

RESIDENTIAL LEASE AGREEMENT

Name(s) of Tenant(s): No. of Tenants: _____	
Property Address:	
Lease Start Date:	
Lease End Date:	
Rent Amount:	\$
Security Deposit Amount:	\$
Prorated Rent Amount:	\$

This Residential Lease Agreement (“Lease”) is entered into as of _____, 2015 by and between JWB Property Management, LLC (“Landlord”), as lawfully authorized agent for the owner of the property described above, and the Tenants named above (referred to in this Lease collectively as “Tenant”). Landlord and Tenant shall be collectively referred to herein as the “Parties.” With the intent to be bound hereby, the Parties agree as follows:

1. LEASE OF PREMISES. Landlord leases to Tenant the residential dwelling described above (hereinafter referred to as the “Premises”) for a term beginning on the Lease Start Date and terminating on the Lease End Date set forth above (the “Rental Term”), unless extended in accordance with the automatic termination provision below.

2. RENT AMOUNT. To have and to hold the Premises during the Rental Term, Tenant shall pay to Landlord the monthly Rent Amount set forth above (“Rent”) on or before the first (1st) day of each month. Rent shall be paid by Tenant in advance and without demand at 7563 Philips Highway, Suite 109, Jacksonville, FL 32256 by: (1) cashier’s check or money order; or (2) through Landlord’s online payment system in accordance with the instructions provided to Tenant. **NO PERSONAL CHECKS OR CASH ARE ALLOWED.** If the Rental Term begins other than on the first (1st) day of the month, Tenant shall pay one full month’s Rent on or before the Lease Start Date, and shall pay the Prorated Rent Amount set forth above on or before the first (1st) day of the next month. Thereafter, Tenant shall pay the regular monthly Rent Amount on or before the first day of each subsequent month. Landlord will not honor any charges, or deductions from rent not specifically authorized in advance in writing.

3. LATE FEES. Rent is due and payable on the first (1st) day of each month. Partial payments or Rent are not accepted. If the Rent Amount is not received by Landlord by the third (3rd) day of each month, Tenant will be assessed a Late Fee of One Hundred and Fifty Dollars (\$150.00) on the fourth (4th) day of the month. Tenant acknowledges that such Late Fee is not a penalty, but rather is calculated to reimburse Landlord for the administrative and other costs and expenses that result from Tenant’s late payment. Tenant shall also be charged Fifty Dollars (\$50.00) for any dishonored payment or any payment returned for insufficient funds or any reason. The foregoing Late Fee and charges are in addition to, and shall not constitute a waiver by Landlord of its right to declare a default under this Lease or avail itself of any other remedy afforded to it under applicable law. All payments received by Landlord shall first be applied to any outstanding balances of any kind, including but not limited to dishonored payment charges, damages to the Premises by Tenant or Tenant’s guests, and Late Fees, and any remaining amounts shall be applied toward outstanding Rent. All Late Fees and other additional charges due under this Lease are hereby defined as, and are intended and considered to be additional Rent.

4. SECURITY DEPOSIT. Tenant (check one) has paid, or on or before the Lease Start Date shall pay, the Security Deposit Amount set forth above as security for the faithful performance of Tenant’s obligations under this Lease (“Security Deposit”). If Tenant fails to pay the Security Deposit on or before the Lease Start Date, this Lease shall be considered null and void and Landlord shall be entitled to retain any deposits or other sums paid by Tenant as liquidated damages and to pursue any other remedies available to Landlord under applicable law. The Security Deposit shall be held in a non-interest bearing account at Bank of America, 3535 University Blvd. W, Jacksonville, FL, 32217. Tenant shall not be entitled to interest on the Security Deposit. If Tenant should fail to pay Rent when due, or breach any other term of this Lease, the Security shall be forfeited to Landlord. Upon termination of this Lease (whether by its own terms or due to breach by Tenant) the following charges, costs and expenses shall be charged against the Security Deposit, all of which shall constitute additional Rent:

- A. Any unpaid Rent or portion thereof.
- B. Any outstanding Late Fees or dishonored payment charges.
- C. Any costs incurred by Landlord in enforcing this Lease or due to Tenant's breach of any terms of this Lease, including but not limited to court costs and attorney's fees.
- D. The cost of repairing or replacing any fixture, system or appliance damaged by Tenant.
- E. Any damage to the Premises caused by Tenant, including but not limited to damage to any rooms, floors, windows, walls, ceilings, appliances, driveway, garage, counters, cabinets, fireplaces, and fixtures.
- F. A reasonable charge should Landlord have to remove debris, trash, or rubbish from in or around the Premises which Tenant left when Tenant vacates.
- G. If Tenant fails to return all keys provided by Landlord, the cost of replacing keys and/or changing locks, at Landlord's sole discretion.
- H. Any unpaid utility charges and any late or administrative fees associated therewith.
- I. A charge of \$25.00 for each smoke detector removed from the Premises and \$100.00 for each garage door opener not returned to Landlord when Tenant vacates.
- J. A cleaning charge of at least \$150.00 should Tenant fail to leave the Premises in clean and tenantable condition when Tenant vacates.
- K. A carpet cleaning charge of \$150.00 for professional steam cleaning of all carpeted rooms.

5. UTILITIES AND OTHER CHARGES. Tenant shall be responsible for connecting and paying for all utilities associated with the Premises during the Rental Term, including but not limited to (as applicable): garbage collection, water, sewer, telephone, gas, security system, and other bills incurred by Tenant during the Rental Term. Tenant shall not allow necessary utilities such as electricity, water, sewer and garbage collection to be shut off or discontinued during the Rental Term. Tenant shall pay Landlord an administrative fee of Fifty Dollars (\$50.00) for each utility not placed in Tenant's name within 3 business days of the Lease Start Date. All of such fees shall constitute additional Rent.

6. USE AND OCCUPANCY. Tenant shall use the Premises only as a residence and shall not operate any trade or business from the Premises. Tenant shall use the Premises in such a manner as to comply with all local, county, state and federal laws, rules, ordinances, regulations and codes. Tenant shall not use the Premises or permit it to be used for any disorderly or unlawful purpose or in any manner determined by Landlord to be offensive to any of the neighbors. The Premises are to be used exclusively as a residence only by the Tenants and their minor children listed below. **NO OTHER PERSONS MAY LIVE AT THE PREMISES WITHOUT THE LANDLORD'S PRIOR WRITTEN PERMISSION.** Guests may stay no longer than two weeks. Tenant may not remove or install any appliance, fixture, carpet, walls, fencing or flooring without prior written permission of Landlord. Tenant will not take any action, or use or keep anything on the Premises that would cause a breach of any of the terms and conditions of any insurance policy in favor of the Landlord or Owner or otherwise jeopardize Landlord's or Owner's insurance coverage, or the health or safety of Tenants or neighbors. Tenant shall not possess or store any of the following on the Premises: portable space heaters, trampolines, water beds, above-ground pools, ziplines, skateboard or bicycle ramps, outdoor appliances, or hot tubs.

7. NO PETS. Resident shall not keep any animal or pet on the Premises without prior written approval of Landlord and execution of a separate Pet Addendum signed by all Parties. The unauthorized presence of a pet will subject Tenant to a charge of \$50.00 per day, and shall constitute grounds for immediate termination of the Lease.

8. COURTESY ITEMS. The following items and appliances, if present on the Premises, are furnished solely as a courtesy to Tenant, are not warranted, and shall not be replaced by Landlord if they are damaged or break:

icemaker, microwave, ceiling fans, washer and dryer

Maintenance of such items and appliances is Tenant's responsibility, and Tenant will keep them in good repair.

9. MAINTENANCE OF PREMISES. The Premises is being entrusted to Tenant's care during the term of the Lease and should be treated with respect. Tenant shall be responsible for all repairs or maintenance made necessary by Tenant's actions or inactions. Tenant will be responsible for hiring qualified service people to undertake all necessary maintenance of the Premises, and to repair any damage caused by Tenant or Tenant's guests or invitees. Tenant shall be responsible for any damage caused by unqualified service people. Evidence of poor quality maintenance or use of unqualified service people is a violation of this Lease. Tenant shall water and maintain the yard and landscaping at the Premises and maintain parking areas and garbage areas, keeping such areas clean and uncluttered. Tenant acknowledges there is a smoke detector and fire extinguisher. Tenant agrees to periodically test and maintain the smoke detectors and keep them in working order. Landlord or its agent may visually inspect and photograph the property every thirty (30) days to ensure cleanliness and upkeep of home. Tenants agree to permit Landlord to inspect the Property with reasonable advance notice.

