

5Central Capital  
Michael McElwee  
1 Harmony St  
Stonington CT 06378  
860-326-6094

**1. Term.** The Landlord/lessor, 5Central Capital LLC managed by Michael McElwee, agrees to lease to

Name : Schramm, Autumn

Address : 3408 E Dr MLK BLVD #9  
Tampa FL 33610

Phone Number : (619)905-3909

Email : autumnschramm15@gmail.com

**Lease Start Date: 6/1/2025**

**Lease End Date: 5/31/2026**

**2. Rent.**

- Total cost to move in - \$ 3,300.00 included in this cost is both security and first months rent).
- Security Deposit - \$ 1,650.00
- Monthly Rent - \$ 1,650.00 per month DUE on the first of each month.
- Late fee – IF the full balance is not received by the 5<sup>th</sup> of the month there is an automatic late of \$100

**3. Payment Methods.**

- Rentmanager.com or Rent Manager App – Contact the property manager for instructions on how to set up your account.
- Zelle to 860-326-6094
- Cash at a local Cashpay location - Contact the property manager for instructions on how to set up your account

☐ Yes I authorize automatic payments on the  of each month.

**4. Moving Out.** 30 Days' notice is required or you could forfeit your security deposit.

**5. Keys.** If I have to come unlock or replace a key there is a \$100 lock-out charge that will be added to your account.

**6. Maintenance and Repairs:** Tenants shall keep the Property in clean and sanitary condition and are responsible for damages caused by their negligence or willful conduct.

## 7. General Rules

1. Tenant is responsible for their own utilities (Electric)
2. No overnights guests longer than 7 days without written consent of landlord.
3. No pets or animals of any kind without written consent of landlord.
4. No inside smoking
5. No alterations to the property or unit without written consent from landlord.

**8. Governing Law:** This Agreement shall be governed by the laws of the State of Florida.

**9. Entire Agreement:** This Agreement constitutes the entire agreement between the parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Signed,

Schramm, Autumn

5ddf07dc22af 5/19/2025 10:00:07 PM  
*Autumn Schramm*  
Autumnschramm15@gmail.com 35.145.213.65

Signed,

Landlord

5ddf07dc22af 5/19/2025 6:16:16 PM  
Michael McElwee  
michaelmcelwee99@gmail.com Local