Residential Lease Agreement

1 Sample St., Jacksonville, FL 32258

Landlord:	Sample Owner
Tenant(s):	Sample Tenant
Lease Term:	November 18, 2026 to November 30, 2027
Base Monthly Rent:	$2,000.00
Resident Benefits Package (monthly):	$40.00
Security Deposit:	$2,000.00

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This cover page is provided for informational purposes only. The body of the Lease Agreement controls in all respects. In the event of any conflict or inconsistency between this cover page and the Lease, the terms of the Lease body govern, not the cover page.

Rental Guys Property Management
11250 Old St. Augustine Road, Suite 15-222, Jacksonville, FL 32257
(904) 254-2773

1. RESIDENTIAL LEASE

This agreement between **Sample Owner**, hereinafter referred to as the LANDLORD, through its agent, and **Sample Tenant** hereinafter referred to as the TENANT, concerning the lease of the following described property: **1 Sample St., Jacksonville, FL 32258** is agreed to by and shall bind the TENANT, its heirs, estate, or legally appointed representatives. TENANT as herein used shall include all persons to whom this property is leased. LANDLORD as herein used shall include the OWNER(s) of the premises, its heirs, assigns or representatives and/or any AGENT(s) designated by the OWNER(s).

2. TERM OF LEASE

The term of lease is **November 18, 2026** to **November 30, 2027**. If for any reason LANDLORD cannot deliver possession of the premises to TENANT by the beginning date, the beginning date may be extended up to 30 days or lease voided at LANDLORD'S option without LANDLORD being liable for any expenses caused by such delay or termination. TENANT shall not be granted possession of the premises until such time that the lease begins, all sums payable per the lease have been paid to the LANDLORD, and all accounts for utilities (as applicable) placed in TENANT'S name.

3. OCCUPANTS

Only the following individuals shall occupy the premises unless written consent of the LANDLORD is obtained: **Sample Tenant**. A reasonable number of guests may occupy the premises without prior written consent if stay is limited to 72 hours.

4. PRORATED RENT

TENANT agrees to pay the sum of **$866.67** as pro-rated rent for the period of **November 18, 2026** to **November 30, 2026**.

5. RENT

TENANT agrees to pay the monthly rent amount of **$2,000.00 plus $40.00/month (or the amount in the attached addendum) for the Resident Benefits Package, as additional rent** on the **1st** day of each month in advance without demand at **Rental Guys Property Management, 11250 Old St. Augustine Road, Suite 15-222, Jacksonville, FL 32257** Phone number **(904) 254-2773** Emergency phone number **(888) 397-0117**. Rent must be received by LANDLORD or its designated AGENT on or before the due date. A late fee of **$100.00**, plus **$5.00** per day thereafter, shall be immediately due as additional rent beginning on the **4th** day of each month if rent is not paid. At any time prior to or during the lease term, LANDLORD, upon written notice to TENANT by mail, email, or text may change the method in which TENANT is to pay the rent or any other sums owed under the Lease agreement and any addenda, and, TENANT agrees to use the method determined by LANDLORD beginning with the next payment due. TENANT acknowledges in the event electronic payments and/or direct deposits are permitted, LANDLORD reserves the right to suspend or terminate electronic payments and/or direct deposit arrangements in the event of default by TENANT under this lease and to demand payment at a physical address. If the LANDLORD'S or management's payment processor, software provider, or bank imposes any fees or charges for payment acceptance and/or processing now or in the future, TENANT(S) agrees that these charges shall be paid by TENANT(S) as additional rent that is due and payable without demand. Cash payments are NOT accepted. If TENANT'S payment is dishonored, all future payments must be made by money order or cashier's check; dishonored payments will require TENANT to immediately pay to LANDLORD the bank fees incurred by the LANDLORD or LANDLORD'S AGENT plus a service charge of $25 if the face value does not exceed $50; $30 if the face value exceeds $50 but does not exceed $300; $40 if the face value exceeds $300; or 5% of the face value of the payment instrument, whichever is greater, all of which shall be treated as additional rent. If LANDLORD has actual knowledge that there are insufficient funds to cover a payment, rent will be considered unpaid, LANDLORD may serve TENANT with a Three Day Notice and will not be required to deposit the payment. Third party checks are not permitted. Time is of the essence. The imposition of late fees and/or dishonored payment charges is not a substitution or waiver of available Florida law remedies. If rent is not received by the **1st** day of each month, LANDLORD may serve a Three Day Notice on the next day or any day thereafter as allowed by law, and LANDLORD has the right to demand that late payments shall only be in the form of a money order or a certified check. All signatories to this lease are jointly and severally responsible for the

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faithful performance of this lease. All payments made shall first be applied to any outstanding balances of any kind including late charges and/or any other charges due under this lease. All notices by TENANT to LANDLORD shall be sent to LANDLORD'S address above.

6. RESIDENT BENEFITS PACKAGE

TENANT agrees to pay the sum of **$40.00/month** (or the amount in the attached addendum) as additional rent for the "Resident Benefits Package" (which may include, without limitation, a standard Resident Benefits Package, and/or Group Rate Internet Program, and/or Renters Insurance Program, as specifically designated in the attached addendum), as outlined in the rent paragraph and in the addendum attached to and made part of this lease agreement, at the same time all other rent is due per the lease agreement. Failure to pay this amount or any other amounts due under the terms of the lease agreement or any addenda shall constitute a material default under the terms of the lease, TENANT shall incur late fees and TENANT may be served a notice for nonpayment of rent which shall include all rent and additional rent owed.

7. PETS

TENANT shall not keep any animal or pet in or around the rental premises.

8. SECURITY DEPOSIT

TENANT agrees to pay LANDLORD the sum of **$2,000.00**, as security for faithful performance by TENANT of all terms, covenants and conditions of this lease. This deposit may be applied by the LANDLORD for any monies owed by TENANT under the lease or Florida law, physical damages to the premises, costs, and attorney's fees associated with TENANT'S failure to fulfill the terms of the lease and any monetary damages incurred by LANDLORD due to TENANT'S default. TENANT cannot dictate that this deposit be used for any rent due. If TENANT breaches the lease by abandoning, surrendering or being evicted from the rental premises prior to the lease expiration date (or the expiration of any extension) TENANT will be responsible for unpaid rent, physical damages, future rent due, attorney's fees, costs and any other amounts due under the terms of the tenancy or Florida law. Security deposit refunds or other refunds, if any, are normally made in one payment in the names of all TENANTS, but LANDLORD has the option to divide the refunds, if any, into equal amounts made payable to each individual TENANT. All refunds, if any, shall be made by mail or electronically, at the option of the LANDLORD. The security deposit (and advance rent, if applicable) will be held in the following manner: Deposited by OWNER in a separate non-interest bearing account with **Sample Bank, 15 Sample Ave., Jacksonville, FL 32258**.