10. LAWN MAINTENANCE. Tenant agrees to maintain the lawn and landscaping at the Premises by mowing and watering the lawn, and trimming bushes, hedges and other landscape as necessary. If, in Landlord's sole discretion, Tenant has failed to adequately maintain the lawn and landscaping, Landlord may arrange for lawn maintenance to be

provided by a third party and Tenant will be responsible for all costs associated therewith, which will constitute additional Rent.

11. PEST CONTROL. Tenant is responsible for keeping the Premises free of pests and paying for pest control services if such services are necessary or desired.

12. ALTERATIONS. Tenant may not make any alterations to the Premises, including but not limited to painting interior or exterior surfaces, hanging pictures, curtains or making any holes or marks on any surfaces, and any other cosmetic changes without Landlord's prior written consent. In the event Landlord approves any such alterations, Tenant shall repair all nail holes or other damage to walls prior to moving out.

13. KEYS AND LOCKS. All necessary keys and garage door openers to the Premises will be supplied by Landlord prior to Tenant taking possession of the Premises. The following keys are being provided for the Premises: _____ front door house keys, _____ back door house keys, _____ mail keys, and _____ garage door openers. Tenant may not change locks without obtaining Landlord's prior written approval. Any key or lock failure shall be promptly reported to Landlord; however, Landlord does not warrant lock integrity and is not liable for any damage, injury, or harm occurring as a result of lock failure. Locks, keys and garage door openers lost or damaged by Tenant will be repaired and/or replaced by Landlord at Tenant's expense.

14. "AS IS" CONDITION. Tenant accepts the Premises, fixtures, and, if applicable, furniture "as is", "where is" and "with all faults." Tenant shall use reasonable diligence in the care of the Premises, and Tenant, at Tenant's expense, agrees to keep the Premises in the same state of repair and maintenance as exists of the Lease Start Date. It shall be Tenant's responsibility to notify Landlord of any existing damage, faults, defects or other punch-list items within Seventy-Two (72) hours of moving in, utilizing Landlord's standard form which will be provided to Tenant. Failure to notify Landlord of such defects may result in Tenant's liability for any repairs and maintenance required to cure such defects at the time Tenant vacates the Premises.

15. QUIET ENJOYMENT. Tenant shall be entitled to the quiet enjoyment of the Premises during the term of this Lease. Tenant shall be responsible, at all times, for the conduct of Tenant's guest, licensees, and invitees while they are on the Premises. If Landlord receives any complaints concerning the conduct, noise or disturbance of the peace of Tenant or Tenant's guests, licensees or invitees, such complaint shall constitute a default under this Lease Agreement.

16. VEHICLES. Tenant may only park functional vehicles in assigned spaces. Tenant may not repair Tenant's vehicles on the premises, unless in an enclosed garage. **NO VEHICLES MAY BE PARKED IN THE YARD OR ANYWHERE OTHER THAN ASSIGNED PARKING SPACES.**

17. NO SMOKING OR ILLEGAL SUBSTANCES. The Premises has been designated as a smoke-free and drug free living environment. No smoking or use of illegal substances shall be permitted anywhere in or on the Premises.

18. SURRENDER AND HOLDOVER. Upon the expiration of the Lease, Tenant shall surrender the Premises to Landlord, together with all other property affixed to the Premises. The Premises shall be left in the same condition as Tenant received it, cleaned and vacuumed and swept clear of all garbage or debris. Upon expiration of the Lease, Tenant shall remove all of Tenant's personal property from the Premises. Any damage caused by such removal shall be repaired by Tenant prior to the expiration of the term. At Landlord's option, if Tenant fails to remove such personal property then the same shall be deemed to be abandoned by the Tenant and shall at Landlord's option become the property of the Landlord. If Tenant fails to vacate the Premises upon expiration of the Lease, in addition to any other remedies available to Landlord under applicable law, Landlord shall have the option, at its sole discretion, to treat Tenant as a holdover Tenant, in which case Tenant agrees to pay double the ordinary Rent per month during the holdover period. Additionally, during the holdover period, a 30-day written notice to vacate is required by Tenant.

19. NO TENANT ASSIGNMENT OR SUBLETTING. Tenant shall not assign, mortgage, encumber, or transfer this Lease, in whole or in part, or sublet the Premises or any part thereof, nor grant a license nor concession in connection therewith without the prior written consent of the Landlord. Any purported assignment, mortgage, encumbrance, transfer or sublease of this Lease shall be void ab initio and of no force or effect.

