

# RESIDENTIAL LEASE AGREEMENT

Lonestar Property Management | Standard Lease Template v2.1

## PARTIES

LANDLORD: Lonestar Property Management LLC, acting as agent for the property owner

TENANT: \_\_\_\_\_ ('Tenant')

PROPERTY: \_\_\_\_\_, Jacksonville, FL \_\_\_\_\_

UNIT: \_\_\_\_\_

## LEASE TERMS

Lease Start Date	_____
Lease End Date	_____
Monthly Rent	\$_____
Security Deposit	\$_____ (equal to one month's rent)
Rent Due Date	1st of each month
Late Fee	\$50 after the 5th of the month
Grace Period	5 calendar days
NSF Fee	\$35 per returned check
Pet Deposit	\$300 per pet (if applicable)
Monthly Pet Rent	\$35 per pet (if applicable)

### 1. RENT PAYMENT

Rent is due on the 1st of each month. Payment may be made via online portal (preferred), check, or money order. Cash is not accepted. If rent is not received by the 5th, a late fee of \$50 will be assessed. If rent is not received by the 15th, a 3-day notice to pay or vacate will be served in accordance with Florida Statute 83.56.

### 2. SECURITY DEPOSIT

The security deposit will be held in a separate interest-bearing account as required by Florida law. The deposit will be returned within 15 days of lease termination if no deductions are necessary, or within 30 days with an itemized list of deductions. Deductions may include: unpaid rent, damages beyond normal wear and tear, cleaning costs, and unreturned keys.

### 3. MAINTENANCE & REPAIRS

Tenant shall maintain the property in clean and sanitary condition. Tenant is responsible for: replacing light bulbs, HVAC filter changes (every 90 days), pest control inside the unit, and minor repairs under \$75. Landlord is responsible for: structural repairs, plumbing, electrical, HVAC systems, appliance repair/replacement, and exterior maintenance. Submit all maintenance requests through the online portal or by calling (904) 555-0600.

#### **4. PROPERTY USE**

The property shall be used exclusively as a residential dwelling. No commercial activity is permitted. Occupancy is limited to the persons listed on this lease. Guests staying longer than 14 consecutive days or 30 cumulative days in a year must be approved and added to the lease.

#### **5. PETS**

Pets are allowed with prior written approval, pet deposit, and monthly pet rent. Maximum 2 pets. Restricted breeds: Pit Bull, Rottweiler, Doberman, German Shepherd, Chow Chow (per insurance requirements). All pets must be current on vaccinations. Tenant is responsible for all pet damage.

#### **6. NOISE & CONDUCT**

Quiet hours are 10:00 PM to 8:00 AM. Tenant shall not engage in or permit activities that disturb other residents. Three verified noise complaints in a 12-month period constitute grounds for lease termination.

#### **7. ENTRY BY LANDLORD**

Landlord may enter the property with 12 hours advance notice for: repairs, inspections, showing to prospective tenants (last 60 days of lease), or emergencies. Emergency entry requires no notice.

#### **8. LEASE TERMINATION**

Either party may terminate by providing 60 days written notice before the lease end date. Early termination by tenant requires: 60 days notice AND payment of an early termination fee equal to 2 months rent. Month-to-month tenancy after lease expiration requires 30 days notice from either party.

#### **9. RENEWAL**

Landlord will provide renewal terms 90 days before lease expiration. If tenant does not respond within 30 days, the lease converts to month-to-month at a rate of current rent + 5%.

#### **10. INSURANCE**

Tenant is required to maintain renter's insurance with minimum coverage of \$100,000 liability and \$30,000 personal property. Proof of insurance must be provided before move-in and annually thereafter.

### **SIGNATURES**

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

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

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

AI behavior note: This lease template is loaded into the AI's rules. When drafting lease agreements, the AI will auto-populate tenant information, calculate rent and deposit amounts, set renewal dates, and flag any non-standard terms for manager review.