YOUR RENTAL AGREEMENT 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 PROVIDE YOU WRITTEN NOTICE IN PERSON, BY MAIL, OR BY E-MAIL IN ACCORDANCE WITH SECTION 83.505, FLORIDA STATUTES, 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 WRITTEN NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY PROVIDE 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

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DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

Florida statutory law, 83.49(3) provides:

(3)(a) Upon the vacating of the premises for termination of the rental agreement, if the landlord does not intend to impose a claim on the security deposit, the LANDLORD must return the security deposit together with interest if otherwise required within 15 days after the termination of the rental agreement. If the LANDLORD intends to impose a claim on the deposit, the landlord must, within 30 days after the termination of the rental agreement, provide the TENANT written notice by certified mail to the TENANT's last known mailing address or by e-mail in accordance with s. 83.505 of his or her intention to impose a claim on the deposit, and the reason for imposing the claim. The written notice must contain a statement in substantially the following form: This is a notice of my intention to impose a claim for damages in the amount of ------ upon your security deposit, due to ------. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days after the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to (LANDLORD'S address). If the LANDLORD fails to give the required written notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit and may not seek a set off against the deposit but may file an action for damages after returning the security deposit to the tenant.

(b) Unless the TENANT objects to the imposition of the LANDLORD'S claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the LANDLORD may then deduct the amount of his or her claim and shall remit the balance of the deposit to the TENANT within 30 days after the date of the notice of intention to impose a claim for damages.

(c) If either party institutes an action in a court of competent jurisdiction to adjudicate his or her right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.

(d) Compliance with this subsection by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and salespersons, shall constitute compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this subsection to determine compliance. This subsection prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes.

9. ASSIGNMENTS/SUBLETTING

TENANT shall not assign this lease, transfer any interest, advertise or solicit any third parties to advertise any rental or use of the premises, rent to another or sublet the premises or any part thereof for any period of time. Airbnb or similar types of renting, subletting, room rentals, couch surfing, advertising to rent or use, or home exchanging is expressly prohibited and shall be a material breach of the lease agreement.

10. APPLICATION

If TENANT has filled out a rental application, any misrepresentation made by the TENANT in same will be a breach of this agreement and LANDLORD may terminate the tenancy. Lease may be contingent upon association approval of tenancy; when applicable, TENANT agrees to make good faith effort in diligently complying with association approval process.

11. FIXTURES AND ALTERATIONS

TENANT must obtain prior written consent from LANDLORD before painting, installing fixtures, making alterations, additions or improvements and if permission granted, same shall become LANDLORD'S property and shall remain on the premises at the termination of the tenancy. TENANT is not permitted to move any existing appliances from their current location without LANDLORD’S prior written approval.

TENANT acknowledges and agrees that any existing TV mount is provided purely as a convenience in "as-is" condition, without any representations or warranties regarding and without limitation, weight capacity, stability, or installation quality, and TENANT assumes all risks and liability should TENANT choose to use any

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existing TV mount.

12. USE OF PREMISES

TENANT shall maintain the premises in a clean and sanitary condition and not disturb surrounding residents or the peaceful and quiet enjoyment of the premises or surrounding premises. TENANT shall install window shades or draperies (no foil, sheets, paper etc. allowed) within 15 days of taking occupancy if not already provided. Premises are to be used and occupied by the TENANT for only residential, non-business, private housing purposes only. TENANT shall not operate any type of day care or child sitting service on the premises. TENANT shall secure insurance immediately for any water filled devices with a loss payable clause to LANDLORD. No trampolines, athletic equipment, recreational equipment, or any items or activities which can cause interference with the insurance coverage on the premises will be permitted. TENANT is strictly prohibited from installing or using a permanent or portable fire pit anywhere on the premises, and may not otherwise light exterior fires. TENANT acknowledges burning of candles or incense is NOT permitted on the premises. TENANT is prohibited from storing or using on or near the premises a gasoline, diesel, LP, natural gas, or propane powered electric generator without prior written approval by LANDLORD and a Generator Use Addendum signed by all parties. TENANT shall not be permitted to have or charge any electrically powered bicycles, scooters, skateboards, golf carts, hoverboards or any other similar transportation devices that use rechargeable batteries inside the living areas of the property. TENANT may keep these items in the garage or carport, if provided, as part of the property. TENANT acknowledges charging of these items is prohibited anywhere inside the property, including the garage or carport, or in any other area under roof. TENANT shall not place or use any above ground pools of any size on the premises without LANDLORD'S approval. TENANT is not permitted to access, enter or store any items in any crawl spaces, attics or any locked areas on the premises without prior written permission from LANDLORD. No aquariums are allowed without LANDLORD'S prior written consent. If an elevator is present, it is agreed and understood by TENANT that the elevator may become inoperable, unusable, or out of service necessitating use of the stairs. TENANT agrees to hold LANDLORD, including the property management company, agents, and assigns, harmless for any liability regarding inconvenience arising from the elevator's unavailability. TENANT further agrees that elevator outages will not be a basis to terminate the lease early, withhold rent or receive a rent abatement and TENANT agrees that the elevator is an amenity only and not in the control of the LANDLORD. If a professional determines a balcony or other elevated amenity is unsafe or any law, rule, ordinance, or governing authority prohibits its use, TENANT shall not access or use the amenity until further written notice from LANDLORD. TENANT agrees that loss of use is not a basis to terminate this lease, withhold rent, entitlement to rent abatement or credit from LANDLORD.

If property has any community amenities, TENANT acknowledges that community amenities are controlled by the Community Association or Management, not the LANDLORD. LANDLORD makes no guarantees regarding the availability, operation, or maintenance of these amenities. TENANT agrees that if an amenity is closed, unavailable, or in poor condition, TENANT shall not be entitled to any rent reduction, compensation, or the right to terminate this Lease early.

