



12740-6 Atlantic Blvd
 Jacksonville, FL 32225
 904-220-8008

RESIDENTIAL RENTAL AGREEMENT

NOTE: Please read this agreement carefully. If you have questions, ask. This is a contract between two parties for a specific period of time. Each party is responsible for fulfilling the terms and conditions.

FUNDS COLLECTION SCHEDULE

	Amount Due	Amount Paid	Balance	Due Date
RENT (Dates)	\$ _____	\$ _____	\$ _____	Monthly \$ _____
Pro-Rated Rent:	\$ _____	\$ _____	\$ _____	
Security Deposit	\$ _____	\$ _____	\$ _____	
Pet Fee (non-refundable)	\$ _____	\$ _____	\$ _____	
Application/Credit Check Fee	\$50.00	\$ _____	\$ _____	

- 1. Realty Executives The Elite Group** who is the representative of the **OWNER** and hereinafter referred to as **AGENT** and _____ hereinafter referred to as **TENANT(S)**, enter into this agreement.
- The **TENANT** agrees to Lease _____, herein after referred to as **PROPERTY**.
- 3. TERM.** To have and to hold for the term of _____, beginning on this Agreement at the end of the above stated term by providing the other party at **least thirty (30) days written notice of intent to vacate** prior to the termination date of this Agreement. If Tenant or Agent fails to provide written notice of intent to vacate, this Agreement shall be automatically and continuously renewed every month on a month by month basis and shall be subject to termination by either party by providing to the other party at **least thirty (30) days written notice of intent to vacate prior to the first** of the month.

Tenant Initials: _____ Date: _____

4. RENT. Total rent of _____ is to be paid in monthly installments of _____ per month (_____), payable in advance and without demand to:

Realty Executives
The Elite Group
12740-6 Atlantic Blvd
Jacksonville, FL 32225

with: a check from a local bank, signed only by the tenant(s),
a cashier's check with only the tenant's name as the payor,
a money order, signed only by the tenant,
and **CASH IS only accepted during the work week (Monday thru Friday).**
Checks or money orders from someone other than the tenant will not be accepted.

Late fees are considered additional rent, due and payable within three (3) days, though it may or may not be included on a three (3) day rent notice.

Rent will be due, in full, during the final month of occupancy and will not be prorated, however if Tenant vacates early during this month and Agent obtains a new tenant for same month then Tenant may be entitled to a refund of prorated rent effective on the written beginning date of the new tenants term.

5. SECURITY/DAMAGE DEPOSIT. As Security/Damage deposit to honor Tenants intent to fulfill the conditions of this agreement, the Tenant agrees to deposit of (\$ _____) to pay rent. The Security/Damage Deposit and any advance rent (if applicable) will be held in the following manner: Deposited into a separate, **non-interest** bearing account with **Jacksonville Bank in Jacksonville, FL.** Upon vacating the premises under the provisions of this agreement, the AGENT shall have fifteen (15) days to return said Security /Damage deposit, or thirty (30) days in which to give TENANT written notice, by Certified Mail to the TENANT'S last known mailing address, of his intention to impose a claim thereon.

The notice shall contain a statement in substantially the following form. "This is a notice of my intention to impose a claim for damage in the amount of _____ upon your Security/Damage deposit. It is sent to you as required by Section 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your Security/ Damage deposit within fifteen (15) days from the time you receive this notice, or we will be authorized to deduct the claim from your Security /Damage deposit". The objection must be sent in writing, by Certified Mail, to Realty Executives The Elite Group 12740-6 Atlantic Blvd, Jacksonville, FL 32225.

Tenant's initials _____ Tenant's initials _____ Date _____

6. LATE PAYMENT AND RETURNED CHECKS. The rent shall become due and payable on the first (1st) day of the month. Time is of the essence in this agreement, and if Agent elects to accept rent after the third (5th) day of the month, a late charge of \$50 will be due and rent must be paid in a cashier's check, money order, or cash No checks will be accepted.

In the event Tenant's check is returned due to insufficient funds or any other reason Tenant agrees to pay Agent a service charge of thirty dollars (\$30.00) or 5% of the check amount whichever is greater, plus the late charge as stated above. Returned checks must be reimbursed by either cashier's check, certified check, or money order. The SECOND TIME a check is returned; Tenant agrees to pay all future rents and charges in the form of a cashier's check, certified check or money order.

