariums are allowed without LANDLORD'S prior written consent. If an elevator is present, it is agreed and understood by TENANT that the elevator may become inoperable, unusable, or out of service necessitating use of the stairs. TENANT agrees to hold LANDLORD, including the property management company, agents, and assigns, harmless for any liability regarding inconvenience arising from the elevator's unavailability. TENANT further agrees that elevator outages will not be a basis to terminate the lease early, withhold rent or receive a rent abatement and TENANT agrees that the elevator is an amenity only and not in the control of the LANDLORD. If a professional determines a balcony or other elevated amenity is unsafe or any law, rule, ordinance, or governing authority prohibits its use, TENANT shall not access or use the amenity until further written notice from LANDLORD. TENANT agrees that loss of use is not a basis to terminate this lease, withhold rent, entitlement to rent abatement or credit from LANDLORD.

TENANT acknowledges that community amenities are controlled by the Community Association or Management, not the LANDLORD. LANDLORD makes no guarantees regarding the availability, operation, or maintenance of these amenities. TENANT agrees that if an amenity is closed, unavailable, or in poor condition, TENANT shall not be entitled to any rent reduction, compensation, or the right to terminate this Lease early.

TENANT agrees that no pools, hot tubs, spas, or any other similar body of water is permitted to be installed, used, or brought onto the property. Violation of this provision is a material breach of this lease. To the fullest extent permitted by Florida law, TENANT expressly indemnifies and holds harmless the LANDLORD, property owner, their agents and employees from any and all liability and damages, including attorneys' fees and costs, arising from the installation, use or existence of any pool, hot tub, spa, or similar body of water brought onto the property by TENANT, in violation of this provision.

TENANT acknowledges playground equipment, including but not limited to swing sets, are not permitted on the premises.

12. SMOKING

Smoking or vaping of any substance is NOT permitted on the premises by TENANT, guests or invitees. TENANT understands that smoking or vaping on the premises shall be considered a material default under this lease agreement. In the event the premises are damaged in any way due to smoking or vaping on the premises, TENANT will be fully responsible for eradication of smoke related or vaping related odors and repair of any damage due to the smoking or vaping. TENANT agrees that smoke related or vaping related damages will in no way be considered ordinary wear and tear.

13. RISK OF LOSS

All TENANTS' personal property in and on the premises including but not limited to vehicles shall be at the risk of the TENANT, and LANDLORD shall not be liable for any damage to said personal property of the TENANT arising from criminal acts, fire, storm, trees and branches, flood, rain or wind damage, electrical surges, acts of negligence of any person whomsoever, or from the bursting or leaking of water pipes. LANDLORD shall not be responsible for the loss of any food, medication, and all other items in the event of a refrigerator or freezer failure, defect, or electrical failure.

TENANT is strongly urged to secure insurance for personal property.

14. DEFAULT

(1) Failure of TENANT to pay rent or any additional rent(s) when due, or (2) TENANT'S or guest(s) violation of any other term, condition or covenant of this lease (and if applicable, attached rules and regulations), condominium or HOA rules regulations, restrictions, by-laws or neighborhood deed restrictions or (3) failure of TENANT or guest 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 lease and any addenda 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 breaches this lease agreement, in addition to any other remedies available by law and this lease agreement, TENANT 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 or guest(s) actions or inactions result in any fines, attorney's fees, costs or charges from or imposed by a condo association or homeowners association if in place, or governmental agency, or utility provider, TENANT shall be in default of this lease and shall be immediately required to pay such sums as additional rent. In the event of TENANT default, LANDLORD may, but is not required to, enter the premises and engage vendors to perform maintenance or other work necessary to maintain, preserve the property, prevent waste, or avoid violations. Such action is for LANDLORD'S protection only and shall not cure any TENANT default, waive any remedy, or bar any pending or future eviction or claims. Alternatively, LANDLORD may elect, by written notice to TENANT, to cure the default and engage professional services to perform the affected obligation for the remainder of the lease term. All costs under either provision are charged to TENANT as additional rent, due upon demand.