ASSOCIATION: If the property is part of an Association, TENANT acknowledges and agrees that the Association may undertake repairs, maintenance, renovations or construction to the building, common areas or individual units during the term of this lease. These activities may cause disruption and temporary inconvenience, to include, but not limited to, noise, dust, traffic, and limited access to amenities. TENANT acknowledges and agrees that any such Association activities and related inconveniences are not a basis to terminate this lease, withhold rent or seek compensation, relocation expenses, rent concessions or abatement from LANDLORD. TENANT agrees to comply with all Association rules, guidelines, protocols, and recommendations during any such activities. LANDLORD is not responsible for any damage to TENANT'S personal property due to Association repairs, maintenance, renovations or construction.

13. SMOKING

Smoking or vaping of any substance is NOT permitted on the premises by TENANT, guests or invitees. TENANT understands that smoking or vaping on the premises shall be considered a material default under this lease agreement. In the event the premises are damaged in any way due to smoking or vaping on the premises, TENANT will be fully responsible for eradication of smoke related or vaping related odors and repair of any damage due to the smoking or vaping. TENANT agrees that smoke related or vaping related damages will in no way be considered ordinary wear and tear.

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14. RISK OF LOSS

All TENANTS' personal property in and on the premises including but not limited to vehicles shall be at the risk of the TENANT, and LANDLORD shall not be liable for any damage to said personal property of the TENANT arising from criminal acts, fire, storm, trees and branches, flood, rain or wind damage, electrical surges, acts of negligence of any person whomsoever, or from the bursting or leaking of water pipes. LANDLORD shall not be responsible for the loss of any food, medication, and all other items in the event of a refrigerator or freezer failure, defect, or electrical failure.

TENANT is strongly urged to secure insurance for personal property.

15. DEFAULT

(1) Failure of TENANT to pay rent or any additional rent(s) when due, or (2) TENANT'S or guest(s) violation of any other term, condition or covenant of this lease (and if applicable, attached rules and regulations), condominium or HOA rules regulations, restrictions, by-laws or neighborhood deed restrictions or (3) failure of TENANT or guest to comply with any federal, state and/or local laws, rules and ordinances, or (4) TENANT'S failure to move into the premises or TENANT'S abandonment of the premises, shall constitute a default by TENANT. Upon default, TENANT shall owe LANDLORD rent and all sums as they become due under the terms of this lease and any addenda attached hereto and any and all amounts owed to LANDLORD as permitted by Florida law. If the TENANT abandons or surrenders possession of the premises during the lease term or any renewals, or is evicted by the LANDLORD, LANDLORD may retake possession of the premises and make a good faith effort to re-rent it for the TENANT account. Retaking of possession shall not constitute a rescission of this lease nor a surrender of the leasehold estate. If TENANT breaches this lease agreement, in addition to any other remedies available by law and this lease agreement, TENANT shall be responsible for any leasing fee or commission charge which OWNER may incur in attempting to re-lease the premises through a licensed real estate company. If TENANT'S or guest(s) actions or inactions result in any fines, attorney's fees, costs or charges from or imposed by a condo association or homeowners association if in place, or governmental agency, or utility provider, TENANT shall be in default of this lease and shall be immediately required to pay such sums as additional rent. In the event of TENANT default, LANDLORD may, but is not required to, enter the premises and engage vendors to perform maintenance or other work necessary to maintain, preserve the property, prevent waste, or avoid violations. Such action is for LANDLORD'S protection only and shall not cure any TENANT default, waive any remedy, or bar any pending or future eviction or claims. Alternatively, LANDLORD may elect, by written notice to TENANT, to cure the default and engage professional services to perform the affected obligation for the remainder of the lease term. All costs under either provision are charged to TENANT as additional rent, due upon demand.

TENANT shall be responsible for a $75.00 posting charge as additional rent for any notice related to TENANT'S default under the lease terms, including but not limited to three-day notices to pay rent and seven-day notices of noncompliance.

16. ATTORNEY'S FEES

The prevailing party in any litigation between LANDLORD and TENANT concerning enforcement of the terms and conditions of the lease shall be entitled to reasonable attorney's fees and court costs. LANDLORD and TENANT waive the right to demand a jury trial concerning any litigation between LANDLORD and TENANT regarding enforcement of the terms and conditions of this lease.

17. UTILITIES

LANDLORD is responsible for providing the following utilities only: **NONE**. The TENANT agrees to pay all charges and deposits for **all** other utilities and TENANT agrees to have all accounts for utilities immediately placed in TENANT'S name with accounts kept current throughout occupancy. Garbage and or trash removal is considered a utility under this lease. If the utilities which TENANT is responsible for are still in LANDLORD'S name at the time TENANT takes occupancy, TENANT agrees that LANDLORD shall order such utilities to be terminated. In the event a condominium association or homeowners association is currently providing any services to the unit such as cable, satellite TV, alarm monitoring, internet, water, sewer, trash, guarded security gate or other services and the association decides these services will no longer be provided, TENANT agrees

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and understands that LANDLORD shall not be required to replace, provide or pay for these removed services for TENANT. TENANT may opt to pay for non-essential services but shall be required to pay for essential services including but not limited to water, sewer and trash if the association no longer provides these services. The discontinuation of any such services by the association shall not be construed as a prohibited practice by LANDLORD nor shall it constitute a default under the lease. The failure of TENANT to retain and pay for essential services upon notice and demand by the LANDLORD shall constitute a material breach of the lease. In the event the premises is currently on well water, if the LANDLORD, municipality or county decides to connect the premises to city/municipality water, TENANT agrees that TENANT shall be responsible for paying for the monthly water bill and monthly sewer bill if no longer on septic and shall place the water/sewer utility in TENANT'S name unless prohibited by the municipality to avoid any interruption in service. If TENANT surrenders the premises early, abandons the premises, or is evicted, TENANT shall remain responsible for all accruing utility charges otherwise the responsibility of the TENANT under the lease. TENANT is responsible for all costs associated with the installation, maintenance, and/or removal if required by LANDLORD, of any communications or entertainment services and related equipment or infrastructure, including but not limited to phone, internet, and/or cable wiring, lines, jacks, outlets, hardware, and/or devices, if TENANT elects to use such services.

18. VEHICLES

Vehicle(s) must be currently licensed, owned by TENANT, registered, operational, free of fluid leaks and properly parked. TENANT agrees to abide by all parking rules established now or in the future by LANDLORD or condo/homeowner association's rules, if applicable. Unless explicitly listed as an allowed item, no trailers, campers, vehicles on blocks, motorcycles, boats or commercial vehicles are allowed on or about the premises without LANDLORD'S prior written approval. TENANT is not to repair or disassemble vehicles on the premises. Vehicles not meeting the above requirements and additional rules of LANDLORD are unauthorized vehicles subject to being towed at TENANT expense. Parking on the grass is prohibited. TENANT agrees to indemnify LANDLORD for any expenses incurred due to the towing of any vehicle belonging to the guest or invitee of TENANT. TENANT shall not use or install any portable or permanent electric or hybrid vehicle charger in or on the premises without the prior written permission of OWNER and an EV Vehicle Addendum signed by all parties. TENANT agrees that only the following vehicles will be parked on the premises: _____.

19. MAINTENANCE/INSPECTION

TENANT agrees that LANDLORD has made the property available for inspection and accepts the property in "AS-IS" condition. LANDLORD makes no representations or warranties regarding the condition of the property beyond LANDLORD'S obligations under Section 83, Florida Statutes. TENANT shall maintain the premises in good, clean and tenantable condition throughout the tenancy, keep all plumbing fixtures in good repair, use all electrical, plumbing, appliances and other equipment in a reasonable manner, removing all garbage in a clean and sanitary manner. TENANT agrees to use the air-conditioning system, if provided, at all times in a reasonable manner and temperature to prevent the growth of mold and mildew and use the heating system in moderation. In the event TENANT or TENANT'S guests or invitees cause any damage to the premises, LANDLORD may at its option repair same and TENANT shall pay for the expenses of same on demand or LANDLORD may require TENANT repair same, all charges incurred as additional rent. TENANT is responsible for the expense of any service calls requested by or due to the TENANT deemed to be unwarranted or unnecessary by the service technician or vendor, or, if the service technician deems the service call need is due to the TENANT'S misuse, negligence or intentional acts, or, if the service technician is unable to gain access due to TENANT'S actions or inactions, even if the other terms of this lease would ordinarily make the LANDLORD responsible for such a service call and/or repair charge. **TENANT shall also be fully responsible for, and agrees to maintain and repair at TENANT'S expense, the following: A/C Filters, Refrigerator Filters, Icemaker, Oven Rings/Drip Pans, Garbage Disposal, Locks/Keys, Light Bulbs, Smoke Alarm Batteries, Interior Extermination, Washer, Dryer.** Unless otherwise stated in the lease, LANDLORD shall not be responsible for any exterior extermination. TENANT shall be responsible for the cost of bedbug extermination, which shall be treated as additional rent. In the event a major repair to the premises must be made which will necessitate the TENANT'S vacating the premises, LANDLORD may at its option terminate this agreement and TENANT agrees to vacate the premises holding LANDLORD harmless for any damages suffered if any. TENANT shall notify LANDLORD immediately of any maintenance need or repair in writing. Unauthorized repairs or other

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work or services conducted by or through TENANT on the premises will constitute a default under this lease, and TENANT will not be compensated by LANDLORD for any unauthorized repairs or other work or services conducted on the premises by or through TENANT. TENANT agrees that they shall immediately test each smoke detector and shall maintain same. TENANT is responsible for replacing dead light bulbs. In the event the light bulbs cannot be replaced with the same type of bulb due to law changes and lack of availability, TENANT agrees to replace the bulbs with an equivalent wattage CFL or LED bulb. LED strip lighting, any other lighting and electrical wiring cannot be installed in any manner on the walls or any other surface of the property. In the event the refrigerator has a water filter, TENANT shall be responsible for purchasing and changing the water filter, as needed. In the event the TENANT is responsible for paying for LP/Propane gas, TENANT shall pay the fees and costs associated with the rental of the tank. In the event there is a garbage disposal on the premises, LANDLORD has the option to remove the garbage disposal if it fails and re-plumb accordingly. TENANT, at TENANT'S expense, is responsible for all clogged drains, garbage disposal and plumbing backups attributable to TENANT, including but not limited to any plumbing issues resulting from TENANT and/or guests flushing anything into the toilet other than human waste and toilet paper. Examples of items that should not be flushed down the toilet(s) or sent down other plumbing drains, include, but are not limited to, wipes, "flushable" wipes, sanitary napkins, feminine products, diapers, refuse, dental floss, grease, coffee grounds, or paper towels.

If equipment and fixtures such as, but not limited to, appliances, ceiling fans, lighting fixtures, window blinds, flooring, faucets, etc. are replaced by LANDLORD during the lease term, they may be replaced with a different brand, color, size, or style, and may or may not be new, or in unused condition, at LANDLORD'S sole discretion.

Any repairs and maintenance by LANDLORD will be done during normal business hours (9am-5pm) Monday through Friday, unless it is a bona fide emergency or is otherwise impractical. TENANT agrees that a failure of the air conditioner does not constitute an emergency. If TENANT requests an after-hours appointment the TENANT will be responsible for any additional fees charged by the vendor. If LANDLORD scheduled with TENANT access to the property and access is denied or not provided as scheduled, TENANT shall be responsible for the cost of the vendor's invoice, and TENANT shall also pay to LANDLORD a $50.00 administrative fee, which shall be treated as rent.

20. LANDSCAPING

If any portion of the property contains lawn or landscaping for the exclusive use and enjoyment of the TENANT then LANDLORD shall maintain the property's lawn and landscaping by keeping the lawn and landscaping in its "AS IS" condition upon the commencement of the lease term through the use of sufficient and appropriate landscaping practices. TENANT shall immediately notify LANDLORD of any degrading of the condition of the lawn or landscaping or defects in the irrigation system, if present. If an irrigation system is present, TENANT agrees to allow the system to run as set by LANDLORD. Otherwise, TENANT agrees to water lawn in accordance with City/County regulations to the extent required to keep the landscaping adequately watered. In the event TENANT is not in accordance with City/County water restrictions and a fine is imposed, TENANT, at TENANT'S expense, is responsible for payment of said fine(s).

TENANT is responsible for adjusting the irrigation system based on lawn and landscaping needs and City/County water restrictions.

21. VACATING

At the expiration of this agreement or any extension, TENANT shall peaceably surrender the premises without demand by 5:00 P.M. and turn in all keys, access devices, and any other property owned by LANDLORD leaving the premises in good, clean condition, ordinary wear and tear excepted. TENANT shall have all flooring cleaned at the time of vacating to LANDLORD'S satisfaction. TENANT shall provide LANDLORD with a receipt for the cleaning upon vacating. In the event the flooring is not cleaned to LANDLORD'S satisfaction, there will be a minimum charge to TENANT, which may be claimed against the security deposit, at the prevailing market rate. TENANT shall have the property cleaned at the time of vacating to LANDLORD'S satisfaction. TENANT shall provide LANDLORD with a receipt for the cleaning upon vacating. In the event the property is not cleaned to LANDLORD'S satisfaction, there will be a minimum charge to TENANT, which may be claimed against the security deposit, at the prevailing market rate. TENANT shall return all keys and access devices to LANDLORD upon vacating the property. In the event all keys and access devices are not returned upon move-out, there will

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be a minimum charge to TENANT, which may be claimed against the security deposit, at the prevailing market rate.

TENANT agrees to replace smoke alarm batteries, light bulbs, and AC filter(s) at move-out. TENANT shall be charged for smoke alarm batteries, AC filters, and light bulb(s) (a minimum charge of Five Dollars ($5.00) per light bulb) at move-out, if needed to be replaced by LANDLORD, which will be deducted from the security deposit.

TENANT agrees to pay for a move-out property condition inspection report at market rate, which shall be deducted from the security deposit.

LANDLORD will not be responsible or liable for disposing of the TENANT'S personal property upon the vacating, surrender or abandonment of the property.

TENANT agrees that upon termination of the lease and TENANT vacating the property, LANDLORD shall have all locks and devices utilized to access the property professionally re-keyed or re-coded at prevailing market rate. The cost of all re-keying or re-coding shall be at TENANT'S sole expense and paid on demand upon receipt of invoice from LANDLORD, which may be claimed against the TENANT'S security deposit if not timely paid. In the event all locks and access devices utilized to access the community, and its amenities are not returned upon move-out, there will be a charge(s) at the prevailing market rate, which may be claimed against the TENANT'S security deposit.

22. RENEWAL

LANDLORD or TENANT shall have 60 days to notify each other in writing prior to the lease expiration date of an intent not to renew the lease. If the required notice is not given by LANDLORD or TENANT, and TENANT vacates as of the lease expiration date, TENANT shall owe an additional month's rent. If the required notice is not given by LANDLORD or TENANT, and no new lease is signed, the tenancy shall become a month-to-month tenancy, which may be terminated by TENANT or LANDLORD giving written notice not less than 30 days prior to the end of some monthly payment period. All other conditions of the lease shall remain in effect. Upon receiving proper notice from LANDLORD, if TENANT fails to vacate as of the lease expiration date or the end of any consensual period, TENANT shall additionally be held liable for holdover (double) rent thereafter.

23. RIGHT OF ENTRY

LANDLORD, upon reasonable notice by telephone, hand-delivery, posting, e-mail or text message to TENANT, has the right of entry to the premises for showings, repairs, appraisals, inspections, or any other reason. LANDLORD has immediate right of entry in cases of emergency, or to protect or preserve the premises. TENANT shall not alter or add locks without prior written consent. If consent is given, TENANT must provide LANDLORD with a key(s)/new code(s) to all locks. LANDLORD may place "For Sale" or "For Rent" signs on the premises at any time.

In the event TENANT loses or damages the keys, garage door openers, or any access devices to the property and cannot gain access, the minimum cost to the TENANT to have the locks and/or access devices repaired or replaced is $100.00, which shall be treated as additional rent.

24. CONDEMNATION/DAMAGE/ACTS OF GOD/TERMINATION

If for any reason the premises or any portion of adjoining structures or amenities are condemned or determined to be in need of significant repair by any governmental authority or association, 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 LANDLORD or its AGENT, that TENANT must vacate the premises in order for repairs to the premises or any portion of adjoining structures or amenities to be undertaken, this lease shall, at LANDLORD'S option and upon 7 days written notice to TENANT, cease and shall terminate, TENANT agrees to and shall vacate 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 LANDLORD for any damages suffered by such condemnation, damage, destruction or lease termination. In the event of any vandalism or other intentional damage on the premises, LANDLORD is not responsible for the replacement or repair of any damaged items, including but not limited to windows, screens, doors or locks. If a watch or warning is issued for a tropical storm or hurricane, TENANT is responsible to tie down or move to the

Sample

inside of the dwelling unit any items located on the exterior of the dwelling unit, including lanai areas, that may become projectiles. TENANT will be responsible for any damage caused by a failure to comply with this requirement. TENANT agrees that the issuance of a tropical storm or hurricane watch or warning is an emergency and LANDLORD shall have immediate access to the property. TENANT agrees that in the event there are hurricane or storm shutters on the premises, TENANT shall both install and take down same in the event there is a hurricane or tropical storm watch or warning in effect and/or at the request of the LANDLORD. If TENANT is unable to perform this task for any reason, TENANT agrees to notify LANDLORD as soon as any storm watch or warning is placed into effect; LANDLORD has the right, but not the obligation, to install shutters or take other protective actions.

25. MOLD

LANDLORD reserves the right to terminate the tenancy and TENANT agrees to vacate the premises in the event a licensed mold inspector believes that there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT or other persons, or if it is determined by an HVAC professional or air quality specialist that TENANT is failing to use the air conditioning adequately or causing other conditions conducive to mold or mildew growth. LANDLORD shall have the right to terminate the lease agreement by giving the TENANT no less than 7 days' written notice and hold TENANT responsible for any damages caused by mold or mildew. **In the event there are professional mold or air quality test(s) ordered by LANDLORD upon the TENANT'S request despite no odor or evidence detected by LANDLORD OR AGENT and/or there is no visible evidence of mold or water intrusion causing mold and/or continuing to cause mold, TENANT agrees to pay LANDLORD on demand the full cost of the test(s), which shall be treated as additional rent, if the test(s) results do not show mold or air quality levels requiring remediation based on professional industry standards. LANDLORD shall use its sole discretion whether to order professional mold or air quality testing and LANDLORD has no obligation to pay for TENANT ordered testing.**

26. WAIVERS

The rights of the LANDLORD under this lease shall be cumulative, and failure on the part of the LANDLORD to exercise promptly any rights given hereunder shall not operate to forfeit any other rights allowed by this lease or by law.

27. INDEMNIFICATION

TENANT agrees to reimburse LANDLORD upon demand in the amount of the loss, property damage, or cost of repairs or service (including plumbing trouble) caused by the negligence or improper use by TENANT, or TENANT'S agents, family or guests. TENANT at all times, will indemnify and hold harmless LANDLORD from all losses, damages, liabilities and expenses which can be claimed against LANDLORD for any injuries or damages to the person or property of any persons, caused by the acts, omissions, neglect or fault of TENANT, or TENANT'S agents, family or guests, or arising from TENANT'S failure to comply with any applicable laws, statutes, ordinances or regulations.

28. DISPUTES AND LITIGATION

In the event of a dispute concerning the tenancy created by this agreement, TENANT agrees that whether or not the premises are being actively managed by an AGENT for the record OWNER, TENANT agrees to hold AGENT, its heirs, employees and assigns harmless and shall look solely to the record OWNER of the premises in the event of a legal dispute.

29. INTEGRATION

This lease and exhibits and attachments, if any, set forth the entire agreement between LANDLORD and TENANT concerning the premises, and there are no covenants, promises, agreements, conditions, or understandings, oral or written between them other than those herein set forth. If any provision in this agreement is illegal, invalid or unenforceable, that provision shall be void but all other terms and conditions of the agreement shall be in effect.

30. MODIFICATIONS

Sample

No subsequent alteration, amendment, change or addition to this lease shall be binding upon LANDLORD unless reduced to writing and signed by the parties.

31. SUBORDINATION

This lease is subordinate or superior to any existing or future mortgages, liens or other security instruments, at LANDLORD'S option. If any third-party takes title to the property, TENANT agrees to attorn and fully recognize the new title holder as LANDLORD. Subordination, superiority and attornment is self-operative and does not require any further act by TENANT, but TENANT shall immediately execute any documents requested by LANDLORD to confirm such subordination, superiority or attornment.

32. RADON GAS

State law requires the following notice to be given: "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 public health unit."

33. ABANDONED PROPERTY

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.

34. ADDITIONAL STIPULATIONS

If any of the following additional stipulations conflict with any other terms of this lease, the additional stipulation shall control.

TENANT agrees that LANDLORD can communicate with TENANT via email or text message to any address or phone number TENANT has previously used to communicate with LANDLORD.

Signatures

TENANT(S):

_____

Sample Tenant

Date: _____

LANDLORD:

_____

Agent for Owner

Date: _____

Sample

MOLD ADDENDUM TO LEASE

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN **Sample Owner** (**LANDLORD**) AND **Sample Tenant** (TENANTS) FOR THE PREMISES LOCATED AT **1 Sample St.**, **Jacksonville**, FL **32258**.

MOLD: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

CLIMATE CONTROL: TENANT(s) agree to use all air-conditioning, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. **LANDLORD RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.**

TENANT(S) AGREE TO:

- Keep premises clean; regularly dust, vacuum, mop
- Use hood vents when cooking, cleaning, dishwashing
- Keep closet doors ajar
- Avoid excessive indoor plants
- Use exhaust fans when bathing/showering; leave on to remove moisture
- Use ceiling fans if present
- Water all indoor plants outdoors
- Wipe down any moisture and/or spillage
- Wipe down bathroom walls/fixtures after bathing/showering
- Wipe down any vanities/sink tops
- Avoid air drying dishes
- Do not hang dry clothes indoors
- Regularly empty dehumidifier if used
- Open blinds/curtains to allow light in
- Wipe down floors if any water spillage
- Securely close shower doors if present
- Leave bathroom/shower doors open after use
- Wipe down windows/sills if moisture present
- Use dryer if present for wet towels
- Use household cleaners on hard surfaces
- Remove any moldy or rotting food
- Remove garbage regularly
- Wipe down any and all visible moisture
- Inspect for leaks under sinks
- Check all washer hoses if applicable

TENANT(S) AGREE TO REPORT IN WRITING:

- Visible or suspected mold
- All A/C or heating problems or abnormalities
- Leaks, moisture accumulations, major spillage
- Plant watering overflows
- Shower/bath/sink/toilet overflows

Sample

• Leaky faucets, plumbing, pet urine accidents
• Any and all moisture and musty odors
• Discoloration of walls, baseboards, doors, window frames, ceilings
• Moldy clothing, refrigerator and A/C drip pan overflows
• Moisture dripping from/around vents, A/C condenser lines
• Loose, missing or failing grout/caulk around tubs, showers, sinks, faucets, countertops, dryer vents

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal, or plastic and the mold is not due to an ongoing leak or moisture problem, TENANT(s) agree to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then, within 24 hours apply a non-staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

TERMINATION OF TENANCY: LANDLORD reserves the right to terminate the tenancy and TENANT(s) agree to vacate the premises in the event a licensed mold inspector believes that there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(s) or other persons and/or if an HVAC professional or air quality specialist determines that TENANT(S)' actions or inactions are causing a condition which is conducive to mold growth.

INSPECTIONS: TENANT(S) agree that LANDLORD may conduct inspections of the unit at any time with reasonable notice.

VIOLATION OF ADDENDUM: IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, TENANT(s) will be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to TENANT(s) failure to notify LANDLORD of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and LANDLORD shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to OWNER for damages sustained to the Leased Premises. TENANT(S) shall hold OWNER and AGENT harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this Addendum.

HOLD HARMLESS: If the premises is or was managed by an AGENT of the OWNER, TENANT(S) shall hold AGENT harmless and shall look solely to the property OWNER in the event of any litigation or claims concerning injury, damage or harm suffered due to mold.

PARTIES: THIS ADDENDUM IS BETWEEN THE TENANT(S) AND OWNER AND/OR AGENT MANAGING THE PREMISES. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

TENANT(S):

_____

Sample Tenant

Date: _____

LANDLORD:

_____

Agent for Owner

Date: _____

Sample

ELECTRONIC NOTICES ADDENDUM

This Addendum to the Lease is for the premises at: **1 Sample St., Jacksonville, FL 32258.**

TENANT ELECTION
Notices from a landlord or the landlord's agent may contain time-sensitive information about a tenant's housing. The election to receive notices from the landlord or the landlord's agent by e-mail is voluntary.

[ ] I, Sample Tenant, the tenant, agree to receive notices required by the rental agreement or under part II of chapter 83, Florida Statutes, from the landlord or the landlord's agent by e-mail. I designate the following e-mail address for receipt of notices from the landlord or the landlord's agent: _____

[ ] I do not agree to receive notices by e-mail.

I may revoke my agreement to receive notices by e-mail by providing written notice to the landlord or the landlord's agent which is effective upon delivery of such written notice and does not affect the validity of any notice that was previously sent by e-mail.

I may update my e-mail address designated for electronic delivery at any time by providing written notice to the landlord or the landlord's agent specifying the new e-mail address, which takes effect upon delivery of such notice.

LANDLORD/LANDLORD'S AGENT ELECTION
Notices from a tenant may contain time-sensitive information about the tenant's housing. The election to receive notices from the tenant by e-mail is voluntary.

[ ] I, Rental Guys Property Management, the landlord or the landlord's agent, agree to receive notices required by the rental agreement or under part II of chapter 83, Florida Statutes, from the tenant by e-mail. I designate the following e-mail address for receipt of notices from the tenant: _____

[ ] I do not agree to receive notices by e-mail.

I may revoke my agreement to receive notices by e-mail by providing written notice to the tenant which is effective upon delivery of such written notice and does not affect the validity of any notice that was previously sent by e-mail.

I may update my e-mail address designated for electronic delivery at any time by providing written notice to the tenant specifying the new e-mail address, which takes effect upon delivery of such notice.

Sample

TENANT(S):

_____

Sample Tenant

Date: _____

LANDLORD:

_____

Agent for Owner

Date: _____

Sample

ADDENDUM GIVING THE TENANT A CHOICE OF DAMAGES IF TENANT ENDS LEASE EARLY

This Addendum to the Lease is for the premises at: **1 Sample St., Jacksonville, FL 32258.**

By this addendum, Tenant has a choice of what happens if Tenant ends the lease early. Tenant can pay a fixed amount OR allow Landlord to charge what is allowed by statute. This choice must be made at the time the Lease is signed. If no choice is made, and Tenant ends the lease early, then Landlord will charge what is allowed by Florida Statutes.

Mark only <u>one</u> Choice.

[ ] **Choice 1**

• Tenant agrees, as provided in this addendum, to pay $4,000.00 (an amount that does not exceed 2 months' rent) to Landlord as liquidated damages or an early termination fee, if Tenant elects to terminate the rental agreement, and Landlord waives the right to seek additional rent beyond the month in which the Landlord retakes possession.

Tenant will still owe rent (as well as any other charges due under the terms of the lease or Florida law) until the end of the month in which Tenant vacates.

Tenant will not owe any future rent due under the lease with Choice 1.

[ ] **Choice 2**

• Tenant does not agree to paying a Liquidated Damage or an Early Termination Fee and Tenant acknowledges that the Landlord may seek damages as provided by law.

Tenant may owe future rents as they become due under the lease with Choice 2.

TENANT(S):	**LANDLORD:**
_____	_____
Sample Tenant	Agent for Owner
Date: _____	Date: _____

Sample

Resident Benefits Package Lease Addendum

This Resident Benefits Package Lease Addendum ("RBP Addendum") is effective as of the commencement date of the Lease and agreed upon between the Tenant and the Landlord. The RBP Addendum provides the terms and conditions of the Rental Guys Property Management Resident Benefits Package ("RBP") that delivers savings and convenient, professional services that make taking care of your home second nature at a cost of **$40.00/month** ("RBP Fee"), payable with Rent and defined as Additional Rent. The RBP includes all services listed below and no discounts to the RBP Fee will be given if any element(s) of the RBP is discontinued and/or unavailable due to a lack of HVAC, property-specific limitations, availability of services, or any other reasons, unless otherwise specified below.

Tenant, Landlord, and Rental Guys Property Management mutually agree that the RBP is defined based on the listed services below and variations of inclusions may exist due to property specifications and elections requested by Tenant. Tenant acknowledges and agrees that: (1) all services listed below are part of the RBP; (2) are made at the Tenant's request and shall be effective for the Term of the Lease; and (3) shall terminate only upon termination of the Lease, upon the renewal of the Lease without the inclusion of the RBP, or at the option of the Landlord if Rental Guys Property Management stops managing the home.

■ **HVAC Filter Delivery:** The RBP shall include the provision and delivery of HVAC filters for the Tenant's home approximately every 60 days, or as required by your HVAC system. Tenant shall be solely responsible for the proper installation of the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filters will be dated and subject to inspection by the Landlord upon reasonable notice to verify replacement has been timely made. If at any time Tenant is unable to properly or timely install a filter, Tenant shall immediately notify the Landlord in writing. Due to potential damage caused to the HVAC system from failure to properly and timely replace the filter, Tenant's failure to properly and timely replace the filters shall be considered a material breach of the Lease and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the property or HVAC system caused by Tenant's neglect or misuse. If at any time Tenant is unable to properly or timely install a filter, Tenant may notify Landlord in writing and Landlord shall arrange for installation and may charge a trip fee, or other fee, to Tenant to perform the filter change. Tenant acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount to the overall Tenant cost of the package. Tenant acknowledges and agrees that the delayed receipt of HVAC filters, or inaccuracy of shipment, shall not cause a reduction or modification to the RBP Fee.

■ **Move-in Concierge Service:** The RBP shall include a concierge service to Tenant to aid in utility, cable, internet, and other relevant service(s) activation (collectively, the "Move-in Services"). Tenant acknowledges that the concierge service provided herein does not guarantee connectivity, account setup, rates, fees, and availability of the Move-in Services, and that all Move-in Services are subject to the approval of the Tenant by the third parties providing such services. Tenant maintains the right at any time to facilitate Tenant's own activations of the Move-in Services, and such action by Tenant shall not reduce or modify the RBP Fee. Tenant agrees to abide by all applicable lease and property restrictions and guidelines applicable to the Move-in Services.

■ **Resident Rewards:** The RBP shall include access to a resident rewards program ("Rewards") designed for use by the Tenant. Rewards are solely accessible online and are activated, and used, at Tenant's sole discretion through use of a mobile application provided by the Rewards provider. Rewards will provide Tenant with available rewards as a preferred customer of the Landlord. The Rewards shall be subject to Tenant's acceptance of the Rewards provider terms of use. Tenant acknowledges that the Rewards online platform may be inaccessible due to, but not limited to, scheduled outages, force majeure, internet failures, among other reasons. Tenant acknowledges and agrees that the inaccessibility of the Rewards for a period of less than thirty-one (31) days shall not cause a reduction or modification to the RBP Fee.

■ **Credit Building:** Tenant agrees to, and Landlord shall provide, credit bureau reporting of payment history of Rent payments, excluding payment of Additional Rent or any other services paid by Tenant under the Lease, through a third-party service provider. For any disputes, and/or corrections, Tenant acknowledges and agrees to seek resolution first with the third-party credit data furnisher, and in the absence of resolution, then from the Landlord. Tenant acknowledges and agrees that the inaccurate reporting, or lack of reporting, shall not cause

Sample

a reduction or modification to the RBP Fee.

■ **Liability Insurance Requirements & Program:**

The Landlord requires the Tenant obtain liability coverage of at least $100,000 in property damage and liability coverage from an A-rated carrier and to maintain such coverage throughout the entire term of the Lease. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into the Landlord or Property Manager's Master Policy that satisfies the coverage requirements as part of the RBP; or (2) obtain alternative liability coverage from an insurer of Tenant's choice that meets the requirements set by the Landlord herein. The option Tenant chooses shall not affect whether Tenant's lease application is approved or the terms of Tenant's Lease. Tenant's election shall be determined by the actions of the Tenant as provided below:

■ **Option 1: Master Policy (Automatic Enrollment)** If the Tenant does not provide evidence of the required insurance coverage by the Lease commencement date, Tenant has elected to be automatically enrolled into an insurance policy as part of the RBP. Coverage will begin on the effective date of Tenant's lease and continue throughout the term of the Lease. Please refer to the evidence of insurance that is supplied by the insurance carrier for additional coverage details. The monthly premium for the elected insurance policy is $10.95. The RBP Fee will be adjusted by the premium amount in the policy.

■ **Option 2: Tenant Policy (Policy Verification Required)** Tenant has elected to find, purchase, and maintain Tenant's policy that satisfies the Landlord's coverage requirements. Tenant must provide evidence of the required insurance coverage by the Lease commencement date. The RBP Fee will be adjusted by the premium amount in the policy. Visit http://insurance.residentforms.com/ and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord.

Please be sure that your policy meets the following criteria prior to submitting:

- **Policy is purchased from an A-rated carrier**
- **Policy meets or exceeds the required $100,000 in property damage and personal liability**
- **Rental Guys Property Management is listed as additional interest**
- **InsuranceSupport@SecondNature.com is also listed as additional interest**
- **Rental Guys Property Management is listed as: PO Box 660121 Dallas, TX 75266**

It is Tenant's sole responsibility to timely pay premiums directly to the Tenant's insurance provider to avoid cancellation of coverage. If the policy is canceled or lapses at any time during the term of the Lease, Tenant shall be subject to a lease violation fee of $25 and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

■ **Home Buying Assistance:** Tenant acknowledges that Rental Guys Property Management is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Tenants enrolled in the RBP for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate agreement outside of this Lease.

Additional Terms and Conditions

24-Hour Maintenance Coordination Service: Landlord shall allow access to Tenant to report maintenance concerns outside of normal business hours via the online Tenant portal, or other such means as made available by Landlord.

Online Portal Access: Landlord agrees to provide Tenant online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to Tenant, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

Sample

Multiple Payment Methods: Rental payments can be paid by a variety of methods using the resident portal. Available methods may include ACH, debit cards, credit cards and participating vendors. Restrictions on payment methods may be imposed should there be a payment returned for any reason, delinquency or as otherwise provided for under the lease. Any applicable fees for using the resident portal or payment methods are at the Tenant's sole expense.

RBP Vendors: Landlord, and/or Rental Guys Property Management, may have business relationships or affiliations with vendors and suppliers of RBP services or products provided herein and may receive financial or other benefits from that relationship or affiliation. Landlord, and/or Rental Guys Property Management, will ensure all third-party vendors are licensed, bonded, and insured, if applicable.

Data Privacy Consent: Tenant hereby explicitly and unambiguously consents to the collection, use and transfer, in electronic or other form, of the Tenant's personally identifiable information, including sensitive information, to include, but not limited to, Tenant's name, address, telephone number (home, work and mobile numbers), email address, and date of birth (collectively, the "Tenant Data") by the Landlord, and its service providers, subcontractors, and agents (individually or collectively, the "RBP Provider(s)") for the exclusive purpose of implementing, managing, and performing the RBP. The Tenant understands that Tenant Data may be transferred to any RBP Provider implementing, managing, and performing the RBP, now or in the future. The Tenant authorizes the RBP Providers to receive, possess, use, retain and transfer the Tenant Data, in electronic or other form, for the exclusive purpose of implementing, managing, and performing the RBP. The Tenant understands that Tenant Data will be held by the RBP Providers only as long as is necessary or appropriate for implementing, managing, and performing the RBP. Further, the Tenant understands that the Tenant is providing the consents herein on a purely voluntary basis. Landlord represents and warrants that it shall comply with applicable data protection laws, including implementing appropriate technical and organizational measures which meet the requirements of applicable data protection laws.

Consent to Receive SMS Messages: Tenant consents to receive SMS messages (including text messages), and telephone calls (including prerecorded and artificial voice and autodialed) from the Landlord and the RBP Providers at the specific number(s) provided to the Landlord, with service-related information, account information or questions, and/or marketing information. The Tenant represents that the Tenant is permitted to receive calls and text messages at the telephone number provided to the Landlord by the Tenant. Standard message and data rates may apply. SMS messaging services may be modified from time to time, for any reason, and without notice, including the right to terminate SMS messaging with or without notice, without liability to the Tenant.

TENANT(S):

_____

Sample Tenant

Date: _____

LANDLORD:

_____

Agent for Owner

Date: _____

Sample