

LEASE

1 of 2

Parties

This lease made this _____ day of _____, 2008, by and between Raymond Hippele., 50 Acorn Dr., Diamond Pt., N.Y. 12824 ("Landlord") and, _____ ("Tenant"). Family consists of ____ adults and ____ children and no more.

Premises

Landlord leases to tenant and tenant leases from landlord, the property with improvements hereon, described as the property situated in the City of Ft. Lauderdale commonly known as _____ Apt.#____ ("Premises") Building address is _____, Ft. Lauderdale, Fl. _____.

Term

This lease shall commence on the _____ day of _____, 2007, and continue on a month to month basis., with rent paid monthly. A 30 day written notice from the first of any month must be sent to landlord (not manager) at the above address when tenant desires termination of this lease. Failure to provide written notice from the first of the month will result in forfeiture of deposit monies. Deposit monies are defined in this lease and by the State of Florida as including any security deposits and advance rent deposits (last month rent).

Rental

Tenant shall promptly pay as monthly rental hereunder the sum of \$_____ payable to landlord at 50 Acorn Dr., Diamond Pt., N.Y. 12824 in advance on or before the First day of each calendar month during the period of this lease. **If all rent due is not paid on or before the 3rd of the month, tenant agrees to pay a late charge of \$25.** If rent is mailed, letter must be postmarked no later than the 3rd of month. Bounced checks for any reason will constitute a late charge. Lessor reserves the right to refuse payment of late rent, late fees, and returned check fees, after Lessor serves Lessee with a demand for rent or possession as provided for in Florida Statutes.

Security Deposit & Advance Rent Deposit

Receipt is hereby acknowledged of \$_____ as a security deposit & \$_____ for advance rent for last month rent only. (Not to be used for rent for any other month) for the faithful performance of all the terms and conditions of this lease. The security deposit will be returned to tenant only upon the occurrence of all the following conditions: (a) payment of all rent due; (b) the vacating of the premises in clean condition; (c) return of all keys to landlord; (d) removal of abandoned articles; and (e) upon furnishing a forwarding address to landlord. Deductions from the security deposit shall be made for any damages done to the premises, normal wear and tear excepted, including, but not limited to, insufficient light bulbs, scratches, burns, stains, holes in walls, as well as damages to personal property, if any. After the above conditions have been complied with by tenant, an itemized accounting of any charges or damages or other sums owed by tenant will be sent no later than fifteen (15) days after the termination of this lease.

Move In/ Move Out

Your new apartment is provided to you in a "clean" state. Upon move in, if you find any area lacking in cleanliness, please bring it to our attention so that we may correct it. When you vacate the apartment, you are expected to return the apartment in a "clean" condition. (Definition of "clean" as per this lease is "No visible dirt, grease, dust etc. in any area of apartment") Those tenants not adhering to this policy will be charged a cleaning fee.

Abandoned Articles

All articles left in or upon the premises by the tenant upon termination of the lease for any reason shall be disposed of by the landlord as becomes necessary and in a manner as landlord may see fit and proper, and without recourse by the tenant. The landlord herein is further given the right to use the tenants security deposit to cover the landlord's expenses in disposing of the tenant's articles.

Notice Requirements

Any notice required hereunder shall be given by personal delivery or regular mail at landlord's address for the landlord or the address of the leased premises for the tenant.

Liability of Landlord

The landlord shall not be liable for personal injuries or property damage or loss from theft, vandalism, fire, water, hurricane, rain, explosion, or other causes whatsoever.

Tenants Insurance

Tenant is hereby notified that landlord's insurance does not insure tenant against loss of personal property on the premises due to fire, theft, water, vandalism or other causes. Tenant is responsible for insurance on tenant's own property for fire and casualty loss and for tenant's family for liability insurance coverage.

Inspection

Landlord shall have the right to enter the premises at all reasonable hours to examine same or to make repairs and to show the premises to prospective tenants or purchasers.

Special Conditions

- 1) No pets are allowed.
- 2) No hanging laundry, towels etc. to be on exterior of building at any time. No furniture, lawn chairs, bicycles etc. are to be left outside at any time day or night.
- 3) No Direct TV or satellite dishes are to be installed on the exterior of any building or property.
- 4) No painting or altering dwelling without written consent of landlord.
- 5) No car repairs on property & no storage of inoperable or non-licensed vehicles. Such vehicles may be towed @tenants expense.
- 6) Tenant is prohibited from adding locks to, changing, or in any way altering locks without the written permission of landlord.
- 7) Lost key charge is \$10 payable to your property manager.
- 8) Tenants will keep from playing music, making loud noises and disturbances, at all times, so as not to disturb other peoples peace and quiet.
- 9) Tenants will pay for all repairs of all damage, including drain stoppages, they or their guests have caused.
- 10) If applicable, pool hours are 8AM to 11PM. Exceptions with owners permission only. Children not allowed on immediate pool area without direct parental supervision.
- 11) No washers or dryers are allowed in apartments.
- 12) Extended guest visiting is limited to 10 days per month during any calendar month.
- 13) Tenant shall not assign or sublet any part of the premises.
- 14) Violation of any part of this agreement or nonpayment of rent when due shall be cause for eviction under appropriate codes, and the prevailing party shall recover court costs and reasonable attorneys fees involved.
- 15) Tenants hereby acknowledge that they have read this agreement, understand it, agree to it, and have been given a copy.

NOTICE:
Your property manager is _____, phone _____.
If at any time you do not receive satisfaction or prompt service with any reasonable request made, please call our office at 954-565-4610.

Signed

Landlord/Agent for the Owner

Tenant

Landlord

Tenant