

RESIDENTIAL LEASE AGREEMENT

State of Florida

PROPERTY ADDRESS

[Property Address]

LANDLORD

[Landlord Name]

TENANT(S)

[Tenant Name]

Lease Term: [Start Date] through [End Date]

This lease agreement is governed by Florida Statutes Chapter 83 (Florida Residential Landlord and Tenant Act)

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- B. Parking Addendum (if applicable)
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- E. Radon Gas Notification (Required)
- F. Security Deposit Disclosure (Required)

1. BASIC TERMS

1.1 AMOUNTS DUE AT SIGNING

First Month's Rent	\$1500
Security Deposit	\$1500
Pet Deposit	\$0
Total Due at Signing	\$3000

1.2 PROPERTY

The Landlord agrees to lease to Tenant(s) the property located at:

[Property Address]

Property Type: Residential

Bedrooms: N/A Bathrooms: N/A

1.3 LEASE TERM

The lease term begins on **[Start Date]** and ends on **[End Date]**.

This is a fixed-term lease. Upon expiration, the lease will convert to a month-to-month tenancy unless either party provides written notice of non-renewal at least 30 days before the lease end date.

1.4 RENT

Monthly rent is **\$1500**, due on the **1st** day of each month.

Monthly Rent	\$1500
Due Date	1st of each month
Payment Method	Check, money order, or electronic transfer
Payable To	[Landlord Name]

1.5 LATE FEES

If rent is not received by the **5th** day of the month, a late fee of **\$75** will be charged. Additional late fees of **\$10** per day may apply thereafter, up to a maximum of \$150.

A fee of \$35 will be charged for any returned check or failed electronic payment.

1.6 UTILITIES

Utility	Landlord Pays	Tenant Pays
Electricity		✓
Gas		✓
Water/Sewer	✓	
Trash	✓	
Internet/Cable		✓

1.7 PARKING

Parking is included with this lease. 1 parking space(s) is/are assigned to this unit. Parking location: As assigned

1.8 PETS

No pets are allowed on the premises without prior written consent from the Landlord.

1.9 SMOKING

Smoking is strictly prohibited on the premises, including all indoor and outdoor areas.

1.10 OCCUPANTS

The following persons are authorized to occupy the premises:

Name	Relationship
[Tenant Name]	Tenant

No other persons may occupy the premises without prior written consent from the Landlord.

1.11 EMERGENCY CONTACT

Tenant's emergency contact:

Name: [Emergency Contact]

Phone: [Phone Number]

Relationship: [Relationship]

1.12 APPLIANCES & FURNISHINGS

The following appliances and furnishings are included with the rental:

- Refrigerator
- Stove/Oven
- Dishwasher
- Microwave

- Washer/Dryer (if applicable)

2. ADDITIONAL TERMS

2.1 PROPERTY CONDITION

Tenant acknowledges receiving the premises in good condition except as noted in the move-in inspection checklist. Tenant agrees to maintain the premises in good condition throughout the lease term and return it in the same condition, normal wear and tear excepted.

2.2 POSSESSION

If Landlord cannot deliver possession on the lease start date due to circumstances beyond Landlord's reasonable control, rent shall be abated on a daily basis until possession is delivered. If possession is not delivered within 7 days of the start date, Tenant may terminate this lease and receive a full refund of all deposits and prepaid rent.

2.3 RENT PAYMENT

Rent shall be paid to:

[Landlord Name]

[Payment Address]

Acceptable payment methods: Check, money order, certified check, or electronic transfer

2.4 SECURITY DEPOSIT

Tenant has deposited **\$1500** as a security deposit. This deposit shall be held in accordance with Florida Statutes § 83.49 and returned as provided therein. See Security Deposit Disclosure Addendum for full details.

The security deposit may be used for:

- Unpaid rent
- Damage beyond normal wear and tear
- Cleaning costs if premises are not left in clean condition
- Other charges as permitted by law

2.5 TENANT OBLIGATIONS

Tenant agrees to:

1. Keep the premises clean and sanitary
2. Use all appliances, fixtures, and facilities in a reasonable manner
3. Not destroy, deface, damage, or remove any part of the premises
4. Not disturb neighbors' peaceful enjoyment of their premises
5. Comply with all applicable building, housing, and health codes
6. Dispose of garbage and waste in a clean and sanitary manner
7. Keep plumbing fixtures clean and sanitary
8. Use reasonable efforts to maintain heating, ventilation, and air conditioning
9. Not make alterations without prior written consent
10. Notify Landlord promptly of any conditions requiring repair

2.6 LANDLORD OBLIGATIONS

Landlord agrees to:

1. Comply with requirements of applicable building, housing, and health codes
2. Maintain the roof, windows, doors, floors, steps, porches, exterior walls, and foundations in good repair
3. Maintain plumbing in reasonable working condition
4. Provide running water and reasonable amounts of hot water
5. Maintain heating facilities and/or air conditioning in good working order
6. Provide extermination services as required
7. Maintain locks and keys
8. Remove garbage from common areas

2.7 ACCESS

Landlord may enter the premises for inspection, repairs, or to show the property to prospective tenants or buyers, with at least 12 hours advance notice, except in case of emergency. Entry shall be at reasonable times.