20. ASSIGNMENT BY LANDLORD OR OWNER. Owner and/or Landlord shall have the right to transfer or assign their rights and obligations under this Lease to any: (i) successor-in-interest; (ii) purchaser or other transferee of the Premises; or (iii) to any other person or entity, and any such transfer or assignment shall not relieve Tenant of Tenant's obligations hereunder. If any such transfer or assignment results in a change in the manner in which Tenant's Security Deposit is held, Landlord shall provide written notification to Tenant. If any person shall succeed to all or part of Owner's interest in the Premises, whether by purchase, foreclosure, deed in lieu of foreclosure, power of sale, termination of lease or otherwise, and if so requested or required by such successor in interest, Tenant shall attorn to such successor in interest and shall execute such agreement in confirmation of such attornment as such successor in interest shall reasonably request.

21. SUBORDINATION OF LEASE. This Lease and Tenant's interest in the Premises are and shall be subordinate, junior and subject to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord or Owner, all advances made under any such mortgages, liens or encumbrances (including but not limited to future

advances), and all renewals, extensions or modifications thereof. Tenant will execute and deliver a recordable subordination agreement or tenant estoppel letter from time to time upon Landlord's or Owner's request.

22. LANDLORD'S RIGHT OF ENTRY; SIGNS. Tenant agrees to allow the Landlord to inspect the Premises and to show it to prospective Tenants, prospective purchasers, mortgagees, and contractors at any reasonable times during the Rental Term. Landlord may, at any time during the Rental Term, display signs at the Premises, including but not limited to signs advertising the sale or rental of the Premises or other advertising and marketing signs for Landlord's benefit, and Tenant shall not remove, alter or cover or otherwise interfere with such signs. Tenant agrees to keep the Premises in a clean and show-ready condition at all times.

23. ABANDONMENT. If Tenant abandons or vacates the Premises, Landlord may terminate this Lease and regain lawful possession, or pursue any other remedy available to it under applicable law.

24. NO WAIVER. The waiver by Landlord of any breach shall not be construed as a continuing waiver of any subsequent breach, and the acceptance by Landlord of partial payments shall not, under any circumstances, constitute a waiver of any rights of Landlord under this Lease, nor affect any notice or legal proceedings previously given or commenced under applicable law.

25. TERMINATION. Tenant may not terminate this Lease before expiration of the Lease term, and any attempt to do so shall constitute a breach of this Lease, and shall result in the forfeiture of Tenant's Security Deposit and all other funds held by Landlord, in addition to any other remedy Landlord shall be entitled to under applicable law.

26. LIABILITY; INSURANCE. Landlord shall not be responsible for loss or damage to Tenant or Tenant's property on the Premises, no matter how caused. Landlord strongly recommends that Tenant obtain personal liability and renter's insurance. Landlord has no insurable interest in Tenant's personal property and does not warrant or insure any property owned by Tenant or others who may be on the Property. Landlord is not responsible for any acts by, or damage or injury to Tenant, Tenant's family, guests, invitees, or any other persons or property, occurring on or near the Premises and Tenant agrees to hold Landlord harmless from, and indemnify Landlord against, any claims for damages no matter how caused (including attorneys' fees). Landlord shall not be liable for special or consequential damages for any reason whatsoever. In the event the Premises is not ready or available for Tenant to move in on the Lease Start Date, Tenant shall not be responsible for payment of Rent for any such time period as Tenant's sole remedy and Tenant shall not be entitled to any further credit or if Premises not ready on Start Date, only has to give credit for prorated

27. LIENS. Tenant shall not permit any lien, including but not limited to any mechanic's or construction liens, mortgages, nuisance to be filed against the Premises or any part thereof nor against any interest or estate therein by reason of labor, services or materials claimed to have been performed for, furnished to or for the Tenant. If such Statement of Intent to hold a Mechanic's Lien shall be filed, Tenant shall immediately secure the release of said Mechanic's Lien and shall indemnify Landlord for all costs, together with attorney's fees, in securing the release of said Lien.

28. JOINT AND SEVERAL LIABILITY. If more than one Tenant is a party to this Lease, all such Tenants are jointly and severally responsible for the faithful performance of this Lease. Landlord may, in its sole discretion, release any Tenant from his or her obligations under this Lease without affecting the responsibility of any other Tenant to fulfill such remaining Tenant's obligations hereunder.

