

LANDLORD: _____ TENANTS: _____

PROPERTY ADDRESS: _____

IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS HEREIN CONTAINED, LANDLORD HEREBY LEASES TO TENANTS JOINTLY AND SEVERALLY AND TENANTS HEREBY LEASE FROM LANDLORD THE ABOVE DESCRIBED PROPERTY UNDER THE FOLLOWING TERMS.

1. TERM. This lease shall be for a term of 12 months, beginning _____ and ending _____.

2. RENT. The rent shall be \$ _____ at \$ _____ per month and shall be due on or before the first day of each month. In the event the rent is received more than 3 days late, after the 3rd, a charge of \$3 per day will be due. In the event a check bounces or an eviction notice must be posted, tenant agrees to pay an additional \$20 charge. **ALL LATE CHARGES SHALL BE PAID IN CASH.**

3. PAYMENT. Payment must be received by landlord on or before the due date at 1531 Northeast 2nd Street, Ocala, Florida 34470. In the event a check bounces, landlord may require cash or certified check, thereafter. The first monthly rental payment shall be due on the date of possession. THEREAFTER ALL MONTHLY RENTAL PAYMENTS SHALL BE DUE AND PAYABLE ON THE FIRST DAY OF THE MONTH IN ADVANCE.

4. DEFAULT. In the event the tenant defaults under any term of this lease, landlord may recover possession as provided by law and seek monetary damages.

5. SECURITY. The landlord acknowledges receipt of the sum of \$ _____ as security deposit. In the event tenant terminates the lease prior to its expiration date, said amounts are non-refundable. This does not relieve the tenant of being responsible for the balance of the lease amount or of responsibility of cleaning property when vacating and is not used toward any damages that have resulted. The tenant is to leave all utilities on a minimum of four working days for landlord to check the property. Tenant will be charged for any damages as a result of their occupancy. Otherwise the tenant will be charged for having the utilities turned on for inspection. Deposits, if due, shall be refunded no more than 15 days after tenant moves out. A tenant is considered moved out when the keys are delivered to the landlord.

6. UTILITIES. Tenant agrees to pay all utility charges on the property.

7. MAINTENANCE. Tenant agrees to examine the property, acknowledges it to be in good repair. Tenant agrees to keep the premises in good repair and provide extermination service, and maintain lawns and shrubbery. If landlord notices that lawn is not being maintained, he shall, at his discretion have it mowed and charges will be borne by the tenant.

8. PARKING. Tenant agrees that no parking is allowed on the property other than in designated driveways. No unregistered vehicles allowed on the property.

9. LOCKS. No locks are to be installed or changed. The landlord is to have a key and may, without liability, enter at any reasonable time and inspect, repair, show the house or post for rent sign.

10. ASSIGNMENT. This lease may not be assigned by tenant without the written consent of the landlord.

11. USE. Tenant shall not use the premises for any illegal purpose or any purpose which might increase the rate of insurance and shall not cause a nuisance for landlord or neighbors. The property shall be used for residential purposes only.

12. LIABILITY. Tenant shall be responsible for insuring his own property and agrees not to hold landlord liable for any damages to tenant's property on the premises.

13. PETS. No pets shall be allowed on the premises without written consent from landlord.

14. OCCUPANCY. The premises shall not be occupied by more than _____ adults and _____ children. those of who are named below. If this changes, an application is to be filled out and accepted by the landlord.