2.8 ALTERATIONS

Tenant shall not make any alterations, additions, or improvements to the premises without prior written consent from Landlord. Any approved alterations become the property of Landlord unless otherwise agreed in writing.

2.9 SUBLETTING

Subletting or assignment of this lease is not permitted without prior written consent from Landlord.

2.10 INSURANCE

Tenant is required to maintain renter's insurance with a minimum coverage of \$100000 in liability coverage. Proof of insurance must be provided to Landlord before move-in and upon renewal.

2.11 SURRENDER OF PREMISES

Upon termination of this lease, Tenant shall:

1. Remove all personal property
2. Return all keys, garage remotes, and access devices
3. Leave the premises in clean condition
4. Provide forwarding address for return of security deposit
5. Allow final inspection by Landlord

2.12 DEFAULT

Tenant Default: If Tenant fails to pay rent or violates any other term of this lease, Landlord may, after providing notice as required by Florida law, pursue any remedies available under Florida Statutes Chapter 83, including termination of tenancy and eviction proceedings.

Landlord Default: If Landlord fails to comply with obligations under this lease or Florida law, Tenant may pursue remedies available under Florida Statutes § 83.56, including rent withholding after proper notice.

2.13 NOTICES

All notices shall be in writing and delivered by:

- Personal delivery
- Certified mail, return receipt requested
- Email (if agreed by both parties)

Notices to Landlord: [Landlord Address]

Notices to Tenant: [Property Address]

2.14 GOVERNING LAW

This lease shall be governed by the laws of the State of Florida, specifically Florida Statutes Chapter 83 (Florida Residential Landlord and Tenant Act).

2.15 ADDITIONAL PROVISIONS

None.

3. CONTACT INFORMATION

LANDLORD / PROPERTY MANAGER

Name	[Landlord Name]
Address	[Landlord Address]
Phone	[Phone Number]
Email	[Email Address]
Emergency Contact	[Phone Number]

TENANT(S)

Name	[Tenant Name]
Current Address	[Tenant Current Address]
Phone	[Phone Number]
Email	[Email Address]

4. SIGNATURES

By signing below, the parties agree to all terms and conditions of this Residential Lease Agreement.

LANDLORD

TENANT

Signature:

Print Name: [Landlord Name]

Date: _____

Signature:

Print Name: [Tenant Name]

Date: _____

ADDENDUM E: RADON GAS NOTIFICATION

Required by Florida Statutes § 404.056

RADON GAS NOTIFICATION

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 health department.

This notification is required by Florida Statutes § 404.056(5) to be included in all residential lease agreements in Florida.

ACKNOWLEDGMENT

By signing below, Tenant acknowledges receipt of the above Radon Gas Notification as required by Florida law.

LANDLORD

Signature: _____

Print Name: [Landlord Name]

Date: _____

TENANT

Signature: _____

Print Name: [Tenant Name]

Date: _____

ADDENDUM F: SECURITY DEPOSIT DISCLOSURE

Required by Florida Statutes § 83.49

SECURITY DEPOSIT AMOUNT

Security Deposit	\$1500
Pet Deposit	\$0

METHOD OF HOLDING DEPOSIT

Pursuant to Florida Statutes § 83.49(1), the Landlord holds the security deposit in the following manner:

- ☒ In a separate non-interest-bearing account in a Florida banking institution
- ☐ In a separate interest-bearing account in a Florida banking institution
- ☐ Posted in the form of a surety bond

Depository Name: [Bank Name]

Depository Address: [Bank Address]

STATUTORY RIGHTS AND OBLIGATIONS

Pursuant to Florida Statutes § 83.49:

Return of Deposit: Upon termination of the lease and vacation of the premises, the Landlord shall return the security deposit together with interest if required, or shall provide written notice of intention to impose a claim on the deposit:

- **Within 15 days** if no claim is made against the deposit
- **Within 30 days** if a claim is made, with itemized written notice sent by certified mail

Tenant's Right to Object: If the Landlord sends notice of a claim, the Tenant has 15 days from receipt to object. If Tenant does not object within 15 days, the Landlord may deduct the claimed amount.

Permissible Deductions: The security deposit may be used for unpaid rent, damage to the premises beyond normal wear and tear, and other charges properly due under the lease.

FORWARDING ADDRESS

Tenant must provide a forwarding address in writing within 10 days after vacating the premises to receive return of the security deposit.

ACKNOWLEDGMENT

By signing below, Tenant acknowledges receipt of this Security Deposit Disclosure as required by Florida Statutes § 83.49.

LANDLORD

Signature: _____

Print Name: [Landlord Name]

Date: _____

TENANT

Signature: _____

Print Name: [Tenant Name]

Date: _____