TENANT shall be responsible for a \$40.00 posting charge as additional rent for any notice related to TENANT'S default under the lease terms, including but not limited to three-day notices to pay rent and seven-day notices of noncompliance.

TENANT agrees that communicating with the OWNER in any manner to include by mail, email, phone, text, social media, or through any other communication medium without prior written authorization from AGENT is strictly prohibited. TENANT agrees that communication with the OWNER is considered a material breach of this lease, and all TENANT communication shall only be directed to the AGENT.

15. ATTORNEY'S FEES

The prevailing party in any litigation between LANDLORD and TENANT concerning enforcement of the terms and conditions of the lease shall be entitled to reasonable attorney's fees and court costs. LANDLORD and TENANT waive the right to demand a jury trial concerning any litigation between LANDLORD and TENANT regarding enforcement of the terms and conditions of this lease.

16. UTILITIES

LANDLORD is responsible for providing the following utilities only: **NONE**. 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'S name with accounts kept current throughout occupancy. Garbage and or trash removal is considered a utility under this lease. If the 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. In the event a condominium association or homeowners association is currently providing any services to the unit such as cable, satellite TV, alarm monitoring, internet, water, sewer, trash, guarded security gate or other services and the association decides these services will no longer be provided, TENANT agrees and understands that LANDLORD 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 of any such services by the association shall not be construed as a prohibited practice by LANDLORD 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 shall constitute a material breach of the lease. In the event the premises is currently on well water, if the LANDLORD, municipality or county decides to connect the premises to city/municipality water, TENANT agrees that TENANT shall be responsible for paying for the monthly water bill and monthly sewer bill if no longer on septic and shall place the water/sewer utility in TENANT'S name unless prohibited by the municipality to avoid any interruption in service. If TENANT surrenders the premises early, abandons the premises, or is evicted, TENANT shall remain responsible for all accruing utility charges otherwise the responsibility of the TENANT under the lease. TENANT is responsible for all costs associated with the installation, maintenance, and/or removal if required by LANDLORD, of any communications or entertainment services and related equipment or infrastructure, including but not limited to phone, internet, and/or cable wiring,

lines, jacks, outlets, hardware, and/or devices, if TENANT elects to use such services.

If TENANT is responsible for water and/or sewer charges according to this lease, TENANT agrees to be fully responsible for any excess water/sewer charges due to water leaks or usage if such leak or usage is visible, audible or reasonably apparent to TENANT in some other way. LANDLORD shall not be responsible for any excess water usage. All visible or audible evidence of water leaks or usage, including but not limited to intermittent or constantly running toilets, dripping faucets or an unusual drop in water pressure, must be reported to LANDLORD immediately.

17. VEHICLES

Vehicle(s) must be currently licensed, owned by TENANT, registered, operational, free of fluid leaks and properly parked. TENANT agrees to abide by all parking rules established now or in the future by LANDLORD or condo/homeowner association's rules, if applicable. Unless explicitly listed as an allowed item, no trailers, campers, vehicles on 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 rules 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 or invitee of TENANT. TENANT shall not use or install any portable or permanent electric or hybrid vehicle charger in or on the premises without the prior written permission of OWNER and an EV Vehicle Addendum signed by all parties. TENANT agrees that only the following vehicles will be parked on the premises: **2026 White Sample Car.**

18. MAINTENANCE/INSPECTION

TENANT agrees that LANDLORD has made the property available for inspection and accepts the property in "AS-IS" condition. LANDLORD makes no representations or warranties regarding the condition of the property beyond LANDLORD'S obligations under Section 83, Florida Statutes. TENANT shall maintain the premises in good, clean and tenantable condition throughout the tenancy, keep all plumbing fixtures in good repair, use all electrical, plumbing, appliances and other equipment in a reasonable manner, removing all garbage in a clean and sanitary manner. TENANT agrees to use the air-conditioning system, if provided, at all times in a reasonable manner and temperature to prevent the growth of mold and mildew and use the heating system in moderation. In the event TENANT or TENANT'S guests or invitees cause any damage to the premises, LANDLORD may at its option repair same and TENANT shall pay for the expenses of same on demand or LANDLORD may require TENANT repair same, all charges incurred as additional rent. TENANT is responsible for the expense of any service calls requested by or due to the TENANT deemed to be unwarranted or unnecessary by the service technician or vendor, or, if the service technician deems the service call need is due to the TENANT'S misuse, negligence or intentional acts, or, if the service technician is unable to gain access due to TENANT'S actions or inactions, even if the other terms of this lease would ordinarily make the LANDLORD responsible for such a service call and/or repair charge. **TENANT shall also be fully responsible for, and agrees to maintain and repair at TENANT'S expense, the following: A/C Filters, Refrigerator Filters, Locks/Keys, Light Bulbs, Smoke Alarm Batteries, Interior Extermination, Lawn/Shrubs.** Unless otherwise stated in the lease, LANDLORD shall not be responsible for any exterior extermination. TENANT shall be responsible for the cost of bedbug extermination, which shall be treated as additional rent. 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. Unauthorized repairs or other work or services conducted by or through TENANT on the premises will constitute a default under this lease, and TENANT will not be compensated by LANDLORD for any unauthorized repairs or other work or services conducted on the premises by or through TENANT. TENANT agrees that they shall immediately test each smoke detector and shall maintain same. TENANT is responsible for replacing dead light bulbs. In the event the light bulbs cannot be replaced with the same type of bulb due to law changes and lack of availability, TENANT agrees to replace the bulbs with an equivalent wattage CFL or LED bulb. LED strip lighting, any other lighting and electrical wiring cannot be installed in any manner on the walls or any other surface of the property. In the event the refrigerator has a water filter, TENANT shall be responsible for purchasing and changing the water filter, as needed. In the event the TENANT is responsible for paying for

LP/Propane gas, TENANT shall pay the fees and costs associated with the rental of the tank. In the event there is a garbage disposal on the premises, LANDLORD has the option to remove the garbage disposal if it fails and re-plumb accordingly. TENANT, at TENANT'S expense, is responsible for all clogged drains, garbage disposal and plumbing backups attributable to TENANT, including but not limited to any plumbing issues resulting from TENANT and/or guests flushing anything into the toilet other than human waste and toilet paper. Examples of items that should not be flushed down the toilet(s) or sent down other plumbing drains, include, but are not limited to, wipes, "flushable" wipes, sanitary napkins, feminine products, diapers, refuse, dental floss, grease, coffee grounds, or paper towels.

In the event any major repair need arises, LANDLORD will not be responsible to reimburse TENANT for the expense of hotel accommodations or other incidental expenses related to vacating the property in the absence of a subsequent signed agreement to this effect.

Unless otherwise specifically addressed in this lease, TENANT is responsible for all repairs, maintenance, and service calls of \$150.00 or less. Any repairs, maintenance, and service calls over \$150.00 are the total responsibility of the OWNER unless due to TENANT negligence or intentional acts, in which case TENANT will be responsible for 100% of repair cost.

TENANT agrees to replace the air conditioning/HVAC system filter(s) at least once every month at TENANT'S sole expense. Filters must be of the correct size and specifications for the unit. TENANT acknowledges that failure to maintain clean filters is a material violation of this lease and may cause damage, including but not limited to system freezing, water leakage, motor failure, or inefficiency. Furthermore, TENANT shall be liable for all costs associated with service calls, repairs, system failure, or property damage if a licensed HVAC professional determines that such damage or malfunction was caused or exacerbated by TENANT'S failure to replace filters as required.

19. LANDSCAPING

If any portion of the property contains lawn or landscaping for the exclusive use and enjoyment of the TENANT then TENANT shall maintain the property's lawn and landscaping by keeping the lawn and landscaping in its "AS IS" condition upon the commencement of the lease term through the use of sufficient and appropriate landscaping practices. TENANT shall immediately notify LANDLORD of any degrading of the condition of the lawn or landscaping or defects in the irrigation system, if present. If an irrigation system is present, TENANT agrees to allow the system to run as set by LANDLORD. Otherwise, TENANT agrees to water lawn in accordance with City/County regulations to the extent required to keep the landscaping adequately watered. In the event TENANT is not in accordance with City/County water restrictions and a fine is imposed, TENANT, at TENANT'S expense, is responsible for payment of said fine(s). In the event the TENANT fails to properly maintain the lawn, LANDLORD reserves the right in addition to any other right under this lease or law, at its sole discretion, to hire a professional landscaping company to maintain the lawn and all costs will be billed to the TENANT as additional rent. In the event TENANT unplugs, disconnects, or otherwise disables the irrigation system (if applicable), TENANT shall be responsible for the full costs of a complete irrigation system reconnection and inspection, to be performed by a professional irrigation contractor selected by LANDLORD, with the cost due as additional rent upon demand.

20. VACATING

At the expiration of this agreement or any extension, TENANT shall peaceably surrender the premises and turn in all keys, access devices, and any other property owned by LANDLORD leaving the premises in good, clean condition, ordinary wear and tear excepted. TENANT shall have all flooring cleaned at the time of vacating to LANDLORD'S satisfaction. TENANT shall provide LANDLORD with a receipt for the cleaning. In the event the flooring is not cleaned to LANDLORD'S satisfaction, there will be a minimum charge to TENANT, which may be claimed against the security deposit, at the prevailing market rate. TENANT shall have the property cleaned at the time of vacating to LANDLORD'S satisfaction. In the event the property is not cleaned to LANDLORD'S satisfaction, there will be a minimum charge to TENANT, which may be claimed against the security deposit, at the prevailing market rate. TENANT shall return all keys and access devices to LANDLORD upon vacating the property. In the event all keys and access devices are not returned upon move-out, there will be a minimum charge to TENANT, which may be claimed against the security deposit, at the prevailing market rate.

21. RENEWAL

LANDLORD or TENANT shall have 60 days to notify each other in writing prior to the lease expiration date of an intent not to renew the lease. If the required notice is not given by LANDLORD or TENANT, and TENANT vacates as of the lease expiration date, TENANT shall owe an additional month's rent. If the required notice is not given by LANDLORD or TENANT, and no new lease is signed, the tenancy shall become a month-to-month tenancy, which may be terminated by TENANT or LANDLORD giving written notice not less than 30 days prior to the end of some monthly payment period. All other conditions of the lease shall remain in effect. Upon receiving proper notice from LANDLORD, if TENANT fails to vacate as of the lease expiration date or the end of any consensual period, TENANT shall additionally be held liable for holdover (double) rent thereafter.

22. RIGHT OF ENTRY

LANDLORD, upon reasonable notice by telephone, hand-delivery, posting, e-mail or text message to TENANT, has the right of entry to the premises for showings, repairs, appraisals, inspections, or any other reason. LANDLORD has immediate right of entry in cases of emergency, or to protect or preserve the premises. TENANT shall not alter or add locks without prior written consent. If consent is given, TENANT must provide LANDLORD with a key to all locks. LANDLORD may place "For Sale" or "For Rent" signs on the premises at any time.

If LANDLORD cannot gain access after prior notice of entry for an inspection, repair or other purpose is provided; TENANT will be responsible for service charge expense, as additional rent.

23. CONDEMNATION/DAMAGE/ACTS OF GOD/TERMINATION

If for any reason the premises or any portion of adjoining structures or amenities are condemned or determined to be in need of significant repair by any governmental authority or association, 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 or any portion of adjoining structures or amenities 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. In the event of any vandalism or other intentional damage on the premises, LANDLORD is not responsible for the replacement or repair of any damaged items, including but not limited to windows, screens, doors or locks. If a watch or warning is issued for a tropical storm or hurricane, TENANT is responsible to tie down or move to the inside of the dwelling unit any items located on the exterior of the dwelling unit, including lanai areas, that may become projectiles. TENANT will be responsible for any damage caused by a failure to comply with this requirement. TENANT agrees that the issuance of a tropical storm or hurricane watch or warning is an emergency and LANDLORD shall have immediate access to the property. TENANT agrees that in the event there are hurricane or storm shutters on the premises, TENANT shall both install and take down same in the event there is a hurricane or tropical storm watch or warning in effect and/or at the request of the LANDLORD. If TENANT is unable to perform this task for any reason, TENANT agrees to notify LANDLORD as soon as any storm watch or warning is placed into effect; LANDLORD has the right, but not the obligation, to install shutters or take other protective actions.

In the event of a storm, without limitation including a tropical storm or hurricane, that causes debris to accumulate on the ground of the property, TENANT is responsible for promptly gathering all debris on the ground after the storm has passed and placing it in a pile at the nearest property line fronting a public road for pick up by county or municipal debris collection. If there is certain debris due to size, weight or location that TENANT is unable to gather, TENANT agrees to immediately notify LANDLORD. TENANT agrees that failure to comply with this provision may result in local government or association fees or fines assessed against LANDLORD, which shall be timely paid by TENANT and shall be treated as additional rent.

24. MOLD

LANDLORD reserves the right to terminate the tenancy and TENANT agrees to vacate the premises in the event a licensed mold inspector believes that there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT or other persons, or if it is determined by an HVAC professional or air quality specialist that TENANT is failing to use the air conditioning adequately or causing other conditions conducive to mold or mildew growth. LANDLORD shall have the right to terminate the lease agreement by giving the TENANT no less than 7 days' written notice and hold TENANT responsible for any damages caused by mold or mildew. **In the event there are professional mold or air quality test(s) ordered by LANDLORD upon the TENANT'S request despite no odor or evidence detected by LANDLORD OR AGENT and/or there is no visible evidence of mold or water intrusion causing mold and/or continuing to cause mold, TENANT agrees to pay LANDLORD on demand the full cost of the test(s), which shall be treated as additional rent, if the test(s) results do not show mold or air quality levels requiring remediation based on professional industry standards. LANDLORD shall use its sole discretion whether to order professional mold or air quality testing and LANDLORD has no obligation to pay for TENANT ordered testing.**

25. 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.

26. INDEMNIFICATION

TENANT agrees to reimburse LANDLORD upon demand in the amount of the loss, property damage, or cost of repairs or service (including plumbing trouble) caused by the negligence or improper use by TENANT, or TENANT'S agents, family or guests. TENANT at all times, will indemnify and hold harmless LANDLORD from all losses, damages, liabilities and expenses which can be claimed against LANDLORD for any injuries or damages to the person or property of any persons, caused by the acts, omissions, neglect or fault of TENANT, or TENANT'S agents, family or guests, or arising from TENANT'S failure to comply with any applicable laws, statutes, ordinances or regulations.

27. DISPUTES AND LITIGATION

In the event of a dispute concerning the tenancy created by this agreement, TENANT agrees that whether or not the premises are being actively managed by an AGENT for the record OWNER, TENANT agrees to hold AGENT, its heirs, employees and assigns harmless and shall look solely to the record OWNER of the premises in the event of a legal dispute.

28. INTEGRATION

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.

29. 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.

30. SUBORDINATION

This lease is subordinate or superior to any existing or future mortgages, liens or other security instruments, at LANDLORD'S option. If any third-party takes title to the property, TENANT agrees to attorn and fully recognize the new title holder as LANDLORD. Subordination, superiority and attornment is self-operative and does not require any further act by TENANT, but TENANT shall immediately execute any documents requested by LANDLORD to confirm such subordination, superiority or attornment.

31. RADON GAS

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

32. 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 STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

33. ADDITIONAL STIPULATIONS

If any of the following additional stipulations conflict with any other terms of this lease, the additional stipulation shall control.

TENANT acknowledges the Property Manager is Sample Agent, who may be reached at Agent@gmail.com or by phone at (813) 555-5555.

Signatures

TENANT(S):

LANDLORD:

Sample Tenant

Sample Owner

Date: _____

Date: _____

This lease has been drafted by the Law Offices of Heist, Weisse & Wolk, PLLC 1 800 253 8428
Reference # 2026-6858344

MOLD ADDENDUM TO LEASE

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN **Sample Owner (LANDLORD)** AND **Sample Tenant (TENANTS)** FOR THE PREMISES LOCATED AT **1 Sample St., Sample City, FL 33549**.

MOLD: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

CLIMATE CONTROL: TENANT(s) agree to use all air-conditioning, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. **LANDLORD RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.**

TENANT(S) AGREE TO:

- Keep premises clean; regularly dust, vacuum, mop
- Use hood vents when cooking, cleaning, dishwashing
- Keep closet doors ajar
- Avoid excessive indoor plants
- Use exhaust fans when bathing/showering; leave on to remove moisture
- Use ceiling fans if present
- Water all indoor plants outdoors
- Wipe down any moisture and/or spillage
- Wipe down bathroom walls/fixtures after bathing/showering
- Wipe down any vanities/sink tops
- Avoid air drying dishes
- Do not hang dry clothes indoors
- Regularly empty dehumidifier if used
- Open blinds/curtains to allow light in
- Wipe down floors if any water spillage
- Securely close shower doors if present
- Leave bathroom/shower doors open after use
- Wipe down windows/sills if moisture present
- Use dryer if present for wet towels
- Use household cleaners on hard surfaces
- Remove any moldy or rotting food
- Remove garbage regularly
- Wipe down any and all visible moisture
- Inspect for leaks under sinks
- Check all washer hoses if applicable

TENANT(S) AGREE TO REPORT IN WRITING:

- Visible or suspected mold
- All A/C or heating problems or abnormalities
- Leaks, moisture accumulations, major spillage
- Plant watering overflows
- Shower/bath/sink/toilet overflows

- Leaky faucets, plumbing, pet urine accidents
- Any and all moisture and musty odors
- Discoloration of walls, baseboards, doors, window frames, ceilings
- Moldy clothing, refrigerator and A/C drip pan overflows
- Moisture dripping from/around vents, A/C condenser lines
- Loose, missing or failing grout/caulk around tubs, showers, sinks, faucets, countertops, dryer vents

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal, or plastic and the mold is not due to an ongoing leak or moisture problem, TENANT(s) agree to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then, within 24 hours apply a non-staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

TERMINATION OF TENANCY: LANDLORD reserves the right to terminate the tenancy and TENANT(s) agree to vacate the premises in the event a licensed mold inspector believes that there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(s) or other persons and/or if an HVAC professional or air quality specialist determines that TENANT(S)' actions or inactions are causing a condition which is conducive to mold growth.

INSPECTIONS: TENANT(S) agree that LANDLORD may conduct inspections of the unit at any time with reasonable notice.

VIOLATION OF ADDENDUM: IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, TENANT(S) will be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to TENANT(s) failure to notify LANDLORD of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and LANDLORD shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to OWNER for damages sustained to the Leased Premises. TENANT(S) shall hold OWNER and AGENT harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this Addendum.

HOLD HARMLESS: If the premises is or was managed by an AGENT of the OWNER, TENANT(S) shall hold AGENT harmless and shall look solely to the property OWNER in the event of any litigation or claims concerning injury, damage or harm suffered due to mold.

PARTIES: THIS ADDENDUM IS BETWEEN THE TENANT(S) AND OWNER AND/OR AGENT MANAGING THE PREMISES. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

TENANT(S):

Sample Tenant

Date: _____

LANDLORD:

Sample Owner

Date: _____

ELECTRONIC NOTICES ADDENDUM

This Addendum to the Lease is for the premises at: **1 Sample St., Sample City, FL 33549.**

TENANT ELECTION

Notices from a landlord or the landlord's agent may contain time-sensitive information about a tenant's housing. The election to receive notices from the landlord or the landlord's agent by e-mail is voluntary.

____ I, Sample Tenant, the tenant, agree to receive notices required by the rental agreement or under part II of chapter 83, Florida Statutes, from the landlord or the landlord's agent by e-mail. I designate the following e-mail address for receipt of notices from the landlord or the landlord's agent:

____ I do not agree to receive notices by e-mail.

I may revoke my agreement to receive notices by e-mail by providing written notice to the landlord or the landlord's agent which is effective upon delivery of such written notice and does not affect the validity of any notice that was previously sent by e-mail.

I may update my e-mail address designated for electronic delivery at any time by providing written notice to the landlord or the landlord's agent specifying the new e-mail address, which takes effect upon delivery of such notice.

LANDLORD/LANDLORD'S AGENT ELECTION

Notices from a tenant may contain time-sensitive information about the tenant's housing. The election to receive notices from the tenant by e-mail is voluntary.

____ I, Dennis Property Management, the landlord or the landlord's agent, agree to receive notices required by the rental agreement or under part II of chapter 83, Florida Statutes, from the tenant by e-mail. I designate the following e-mail address for receipt of notices from the tenant:

____ I do not agree to receive notices by e-mail.

I may revoke my agreement to receive notices by e-mail by providing written notice to the tenant which is effective upon delivery of such written notice and does not affect the validity of any notice that was previously sent by e-mail.

I may update my e-mail address designated for electronic delivery at any time by providing written notice to the tenant specifying the new e-mail address, which takes effect upon delivery of such notice.

TENANT(S):

Sample Tenant

Date: _____

LANDLORD:

Sample Owner

Date: _____

FLOOD DISCLOSURE

This Flood Disclosure is made by LANDLORD pursuant to Fla. Stat. 83.512 for the property located at: **1 Sample St., Sample City, FL 33549**

Flood Insurance: Renters' insurance policies do not include coverage for damage resulting from floods. TENANT is encouraged to discuss the need to purchase separate flood insurance coverage with TENANT'S insurance agent.

1. LANDLORD has _____, has no X (mark one) knowledge of any flooding that has damaged the dwelling unit during LANDLORD'S ownership of the dwelling unit.

2. LANDLORD has _____, has not X (mark one) filed a claim with an insurance provider relating to flood damage in the dwelling unit, including, but not limited to, a claim with the National Flood Insurance Program.

3. LANDLORD has _____, has not X (mark one) received assistance for flood damage to the dwelling unit, including, but not limited to, assistance from the Federal Emergency Management Agency.

4. For purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the dwelling unit caused by any of the following:

- a. The overflow of inland or tidal waters.
- b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
- c. Sustained periods of standing water resulting from rainfall.

Certificate of Acknowledgement

LANDLORD and TENANT acknowledge that this disclosure was made at or before signing of any lease agreement, have reviewed and understand the information contained herein and agree that if the parties enter into a lease agreement for the property, this Flood Disclosure shall be an addendum to the lease agreement for all purposes.

TENANT(S):

Sample Tenant

Date: _____

LANDLORD:

Sample Owner

Date: _____

DRUG/CRIME FREE ADDENDUM

In consideration of the execution or renewal of the lease, LANDLORD and TENANT agree as follows:

1. TENANT, any member of the TENANT'S household, or a guest or other person under the TENANT'S control shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. 'Drug-related criminal activity' means the illegal manufacture, sale, distribution, transportation, storage, use, or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance including but not limited to marijuana or cocaine and/or illegal drug paraphernalia.

2. TENANT, any member of the TENANT'S household, or a guest or other person under the TENANT'S control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on, near or within sight of the premises.

3. TENANT or member of the household will not permit the dwelling unit inside or out to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

4. TENANT or member of the household will not engage in the manufacture, sale, storage, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.

5. TENANT, any member of the TENANT'S household, or a guest or other person under TENANT'S control shall not engage in any illegal activity including but not limited to prostitution, public drunkenness, lewd behavior, trespass by your guests if they have previously received a trespass warning, dangerous operation of a motor vehicle in the premises, disorderly conduct, street gang activity, battery, assault, discharging weapons, acts of violence or threats of violence, sexual crimes on or off the premises, or any breach of the lease agreement that otherwise jeopardizes the safety or welfare or any persons.

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and material noncompliance with the Rental Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, **PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION**, but shall be a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.

TENANT(S):

Sample Tenant

Date: _____

LANDLORD:

Sample Owner

Date: _____

LEASE ADDENDUM

This Property Damage Liability Lease Addendum (this "Addendum") is an addendum to your Lease Agreement. It is intended to be a part of the Lease Agreement between the TENANT and LANDLORD.

As provided in the Lease Agreement, TENANT is required to maintain property damage liability insurance during the term of the Lease Agreement and any subsequent renewal periods. It is required that the insurance be no less than One Hundred Thousand Dollars (\$100,000) for damages to the property of LANDLORD with provisions covering, at a minimum, perils of fire, explosion, sewer backup, smoke and accidental water discharge.

[] Option 1: Do Nothing and Enroll in AssetProtect!

LANDLORD, through AssetProtect, offers a cost-effective insurance program including coverage for your personal property. For just \$15.50 per month, this program meets the \$100,000 liability insurance requirement in your Lease and provides \$10,000 in coverage for your personal property. Note: Coverage does not include earthquakes, hurricanes, or theft. You will automatically be enrolled in this program unless you proceed with option 2 and submit a valid third-party policy. In the event TENANT elects the AssetProtect option below, TENANT will pay the monthly fee associated therewith, which shall be due and payable each month without demand at the time rent is due. LANDLORD provides no representations or warranties with respect to the insurance or services provided by the program or the sufficiency of such insurance or any other insurance described herein. The program is not owned or operated by LANDLORD. However, LANDLORD may receive compensation in the event you are enrolled. You are under no obligation to elect this option or purchase insurance through this program.

[] Option 2: Third-Party Policy

In the event TENANT elects to obtain its own insurance policy, TENANT shall request that Sample Owner (OWNER) and DENNIS PROPERTY MANAGEMENT be named as an "Additional Interest" or "Interested Party" to be informed if the policy is cancelled or terminated (see below requirements). Third party policies must be submitted and approved via apenroll.com to ensure compliance. Such policy shall be written as a policy not contributing with and not in excess of coverage which LANDLORD may carry and shall remain in full force and effect during the Term of the Lease Agreement and any subsequent renewal periods. TENANT must upload proof of coverage via apenroll.com.

TENANT agrees that a failure by TENANT to comply with any of the terms and conditions of this Addendum shall constitute a default under the Lease Agreement to the extent permitted by Applicable Law. In the event of such default to the extent permitted by Applicable Law, LANDLORD shall have all rights and remedies available to it under the Lease Agreement. TENANT will be automatically enrolled in the AssetProtect program for a fee of \$15.50 per month as stipulated in your Lease agreement.

Acknowledgement:

[] I understand that Property Management Company is not a licensed insurance agent and is neither making an offer of Insurance nor selling insurance.

TENANT(S):

Sample Tenant

Date: _____

LANDLORD:

Sample Owner

Date: _____