Tenant's initials _____ Tenant's initials _____ Date _____

7. PETS. Tenant shall not keep any animals or birds of any description on said premises without the written consent of the Agent. The unauthorized presence of any pet is clearly considered an absolute violation of this rental agreement and could lead to possible eviction.

Pet Authorized Yes No . If yes, see Pet addendum.

It is understood and agreed that tenants with pets will :

- 1) pay additional security deposit and / or a non refundable pet fee,
- 2) shall make the necessary arrangements upon vacating to professionally deodorize the carpets at tenant's expense,
- 3) shall make necessary arrangement upon vacating to professionally treat the premises for fleas with a re-treatment approximately 14 days after the initial treatment, at tenant's expense,
- 4) Tenant will provide copies of these receipts upon move-out .

8. OCCUPANCY. The tenant agrees that there shall not be more than () occupant(s) on this property, and such occupants shall consist of only the following persons.

NAME	RELATIONSHIP	AGE
_____	_____	_____
_____	_____	_____

NO part of said premises will be SUBLET and this rental agreement will not be assigned or transferred in any way without the prior written consent of the Agent. If roommates are added or changed, a separate additional application will have to be completed. Tenant will bear the cost of any extra application charge. Unauthorized tenants are a violation of your lease and could lead to possible eviction.

It is agreed and understood that the **TENANT WILL INCUR THE COST OF ALL UTILITIES AND SERVICES** for the property. The termination of any utility or service or failure to transfer said utility or service in the tenant's name is a material non-compliance of tenant to this rental agreement.

Tenant Initials: _____ Date: _____

9. SWIMMING POOL. Agent agrees that tenants may utilize (if applicable) the property's swimming pool. Tenants will be responsible for normal maintenance and repair of pool (normal wear and tear excluded) and will ensure it is in proper condition before taking occupancy. Tenant assumes full liability resulting from use of the pool and agrees to hold the Owner and the Agent harmless from any and all claims resulting thereof.

10. ACCEPTANCE OF PROPERTY. Tenant has inspected said property before the execution of the Rental Agreement and agrees to accept property in its present condition. Tenant agrees to **replace all** 1) *light bulbs*, 2) *batteries in smoke detectors*, 3) *batteries in remotes* and to keep *interior in good repair and clean condition*. At the termination of this agreement the Tenant agrees to promptly surrender said premises to Agent in the same condition as said property was at the time during the execution of this agreement. Only ordinary wear and tear or acts of God will be accepted.

11. REPAIRS AND MAINTENANCE. Tenant agrees to give Agent prompt written notification of the need for any repairs to the property. In the event of damage by fire, water, acts of God, tenant shall notify Agent immediately. Agent agrees to make any necessary repairs to the property within a reasonable time provided there is written and dated receipt of such notification. The Tenant will be responsible for any damage to the property beyond ordinary wear and tear such as damage to the heating and cooling system, the plumbing system, appliances, and fixtures. Tenant agrees to reimburse for the cost of such repairs. Agent shall not be responsible or liable for any damage or injuries to the Tenant, his family or guests, as a consequence of inoperative plumbing or broken pipes. Tenant shall be responsible and shall pay for repairs or stopped-up plumbing when stoppage is caused by Tenant. Tenant agrees to maintain the premises in a safe and clean manner and **not to** paint, wallpaper, remodel, or structurally alter the property in any manner.

The expense and responsibility of the following items is to be that of the Tenant.

1. Telephone, electric, water, cable, sewer, garbage removal and gas utilities.
2. Prorated share for all tenant incurred costs such as water, sewage, heating fuel, etc.
3. Changing the air conditioning and heating filter at least every two months.
4. All yard maintenance and upkeep of grass and shrubs, such as watering, fertilizing, mowing, edging, trimming & treatment of infestation and weed control.
5. Extermination of any pests including rats, mice, roaches, fleas, ants, bedbugs, etc.
6. Mailbox key, light bulbs, resetting all breakers and replacing any fuses and batteries.
7. Professional cleaning of carpets at least once a year and upon vacating the premises. Upon vacating the premises tenant agrees to professionally clean carpets by a company that is either approved by the Agent or by a reputable company that will reclean carpets a second time if necessary for no additional charge. If carpets are not professionally cleaned to Agent's satisfaction upon vacating the premises then expense of Agent having to professionally clean or reclean the carpets will be claimed against tenant deposit. **Paid receipt of the professional cleaning of the carpets** must also be submitted upon vacating to the Agent as verification and documentary proof.
8. Pool and pool equipment maintenance, if applicable
9. Leave water and electricity turned on for **3 business days** upon vacating in order for agent to perform move-out inspection.
10. Tenant is responsible for any repairs costing less than \$50.00

Tenant Initials: _____ **Date:** _____

12. DAMAGE. The tenant agrees to accept responsibility for any damage to the property caused by the Tenant, the Tenant's family, or guests. Tenant also accepts the risk of damage to Tenant's property, which may be placed in the leased premises, including such property in storage areas, parking areas, or in any part of the property. The Tenant hereby waives any and all claims against the Agent growing out of or in any way connected with any loss of liability or damage suffered by Tenant as a result of any malfunction of the water, sewer, or drain pipes, and Tenant further agrees that the Agent shall not be responsible for any loss or damage suffered as a result of any failure from the air conditioning, refrigerator, utility services or temporary loss of the residential heating apparatus, Tenant is aware that Tenant's personal effects are not protected by insurance. **Tenants must insure their own personal effects with a "RENTER'S POLICY" at Tenant's expense.** Agent or Owner will not be responsible for loss or damage of any of Tenant's property no matter what the cause.

13. WRITTEN NOTICE REQUIREMENTS. The Tenant shall give **NOT LESS THAN THIRTY (30) DAYS WRITTEN NOTICE PRIOR TO THE END OF THE RENTAL TERM** of their intent to vacate upon the expiration of this rental term or may be subject to claim against tenants Security/Damage deposit. If Tenant fails to give written notice of intent to vacate, this agreement will automatically renew itself on a month to month basis under the same terms and conditions as stated in this rental agreement and shall be subject to termination by either party giving at least thirty (30) days written notice of intent to vacate. Agent may give tenant written notice prior to the end of this rental term that the term will not extend to a month-to-month tenancy. **NOTICE MUST BE GIVEN BY THE FIRST OF THE MONTH PRIOR TO THE MONTH THAT EXPECTED VACANCY WOULD OCCUR. RENT MUST BE PAID FOR THE ENTIRE MONTH (SECURITY DEPOSIT MAY NOT BE USED AS PAYMENT FOR LAST MONTH'S RENT)** Upon the expiration of this rental term Agent may increase the amount of monthly rent provided that Agent notify Tenant in writing at least thirty (30) days before the effective rental increase date. Should any part of this agreement change, Agent shall prepare a new agreement.

14. USE. The property is to be used for **residential purposes** and can only be used by those persons named in this agreement. Said property shall be used so as to comply with all state, county, and municipal laws and ordinances. Furthermore, Tenant agrees to not use said property or permit the same to be used for any unlawful purpose or disorderly manner, so as to interfere with the neighbor's quiet enjoyment of their residences.

15. LIABILITY. Agent or Owner shall **NOT** be liable for personal injury to Tenant. Tenant's family, or guests, or for any loss to personal property (furniture, jewelry, clothing, etc.) from theft, vandalism, fire, water, rainstorms, smoke, explosions, sonic booms, or any other causes whatsoever. **Tenant is advised to buy 'renter's insurance'.**

16. INDEMNIFICATION. Tenant hereby agrees to release Agent and Owner from liability and indemnify Agent and Owner against all losses incurred as a result of

(A) Tenants' failure to fulfill all conditions of this agreement

(B) Any damage or injury happening on or about the property to Tenant, Tenant's invites, licensees, or such person's property

(C) Tenant's failure to comply with all requirements imposed by any government authority, and

(D) Any judgment, lien, or other encumbrance filed against the property as a result of Tenant's action.

Tenant Initials: _____ Date: _____

17. GUIDELINES.

Personal Property: all walks, yards, drives and parking areas are to be kept free and clear of all personal property, such as toys, bicycles, buggies, motorcycles, et cetera.

Automobiles: Other than changing a tire, no car repairs or dismantling is allowed. Nor shall inoperative vehicles including those with flat tires be parked on premises or those with no license plate. Oil and gas spills will be cleaned up at the Tenants expense. **NO PARKING ON THE LAWN** with vehicles including mobile homes, trucks, camper, boats, trailers, cars, etc.

Locks: Tenant agrees not to install additional locks without the written consent of Agent. If consent is granted, Tenant agrees to give Agent duplicated keys for each additional lock installed.

18. LANDLORD'S ACCESS TO DWELLING UNIT.

(1) The Tenant shall not unreasonably withhold consent to the Agent to enter the dwelling unit from time to time in order to inspect the premises, make necessary or agreed repairs, decorations, alterations or improvements, supply agreed mortgages tenants, workmen or contractors.

(2) The Agent may enter the dwelling unit at any time for the protection or preservation of the reasonable notice to the Tenant and at a reasonable time for the purpose of repair of the premises. **"Reasonable notice" for the purpose of repair is notice given at least 12 hours prior to the entry and reasonable time for the purpose of repair shall be between the hours of 7:30am and 8:00pm.** The Agent may enter the dwelling unit when necessary under any of the following circumstances

- (a) With the consent of the tenant
- (b) In case of an emergency
- (c) When the tenant unreasonably withholds consent or
- (d) if the tenant is absent from the premises for a period of time equal to one-half the time for periodic rental payments. If the rent is current and tenant notifies the Agent of an intended absence.

19. SHOWING THE PREMISES. The tenant agrees to allow the agent to show the property to prospective tenants or purchasers during the **final thirty (30) days of tenancy** and to allow Agent to display a "For Rent" or "For Sale on the property". Should Agent be unable to contact tenant, Agent reserves the right to enter premises for the purpose of showing property to prospects. Premises will be shown only at reasonable times and Agent will make every reasonable effort to notify tenant prior to showing premises. Any prospective purchasers or tenant shall be accompanied by Agent at all times.

20. DEFAULT BY TENANT. Should Tenant default in the payment of any installment of rent or compliance with any other provision of this agreement, Agent may, terminate this agreement, demand payment of the remaining balance of all unpaid rents or monthly installments of the rental term and institute all remedies provided by law to evict tenant.

21. VACATING PRIOR TO EXPIRATION. In the event tenant vacates said premises for whatsoever reason prior to the expiration of this agreement or any extension of same, with or without notice, the tenant agrees to pay rent when due and to maintain the grounds and pool in accordance with this rental agreement until the property is either re-rented, sold or the expiration of this rental agreement, whichever occurs first.

Tenant Initials: _____ Date: _____

22. PERSONAL PROPERTY. By signing this rental agreement the tenant agrees that upon surrender or abandonment as defined by the Florida statutes, the Owner or Agent shall not be liable or responsible for storage or disposition of the tenant's personal property. It is further understood that Tenant will be charged for any personal property or trash that must be hauled away once Tenant has abandoned or vacated the premises. See addendum "Authorization to Dispose of Personal Property".

23. MILITARY CLAUSE. Agent agrees that in the event the military requires Tenant to transfer to a location more than fifty (50) miles from the rented property, this agreement may be canceled as of the end of the calendar month, provided Tenant complies with all of the following conditions:

- (a) The tenant gives the agent one (1) month's written notice on or before the first of said month that tenant intends to invoke this transfer clause and the effective date thereof
- (b) Tenant provides agent with written confirmation from the tenant's employer including the company's name and address representing that the tenant is being transferred and the location of said transfer.
- (c) Tenant pays the full month's rent thru the last calendar day of the month he/she occupies the property
- (d) Tenant returns keys and remotes to the agent including: house, storage areas and other keys which apply to the property.

24. RADON GAS. Radon gas 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 public health unit.

25. SPECIAL STIPULATIONS.

- 1) The keys to the rental property will be turned over to the Agent by the Tenant **before** the final inspection is done.
- 2) Tenant is responsible for any and all infestation in the house.
- 3) The Tenant shall take reasonable precautions to protect the plumbing in the event of freezing temperatures and be responsible for damages as a result of freezing temperatures, including plumbing repairs necessitated as a result of tenant not take proper precautions.
- 4) All communication between the Owner and Tenant will be done in writing through Agent.
- 5) Included in the lease are the following addendums and are part of this lease signed on the same day that the lease was signed: Drug/Crime Free Addendum, Authorization to Dispose of Personal Property Addendum, Mold Addendum , Pet Addendum, Affirmation of Applicant
- 6) Month to month tenancy shall be at \$ _____ per month. If a lease is renewed it shall be at the same monthly amount of \$ _____.

26. SMOKE DAMAGE. Tenant is **NOT to smoke in the house.** If Tenant or Tenant's guest(s) does smoke in the house, Tenant agrees to be responsible for damage to carpet, paint, and other interior surfaces as a result of smoke odors and tar deposits due to smoking. Smoke and tar deposits may require carpet cleaning, painting, washing of wall, windows, blinds, and deodorizing and neutralizing.

Tenant Initials: _____ Date: _____

27. COURTESY ITEMS. Any appliance or item for tenant's use which will **not** be repaired or replaced when such appliance or item fails to perform or operate as intended will be considered a "Courtesy Item". All courtesy items shall be declared here: **None**

28. WAIVER OF JURY TRIAL. All controversies and claims between Agent, Broker and Tenant(s), directly or indirectly, arising out of or relating to this agreement or this transaction will be determined by non-jury trial. Agent, Broker and Tenant(s) jointly and severally, hereby knowingly, voluntarily and intentionally waive any and all right to a trial by jury in any litigation, action or preceding involving Agent, Broker and Tenant(s), whether arising directly or indirectly from this agreement or this transaction or relating thereto. Notwithstanding the foregoing, in the event of a dispute between Agent, Broker and Tenant(s) as to entitlement to deposit(s), Tenant(s) hereby agrees that Broker holding the deposit must disburse the funds in accordance with Florida Statutes.

29. CONDEMNATION, DAMAGE TO PREMISES, ACTS OF GOD and TERMINATION:

If for any reason the premises are condemned by any governmental authority, destroyed, rendered uninhabitable, rendered dangerous to persons or property, and /or damaged through fire, water, smoke, wind, flood, act of God, nature or accident, or if it becomes necessary, in the opinion of Owner or his Agent, that Tenant must vacate the premises in order for repairs to the premises be undertaken, this lease shall, at Owners option and upon 7 days written notice to Tenant, cease and shall terminate and Tenant, if not in default of the lease, shall owe no further rent due under the terms of the lease. In such case, Tenant hereby waives all claims against Owner for any damages suffered by such condemnation, damage, destruction or lease termination.

30. MISCELLANEOUS. It is expressly understood that **Realty Executives** in no way warrants or represents the quality of the indoor environment of the premises and no claims will be made as to **Realty Executives** regarding same or regarding consequence of any health claims that may arise as a result of any airborne particulate, including but not limited to molds, mildew, spores, and electromagnetic fields, whether natural or man-made, Agent hereby advises Tenant(s) that all inspections performed by Agent are primarily for purposes of discovering or noting certain cosmetic conditions which may or may not affect the property's working condition and is primarily intended to affirm the "As Is" condition of the property. The provisions of the "Property Inspection" signed by Tenant and Agent are expressed herein. All notices or other communications required to be given under this agreement or otherwise, shall be deemed to have been properly given at the addresses set forth herein. No modification of this agreement shall be effective unless in writing and signed by the parties. This agreement shall not be construed more strictly against one party by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it. This agreement may be executed in any number of counterparts, any one or all of which shall be deemed an original.

31. This agreement sets forth the entire agreement between the parties relating to the subject matter and supersedes all prior or contemporaneous negotiations, understanding and agreements between the parties, this agreement shall be interpreted and enforced according to the laws of the State of Florida and venue shall lie in the county in which the property is located.

Tenant Initials: _____ **Date:** _____

32. Section and paragraph heading in this agreement are for identification purposes only and shall not be deemed to control interpretation. If any of the terms or conditions of this agreement are for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect any of the other terms or conditions of this agreement. Except where the context requires otherwise, the duties of Tenant and Agent shall survive the termination of this agreement and the transfer of title to the property. IN TESTIMONY WHEREOF, the parties hereto have set their hands, the date set forth as shown below. The signature of Tenant acknowledges that Tenant has read and understands the terms and conditions of said rental agreement.

PRINT TENANT NAME

TENANT SIGNATURE

DATE

PRINT TENANT NAME

TENANT SIGNATURE

DATE

PRINT NAME OF AGENT

SIGNATURE OF AGENT

DATE

Incorporate by reference, the RESIDENTIAL RENTAL AGREEMENT dated: _____

MOLD NOTICE, DISCLOSURE AND DISCLAIMER

MOLD. Mold is a type of fungus, which occurs naturally in the environment, and is necessary for the natural decomposition of plant and other organic material. It spreads by means of microscopic spores borne in the air, and is found everywhere life can be supported. Residential home construction is not and cannot be, designed to exclude mold spores. If the growing conditions are right, mold can grow in your home. Most tenants are familiar with mold growth in the form of bread mold, and mold that may grow on bathroom tile.

In order to grow, mold requires a food source, a temperature climate (between 40°F and 100°F) and moisture. Moisture is the only mold growth factor that can be controlled in a residential setting. By minimizing moisture, a tenant can reduce or eliminate mold growth.

Moisture can be caused by spills, leaks, overflows, condensation, and high humidity. Good housekeeping and home maintenance practices are essential in the effort to prevent or eliminate mold growth. If moisture is allowed to remain on the growth medium, mold can develop within 24 to 48 hours.

CONSEQUENCES OF MOLD. All molds are not necessarily harmful, but certain strains of mold have been shown to have adverse health effects in susceptible person. The most common effects are allergic reaction, including skin irritation, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. Individuals with suppressed immune system may risk infections. Some experts contend that mold causes serious symptoms and diseases which may even be life threatening. However, experts disagree about the level of mold exposure that may cause health problems and about the exact nature and extent of the health problems that may be caused by mold. The Center for Disease Control states that a causal link between the presence of toxic mold and serious health conditions has not been proven.

WHAT THE TENANT CAN DO. The Tenant can take positive steps to reduce or eliminate the occurrence of mold growth in the home, and thereby minimize any possible adverse effects that may be caused by mold. These steps include the following:

1. Before bringing items in the home, check for signs of mold. Potted plants (roots and soil), furnishing, or stored clothing and bedding material, as well as well as many other household goods, could already contain mold growth.
2. Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth.
3. Keep the humidity in the home low. Vent clothes dryer to the outdoors. Ventilate kitchens and bathrooms by opening the windows, by using exhaust fans, or by running the air conditioning to remove excess moisture in the air, and to facilitate evaporation of water from wet surfaces.
4. Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry any wet surface or material. Do not let water pool or stand in your home. Promptly replace any material that cannot be thoroughly dried, such as drywall or insulation.
5. Inspect for leaks on a regular basis. Look for discoloration or wet spots. Repair any leaks promptly. Inspect condensation pans (refrigerators and air conditioners) for mold growth. Take a notice of musty odors, and any visible signs of mold.
6. Should mold develop, thoroughly clean the affected area with a mild solution of bleach. First test to see if the affected material or surface is color safe. Porous materials, such as fabric, upholstery or carpet should be discarded. Should the mold growth be severe, call on the services of a qualified professional cleaner.

Disclaimer and Waiver

Whether or not you, as a tenant, experience mold growth depends largely on how you manage and maintain your home. Realty Executives will not be responsible for any damage caused by mold, or by any other agent, that may grow and cause property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects.

This notice, disclosure and disclaimer agreement is hereby appended to and made a part of the attached Rental Agreement. The consideration for this agreement shall be the same consideration as stated in the attached Rental Agreement. Should any term or provision of this agreement be ruled invalid or unenforceable by a court of competent jurisdiction, the remainder of this agreement shall nonetheless stand in full force and effect.

I acknowledge receipt of the notice, disclosure and disclaimer agreement. I have carefully read and reviewed its terms, and I agree to its provisions.

Tenant _____ Date _____

Tenant _____ Date _____



12740-6 Atlantic Blvd
Jacksonville, FL 32225
904-220-8008

AUTHORIZATION TO DISPOSE OF PERSONAL PROPERTY

Incorporate by reference, the RESIDENTIAL RENTAL AGREEMENT dated: _____

for the PREMISES known as: _____

between TENANT(S), _____ and
Agent for Owner, _____.

BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

AGENT _____

TENANT _____

DATE _____

TENANT _____