29. ATTORNEYS' FEES. Landlord shall be entitled to recover costs and reasonable attorneys' fees in any action or proceeding to enforce, construe, or remedy the breach of this Lease, to evict any Tenant or to pursue any other remedies available to it under applicable law.

30. SEVERABILITY. Should any provision of this Lease be found by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Lease shall not be affected thereby and each term and provision herein shall be valid and enforceable to the fullest extent permitted by law.

31. ENTIRE AGREEMENT. This Lease and the attached addenda, if any, constitute the entire agreement between the Parties with respect to the subject matter of this Lease. All prior oral or written representations or agreements if any shall be deemed super ceded by and merged into, this Lease. Tenant acknowledges and agrees that Landlord has not made any oral or written representations which differ from the terms of this Lease and that Tenant has not acted in reliance upon any oral or written representation of Landlord in entering into this Lease. However, notwithstanding anything to the contrary in this paragraph, Landlord and Tenant may have entered into a separate option agreement under which Tenant may have been given an option to purchase the Premises, in which case the terms of such option agreement shall not be affected by this Lease, except to the extent indicated in such option agreement, and except that a default under such option agreement shall constitute and be deemed an event of default under this Lease. This Lease may be modified only in writing signed by all Parties.

32. EVENTS OF DEFAULT. Any of the following shall be deemed an Event of Default:

- A. Tenant's failure to pay any installment of Rent in full when the same becomes due. Tenant specifically waives notice of default for nonpayment of Rent or any other monetary obligation which is due from Tenant to Landlord under the terms of this Lease.

- B. Tenant's failure to perform or observe any other covenant, term or condition of this Lease to be performed or observed by Tenant and if curable, the failure continues for three (3) days after notice thereof is given to Tenant.
- C. Tenant's abandonment of the Premises.
- D. The filing or execution or occurrence of:
 1. A voluntary or involuntary petition of bankruptcy by or against Tenant and the failure of Tenant, in good faith, to promptly commence and diligently pursue action to dismiss the petition, if involuntary;
 2. A petition against Tenant seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution or other relief of the same or different kind under any provision of the Bankruptcy Act or any similar state law, and the failure of Tenant, in good faith, to promptly commence an action to dismiss the petition;
 3. A general assignment for the benefit of Tenant's creditors; or
 4. The taking by any party of the leasehold created hereby or any part thereof, upon foreclosure, levy, execution, attachment, or other process of law or equity.
- E. Tenant's default under any other Agreement between Landlord and Tenant concerning the Premises, including any option to purchase the Premises between Landlord and Tenant.
- F. Any act of the Tenant that violates any law or regulation, or the terms or conditions of any insurance policy in favor of the Landlord or Owner.

For purposes of this section, the term Tenant shall include any assignee, sub Tenant, or guarantor of Tenant. This provision shall not be construed to permit the assignment of the Lease or the subletting of the Premises, except as may be permitted hereby.

33. LANDLORD'S REMEDIES FOR BREACH. In the event the Tenant commits an Event of Default of the Lease, Landlord may, in addition to all other legal or equitable remedies that may be available to Landlord:

- A. Continue this Lease by not terminating Tenant's right to possession of the Premises, and continue to enforce all of Landlord's rights and remedies under the terms hereof, including the right to recover the Rent specified herein as it becomes due, or;
- B. Terminate this Lease and Tenant's right to possession of the Premises immediately, and commence an action against Tenant to recover possession of the Premises and for such damage as may be available at law, including unpaid rent through the remainder of the Lease term.

34. VIOLATION OF TERMS. Violation of any part of this agreement or nonpayment of rent when due shall be cause for eviction under applicable law and the prevailing party shall recover court costs and reasonable attorney's fees. A 3-day notice of non-payment will be served on the Tenant if payment is not received by the 3rd of the month, regardless of fault of the Tenant or the U.S. Postal Service. Notwithstanding the foregoing, the Lease will be deemed materially and incurably breached and terminated if the rent and/or any additional late fee are not paid by the 15th of any month for which rent is due. There shall be an additional fee payable by you for each Eviction filed within 30 days of notice. Both Landlord and Tenant further agree to waive trial by jury and submit to the decision of the Judge who has jurisdiction over this subject matter. In any event, no action will be filed in any court after one year of the cause (s) for such action.

35. NOTICE TO VACATE. Tenant agrees to give Landlord not less than 60 days written notice (for any reason including eviction) prior to vacating the Premises, or Tenant agrees to be fully liable to pay the rent for another full month. No oral notice of any type, nor written notice in which the date to vacate is not specific, shall be effective. Termination of this contract must fall on the last day of the calendar month.

36. GOVERNING LAW; JURISDICTION AND VENUE. This Lease shall be construed in accordance with the laws of the State of Florida without regard to conflicts of law principles. The sole and exclusive venue for any action regarding the interpretation or enforcement of this Lease shall lie in a court of competent jurisdiction located in Duval County, Florida and Tenant irrevocably consents to the jurisdiction of such court.

37. MISSED MAINTENANCE APPOINTMENT POLICY. For any missed maintenance appointment set with Landlord's staff or contractors, Tenant shall be charged a fee equal to the greater of (i) the actual amount charged by such contractor, or (ii) sixty-five dollars (\$65.00).

38. A/C MAINTENANCE. Tenant agrees to change the A/C Filter on the first (1st) of each month. If, upon inspection of Premises, it is determined that Tenant has failed to timely change the air filter, Tenant agrees to pay a fifty dollars (\$50.00) charge for replacing the filter. If, during an A/C maintenance call, it is determined that dust has accumulated on the A/C coil or A/C condensation drain lines are clogged due to Tenant's failure to timely change an A/C filter, Tenant shall pay for the coil cleaning and/or condensation line cleaning charge.

39. CASUALTY LOSS. If the Premises is destroyed or damaged and becomes partially or completely uninhabitable due to fire, weather, or any other casualty, Landlord may immediately terminate this Lease by written notice to Tenant. In such event, Landlord shall deduct any sums owed to Landlord from Tenant's Security Deposit and return the remainder to

Tenant in accordance with Section 4 above and Landlord shall have no further obligation or liability to Tenant. Under no circumstances is Tenant entitled to reimbursement for costs of relocation or obtaining alternate housing.

40. AUTOMATIC RENEWAL. UNLESS EITHER LANDLORD OR TENANT NOTIFY THE OTHER PARTY OF THEIR INTENT NOT TO RENEW THIS LEASE AT LEAST 60 DAYS PRIOR TO EXPIRATION OF THE RENTAL TERM, THIS LEASE SHALL AUTOMATICALLY RENEW FOR A PERIOD OF ONE YEAR (THE "RENEWAL TERM"). THE RENT AMOUNT FOR THE RENEWAL TERM SHALL BE FIFTY DOLLARS (\$50.00) MORE THAN THE ORIGINAL RENT AMOUNT. ALL OTHER TERMS OF THE LEASE SHALL REMAIN UNCHANGED.

41. RADON GAS: 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.

42. 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. FOR PURPOSES CONTAINED HEREIN, PRIMA FACIE EVIDENCE OF SUCH ABANDONMENT SHALL BE PARTIAL REMOVAL OF BELONGINGS IN CONJUNCTION WITH RENT NOT BEING PAID IN FULL, OR OTHER METHODS DEEMED REASONABLE BY LANDLORD.

43. NOTICE: YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

44. ADDENDA. The following addenda are attached hereto and made a part of this Lease:

- A. Rent Collection Addendum.
- B. Pet Addendum
- C. Mold Addendum
- D. Lead Based Paint Disclosure Addendum
- E. Additional Deposit Addendum

[End of Lease. Signatures to Follow on Next Page.]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date and year first above written.

LANDLORD:

JWB Property Management, LLC
as authorized agent of Owner

By: _____

Name: _____
Its authorized representative

WITNESSES AS TO LANDLORD:

Witness Signature

Witness Name

Witness Signature

Witness Name

TENANT(S):

Tenant #1 Signature

Tenant #1 Name

Tenant #2 Signature

Tenant #2 Name

Tenant #3 Signature

Tenant #3 Name

Tenant #4 Signature

Tenant #4 Name

WITNESSES AS TO TENANT(S):

Witness for Tenant #1

Witness for Tenant #1

Witness for Tenant #2

Witness for Tenant #2

Witness for Tenant #3

Witness for Tenant #3

Witness for Tenant #4

Witness for Tenant #4

Names of Minor Children Living at the Premises:

