



Tenant Portal

You should be receiving a separate email shortly inviting you to ACTIVATE your Tenant Portal for PROPERTY ADDRESS

The Tenant Portal allows you to make one-time payments, auto-pay, view lease documents, and submit work orders.

PAYMENT POLICY: All payments due to Legends Realty should be made through the Tenant Portal (transaction fees may apply), all payments not remitted through the Tenant Portal will have a \$5.00 Payment Processing Fee assessed.

***Instructions for Setting up AutoPay through Tenant Portal**

1. Once your Portal is Activated you MUST select "Set Up AutoPay"
2. How would you like to pay? Select "eCheck" or "Card"
3. Give this payment a name of your choosing (ie. Rent for 123 Main Street)
4. Monthly Amount, select "Outstanding Balance in full" (this will automatically adjust should the rent increase at renewal or if there is a credit on the account)
5. Enter Routing & Account numbers for the account of your choosing
6. Click "Create Autopay"

With the Tenant Portal you can now see upcoming charges up to 15 days PRIOR to rent coming due.

IMPORTANT Utility Setup Required

Before handing over the keys to your property, you must set up utilities in your name. To facilitate a smooth transition, please follow these steps:

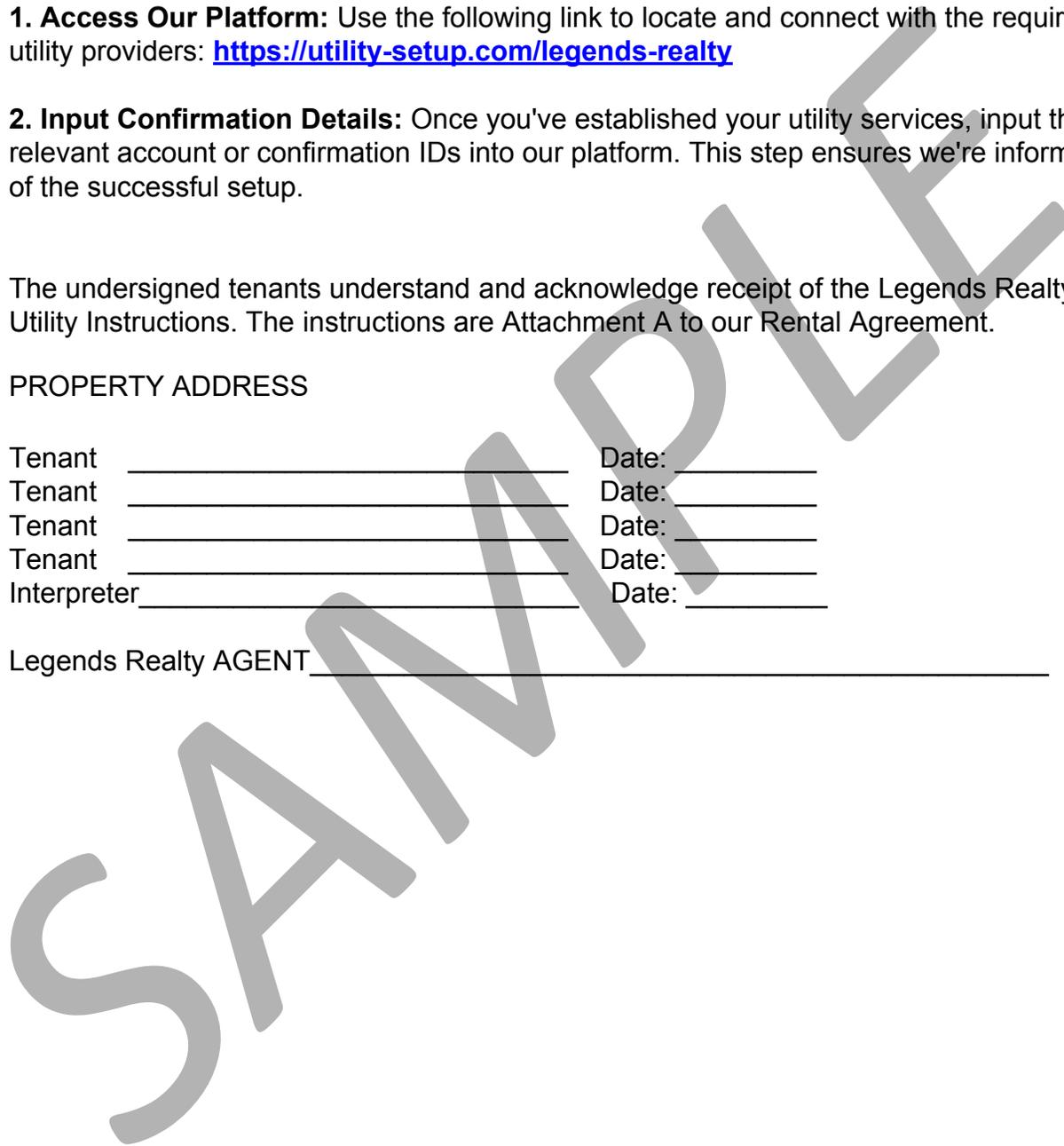
- 1. Access Our Platform:** Use the following link to locate and connect with the required utility providers: <https://utility-setup.com/legends-realty>
- 2. Input Confirmation Details:** Once you've established your utility services, input the relevant account or confirmation IDs into our platform. This step ensures we're informed of the successful setup.

The undersigned tenants understand and acknowledge receipt of the Legends Realty. Utility Instructions. The instructions are Attachment A to our Rental Agreement.

PROPERTY ADDRESS

Tenant	_____	Date:	_____
Tenant	_____	Date:	_____
Tenant	_____	Date:	_____
Tenant	_____	Date:	_____
Interpreter	_____	Date:	_____

Legends Realty AGENT _____



TENANT NAME(S)
PROPERTY ADDRESS

The following are maintenance instructions for the Rental Agreement; dated LEASE START DATE for TENANT NAME(S) at PROPERTY ADDRESS,. Tenant agrees to follow the maintenance instructions, and understands they prevail unless they receive notification from Landlord and/or Landlord's Agent.

Please check your lease to see if you are required to contact the owners home warranty company (usually found under the special stipulation section of the lease.)

Go to www.CentralFLRentals.com and click on Work Order Request which will take you to the tenant portal then complete the maintenance request.

For Emergencies, contact our office(407) 333-1010 ext 1. The Maintenance Emergency line is an unmanned voicemail communication system and is an additional way to document life-threatening situations such as a fire, flood and/or uncontrollable water, electrical problem, smell of gas, etc... AFTER 911 has been notified.

Please understand air conditioning is not an emergency, however, Legends Realty recognizes this is important and will make it a priority with vendors to have the AC working as soon as possible. For AC and all other non-emergency maintenance concerns, please submit a work order request available in your tenant portal on www.centralFLRentals.com.

For emergencies, please leave a message after the tone *then complete a work order request via your tenant portal.*

For a non-emergency, please complete a maintenance request available in your tenant portal. Legends Realty will return your email the next business day.

Procedures for requesting maintenance:

1. Before calling, check to see if you can determine the cause of the problem you are experiencing, unless you have an emergency, such as those listed in paragraph 3. Read examples of various problems on the following page. Read these examples carefully.

2. Determine if it is an emergency or a non-emergency item.

3. Emergencies

There are FEW emergencies.

Definition of an emergency: A life threatening situation such as a fire, flood and/or uncontrollable water, electrical problem, smell of gas, etc.

Emergencies causing immediate danger such as fire call 911

Emergencies involving gas call the gas company and if necessary, 911

Emergencies involving IMMEDIATE electrical danger, call the utility service.

Emergencies such as backed up plumbing, flooding, call Legends Realty (407)

333-1010 , and listen for emergency instructions; if necessary, call 911 first.

An emergency is NOT heat - this is a priority item and Legends Realty will make it a priority with vendors to have the heat working as soon as possible.

An emergency is not air-conditioning, non-working dishwasher, sprinklers, etc.

4. If it is a non-emergency, please do the following:

ALL WORK ORDERS MUST BE IN WRITING VIA THE TENANT PORTAL.

After hours:

Go to www.CentralFLRentals.com or your Tenant Portal and fill out the work order request form on the website. You may follow up by calling Legends Realty , (407) 333-1010 and pick the maintenance option. Be sure to leave a complete message with RETURN telephone numbers and address. Be sure to follow up during daytime hours in the event the voice mail system fails, or you fail to record your message.

During office hours:

Go to www.CentralFLRentals.com via your Tenant Portal and fill out the work order request form. You may follow up by calling Legends Realty , (407) 333-1010 and inform the party answering the phone you are requesting maintenance.

Explain your problem clearly and calmly, giving your name, telephone numbers and address. Then Legends Realty will assign a vendor to contact you. Legends Realty does not give vendors keys to the residences. Vendors are required to make appointments with tenants. Legends Realty will NOT release keys to vendors.

Remember, this is a NON-EMERGENCY item and in most cases, the vendor will not be able to make an appointment immediately.

Failure to show at an appointment can mean a charge to you. Therefore, be certain to email the Legends Realty office as soon as possible if you are unable to make the appointment.

If you do not hear from a vendor within 5 - 7 business days, call the Legends Realty office and inform us a vendor has not contacted you. A Legends Realty staff member will contact the vendor to find out the cause of the delay, and then inform you when a vendor contact can be expected.

After a repair has taken place, if you have problems, call Legends Realty and state you had a recent repair but there is still a problem. Recent repair means within the last 60 days and pest control work means within 30 days. If you fail to report this and there is further damage, you may be responsible for the cost of the damage.

Check the following, if appropriate, before calling:

1. If the oven does not work, check time-bake to be sure the settings on the unit are not preventing the oven from working. An oven set on time bake WILL NOT HEAT. An oven on time-bake can mean a charge to you.
2. If the air-conditioner does not work, check ALL circuit breakers. Often during hot weather or if a circuit breaker overloads, it will trip off the circuit breaker. A tripped circuit breaker is often difficult to see, and it could appear that it is not. Therefore, you must turn the breaker all the way off and then turned the breaker all the way on. If you do not turn the circuit breaker all the way off, it does not "reset" itself to correct the problem.

3. If the garbage disposal does not work, check underneath on the disposal unit and push the reset button. If something is stuck and the blades do not turn, purchase a garbage disposal tool. Turn the unit off. Turn the water on, place the garbage disposal tool in the opening on the bottom of the disposal and turn slightly. This should dislodge the blockage, then turn the disposal on again. Special note: check that the garbage disposal is OFF before using these instructions. If this does not work, call Legends Realty.

4. If the electrical does not work in part of the house:

Check for the GFI plug, which is usually located in the garage, patio, kitchen, or the bathroom.

Reset the GFI plug and most likely, it will restart the electrical.

Sometimes there is more than one GFI; it is a good idea to check around the house to be aware if an electrical problem should occur. There may not be GFI plugs in homes built before 1970.

5. If the circuit breakers continually keep going off:

Check all appliances to see if too many appliances are running such as irons, microware, toaster, curling iron, computers, printer, blow dryers, and more are causing an overload.

6. If the smoke alarm does not work, check the following:

First, check the batteries. If a new battery does not work, call in a work order. Tenants are responsible for the replacement of batteries. It is important to replace batteries and NOT disconnect the smoke alarm.

Normally the smoke alarm will emit a beeping sound when the batteries are not working or losing their charge.

Test your smoke alarms every thirty days. If the smoke alarm is not working, call Legends Realty to place a work order immediately. Remember a smoke alarm is for safety, and it is very important to check it regularly to see if it is working

Do not disconnect or remove a smoke alarm.

Tenants are responsible for the following routine maintenance:

1. Wood burning fireplace maintenance

Always be sure to open the damper before starting any fire. If unfamiliar with how to do this, call Legends Realty for help.

If smoke is coming out of the front of the fireplace, put out the fire immediately and ventilate the house.

Do not use soft woods in fireplaces such as pine, fir, and redwood because they cause a coating in the flue, which can cause fires. Use woods such as oak, almond, walnut, etc.

Do not overfill the fireplace and create a blazing fire that could cause damage to the firebox or cause a fire.

Use a fireplace screen at all times when using the fireplace to prevent damage, particularly to the carpet.

Check to see if fireplace coals are cold before removing from the fireplace...

Never store hot or warm coals in a container, such as a garbage can, paper bag or any other container.

Never store the garbage can in the garage or against the house

Store any warm or hot coals away from any combustibles or the residence for at least two (2) days before disposing of them, and then check them again before disposing.

2. Normal insect control

Tenants are required to do normal insect maintenance

When storing pesticides, be careful for the safety of children and animals at all times.

For Indoor insects, such as fleas, ants, spiders, silverfish, and more, do the following:

Insect foggers are the most reliable. Purchase them at grocery or garden stores.

To use: follow the instructions on the cans, cover all food and dishes, remove all adults, children and animals from the inside, and leave for approximately for four hours.

For outdoor Insects, such as ants, fleas, grasshoppers, and more:

Purchase granulized or liquid insect products at any garden supply store. It is very economical to buy and very effective.

Follow the directions on the package, apply around the perimeter of the house, and fence.

For spiders, use liquid premixed insecticide. Follow the directions on the package.

Purchase bait for snails, sow bugs, and slugs, and similar pest, bait at garden supply stores. Follow the directions on the package.

If the insect problem persists, call Legends Realty.

3. For rodent control, observe the following:

If you have ordinary mice, you can purchase several common controls at grocery or garden supply stores.

If you see rats or large rodents, contact Legends Realty.

4. Landscape and watering:

Where indicated on your rental contract, maintain exterior landscape by mowing, trimming, weeding, fertilizing, watering, pruning the shrubs and weeding the beds as Tenant's expense. In the event the Tenant fails to properly maintain the grounds, and/or landscape as required by this lease agreement, the Landlord shall provide written notice to the Tenant specifying the manner in which the Tenant has failed to comply with the provision of this paragraph and the action required for compliance. If the tenant fails to take remedial action to cure the noncompliance within seven (7) days of written notice, the landlord may, at his election, obtain a yard service and all expenses associated therewith shall be deemed additional rent and shall be payable with the next rent installment.

If there are sprinklers, monitor the level of water needed and if necessary, contact Legends Realty for additional help or instruction.

If you have sprinklers or an irrigation system that is not working, call Legends Realty.

Keep all landscape watered unless a Homeowner's Association controls it.

Pick up all pet droppings on the property, even if you do not have pets. If you have pets, keep them from causing damage.

If there is a pool/spa, it is necessary to maintain the water level and report if there is a problem with maintaining the water level, as this may indicate a leak in the pool

plumbing. If there is a propane tank, it is the tenants responsibility and expense to maintain and fill the tank.

5. Tenant required replacements:

Replace burned out light bulbs with the correct size, but do not use light bulbs in excess of 60 Watts.

Replacement of furnace and air-conditioning filters is a requirement:

Replace monthly if you smoke, or you have allowed someone to smoke in the property.

Replace at a MINIMUM every two month(s), and with the correct size. The filter size is on the side of the filter, and an arrow indicates the direction of the airflow.

Replace smoke alarm battery:

Normally the smoke alarm will emit a beeping sound when the batteries are not working or losing their charge. Do not remove a smoke alarm because it is not working or beeping. By doing so, you endanger all residents and guests and you could be liable for damages in the event of a fire. Failure to properly maintain smoke alarms can result in a charge.

If the smoke alarm is not working, replace the batteries. If new batteries still do not work, call Legends Realty and place a work order via the tenant portal immediately. Tenants are responsible for the replacement of batteries.

Test smoke alarms every thirty days and immediately report a non-working smoke alarm. A smoke alarm is for safety and it is very important to check it regularly to see if it is working.

Never remove or disconnect a smoke alarm - you can endanger everyone.

6. Properly dispose the following:

Toxic waste such as oil, antifreeze, batteries, and solvents

Place garbage in the proper receptacles provided and in accordance with city and/or county rules

Christmas trees

7. Holiday decorations and lights

Hang lights and decorations properly and carefully.

Before hanging, check for bad plugs and loose wires. If you find defects, dispose of the lights.

Only use lights and decorations during holiday seasons; remove them immediately when the season ends.

8. Cleaning and maintenance of the property

Kitchens

Keep food cleaned up at all times and clean oven/stove hood vents regularly.

Ovens

If you do not know the type of oven you have, call Legends Realty for help.

Do not leave oven on and unattended when leaving the house at any time.

Do not allow grease build up - this can cause fires.

Continuous clean ovens

Clean regularly

If the oven is a continuous clean oven, do not use a commercial oven cleaner, such as "Easy Off." This will only ruin a continuous clean oven.

For continuous clean ovens, turn on to 450 degrees and leave on for 2-3 hours. High heat helps the cleaning process. Then wipe out with a damp cloth after oven cools.

Do not leave oven on high heat for longer than 3 hours.

Regular ovens that are not continuous or self-cleaning:

Use a commercial oven cleaner, such as "Easy Off" and follow directions on the product.

On self-cleaning ovens

Follow the cleaning directions, usually located on the top of the stove/oven.

Bathrooms

Prevent mildew and mold from accumulating.

If mildew and mold appear, use a product such as X-14 or Tilex to remove immediately.

Keep bathrooms properly ventilated to prevent mildew and mold from happening.

Use an exhaust fan or window, while taking showers and for an extended reasonable time afterward.

Carpets and flooring

Maintenance and cleanliness of carpets and flooring are the responsibility of tenants during occupancy, when moving, and at their own expense.

Keep floors vacuumed.

Immediately clean up spills to prevent stains and damage.

Do not use wax on vinyl or tile.

Use only hardwood floor cleaners on hardwood floors.

Have carpets steam cleaned when appropriate; do not use home floor cleaning machines.

Windows and window furnishings

Maintenance and cleanliness of windows and window furnishings are the tenant's responsibility during occupancy, when moving, and at their own expense.

Do not wash drapes, dry clean drapes only.

Check curtains before washing to see if they are washable, if not, dry clean curtains.

Wipe all blinds with soft dry cloth or with products designed for the blinds.

Close windows against the elements of weather, when appropriate, to avoid damage to interior

Close doors and windows when leaving the residence.

It is the responsibility of all tenants to report all repairs/maintenance problems

Tenants can incur financial damages if they fail to report maintenance problems.

Report the following:

Any sign of mold in the property immediately

All toilet and faucet leaks and any plumbing backups

Electrical problems

Heating and air-conditioning problems

Inoperative smoke detectors

Faulty appliances supplied in property

Roof leaks

Broken windows and doors

Fence repair
Malfunctioning sprinklers
Any other necessary repairs or unsafe condition
Major pest control items such as bees, cockroaches, rats, termites or other major infestations

Tenants will be responsible for the following charges:

- If the Tenant fails to report necessary repairs
- If there is a service call and a breaker is tripped
- When oven is on time bake and is not defective
- When residents cause sewer stoppages/blockages
- When failure to properly change the A/C filter causes damage to the proper functioning of the A/C unit.

Resident Benefit Package (RBP): A portion of Resident's total amount due will be used to have HVAC filters delivered to their home approximately every 60 days. Resident shall properly install the filter that is provided within two (2) days of receipt. Resident hereby acknowledges that the filters will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been timely made. If at any time Resident is unable to properly or timely install a filter Resident shall immediately notify Landlord in writing. Resident's failure to properly and timely replace the filters is a material breach of this agreement and Landlord shall be entitled to exercise all rights and remedies it has against Resident and Resident shall be liable to Landlord for all damages to the property, A/C or heating system caused by Resident's neglect or misuse. This **Resident Benefit Package (RBP)** will be charged as additional rent.

- If the tenant fails to meet a vendor at an assigned appointment and there is a vendor charge
- If the Tenant or Tenant's Guests or Invitees, cause damage to the property
- If the Tenant's pet causes damage to the property
- If the Tenant reports a repair which does not require service
- If the Tenant fails to replace battery for smoke detector or battery for remote door opener, and causes a service call for only battery replacement
- For replacing doors, jambs, broken glass and/or windows unless the Tenant provides a Police Report detailing the cause of the problem showing forced entry by others.
- For damage to walls, carpets, floors, etc. because the Tenant left the windows or doors open during rain or wind.

Tenants are NOT to do the following :

- Do NOT wash draperies
- Do NOT perform electrical work (this does not include changing light bulbs or batteries).
- Do NOT mar, deface, or change walls, woodwork, flooring, landscaping of the

property without prior permission from Landlord or Landlord's Agent.

- Do NOT perform repairs unless authorized by Legends Realty or outlined in this guideline
- Do NOT deduct any unauthorized or pre-authorized maintenance expense from rent, unless authorized by Legends Realty. If Legends Realty authorizes you to perform any maintenance, you must submit ALL receipts for reimbursement.

Taking Care of Your Septic System

An ounce of prevention is worth a ton of cure! Committing a little attention to the care of your system can help to avoid the nightmare of a failing system. Assuming that your septic system was properly located, designed, and installed according to state codes, you are now in the driver's seat for the care of your system. By following the recommendations below, you can help your system to work properly for years to come.

DO's:

- Conserve water to reduce the amount of wastewater that must be treated and disposed of by your system. Doing laundry over several days will put less stress on your system.
- Repair any leaking faucets or toilets. To detect toilet leaks, add several drops of food dye to the toilet tank and see if dye ends up in the bowl
- Divert down spouts and other surface water away from your tank and drainfield. Excessive water keeps the soil from adequately cleansing the wastewater.
- Have your septic tank inspected and pumped regularly by a licensed septic tank contractor. Pumping your septic tank is probably the single most important thing you can do to protect your system. If the buildup of solids moves to the drainfield, this could clog and strain the system to the point where a new drainfield will be needed. Suggested frequency is 3-5 years.
- Keep your septic tank cover accessible for inspections and pumping. Install risers with lids if necessary.
- Call your county health department or a registered septic tank contractor whenever you experience problems with your system, or if there are any signs of system failure.
- Keep a detailed record of repairs, pumping, inspections, and other maintenance activities. Pass these on to the next homeowner.

DON'Ts

- Don't drive over your tank and/or drainfield or compact the soil in any way.
- Don't dig around the tank or drainfield, or build anything over it, and don't cover it with a hard surface such as concrete or asphalt.
- Don't plant anything over or near the drainfield except grass. Roots from nearby trees and shrubs may clog and damage the drain lines.
- Don't use garbage disposal, or at least limit its usage. Disposals increase solids

loading to your tank by 50%, so you have to pump your tank more often than normally suggested.

- Don't use your toilet as a trash can or poison your system and the groundwater by pouring harmful chemicals and cleansers down the drain. Harsh chemicals can kill the bacteria that help purify your wastewater. Other items that **should not be flushed** are:

1. coffee grinds
2. disposable diapers
3. Sanitary napkins
4. cigarette butts
5. fats, grease, oil
6. paints
7. thinners
8. photographic solutions
9. antibiotics
10. dental floss
11. kitty litter
12. tampons
13. condoms
14. paper towels
15. varnishes
16. waste oils
17. pesticides

- Don't put in a separate pipe to carry wash waters to a side ditch or the woods. This graywater contains germs that can spread disease. Use a laundry system.

- Don't waste money on septic tank additives. The bacteria needed to treat wastewater are naturally present in sewage. Additives can resuspend solids causing your drainfield to clog. Additives do not eliminate the need for routine pumping of your tank.

- Don't allow backwash from home water softeners to enter the septic system.

- Never enter a septic tank—toxic gases from the tank can kill. If your system develops problems, get advice from your county health department or a licensed septic tank contractor.

When you are ready to move, the following will be required:

Cleaning:

Have the property clean throughout the interior and the exterior.

This also includes vinyl or tile floors, windows insides and out, window sills and door casings, mini-blinds, wiping out drawers and shelves, appliances, stove pans, sinks, toilets, bath tubs, showers, vanities, light fixtures, fireplaces, removal of cobwebs inside and out, etc.

Normal "wear and tear" is not a dirty property.

Carpet Cleaning:

Carpets must be professionally cleaned at move out.

You will be charged 100% at all times, if you have had pets and/or you have soiled carpets exceeding normal wear and tear.

DO NOT rent machines, use home cleaning machines, or employ chemical cleaning companies. Only professional steam cleaning is accepted.

Call for a recommendation from Legends Realty to receive reasonable rates on carpet cleaning.

If you hire another carpet cleaner, the carpet cleaner must guarantee their work to the satisfaction of Landlord and/or Landlord's Agent, and a receipt is required prior to the Legends Realty property review.

Tenants please note: Legends Realty will not reimburse for any carpet cleaning contracted by tenants.

Draperies:

Do not wash draperies.

You are not expected to dry clean draperies unless:

You have caused excessive soil or allowed water damage from open windows.

You have not been using the draperies provided and/or have not kept them in good condition.

Replace:

Light bulbs, filters, smoke detector batteries, doorstops; these items must be IN PLACE OR WORKING to avoid charges

Change the filter just before you vacate the property.

Pest Control:

If you have a pet, leave an adequate supply of insect foggers. The minimum required is four (4) foggers. If you have three bedrooms, two baths, and 2-car garage home or larger, you must supply a minimum of six (6) foggers.

If you do not have a pet, you do not need to supply foggers unless you have not been exercising minimum insect control. If a property is found loaded with ants, spiders, fleas, cobwebs, etc., you can incur pest control charges.

All foggers must be left unopened and left in property prior to property review. Legends Realty will place and discharge them after the walk-through.

Landscape

The outside area is to be neatly mowed, trimmed, pruned, fertilized, and watered for outside areas that apply in your rental contract. Remove all trash, debris, and grease.

Pick up any animal droppings whether you have an animal or not.

Trash

If you have trash that exceeds the normal pickup, you are to arrange to have it hauled away at your expense.

Place all other trash within the appropriate trash receptacles for normal trash removal.

Painting

We request that you do not spackle, putty, or touch up paint unless sure the paint will match.

Charges can occur if unnecessary painting is required due to tenant painting.

Charges for painting depend on whether it exceeds normal wear and tear, and the length of time in the property.

Cigarette/Cigar/Pipe or other such smoke related items:

If smoking is permitted it should be in a reasonable manner but TENANT understand and agrees that if in the opinion of the LANDLORD or AGENT there is evidence of smoke related damage. Tenant agrees to be responsible for such damage and the costs of repairing the damage and smoke odor eradication. Smoke related damage shall not be considered ordinary wear and tear.

If smoking is NOT permitted inside the premises by TENANT, guest or invitees. TENANT understands that smoking inside the premises shall be considered a material default under this lease agreement.

ATTORNEY FEES: In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

The undersigned tenants understand and acknowledge receipt of the Legends Realty. Maintenance Instructions. The instructions are Attachment A to our Rental Agreement.

PROPERTY ADDRESS

Tenant _____ Date: _____

Tenant _____ Date: _____

Tenant _____ Date: _____

Tenant _____ Date: _____

Interpreter _____ Date: _____

Legends Realty AGENT _____

RE: PROPERTY ADDRESS

Congratulations!

Your application has been approved. We look forward to having you as our tenant(s). Your leasing agent should have contacted you with instructions to sign your lease upon acceptance of your application. In the event you have not received a copy of your lease, please call us on receipt of this letter.

Our regular office hours are 9:00 a.m. to 5:00 p.m. Monday through Friday, closed for lunch between 12:00 p.m. and 1:00 p.m.. The office is not open on weekends. The office phone number is (407) 333-1010 .

Upon executing your lease the required security deposit with (1) exception, on all properties over the monthly rental amount of \$800.00 the security deposit is disbursed as follows: \$50.00 will be applied to filming of the property and \$50.00 will be applied to an administration fee. The balance will become tenant(s) security deposit.

Approved applicants: first month's rent/ prorated rent and any other fees owed prior to move-in must be paid via the tenants portal on or before 5 business days prior to the day of move in.

Move in Date: 1st-14th prorated rent due prior to move in

Move in Date: 15th-31st prorated rent and next month's rent due prior to move in

Late fees are assessed at close of business (5pm) on the 4th day of the month. Weekends and holidays do not make this policy exempt.

Utilities are to be in your name. **Please have the change over done 3 business days prior to your move-in.** Any utilities or services not in your name are subject to be discontinued without notice. Utility numbers are provided as a courtesy. You may also look at the website www.CentralFLRentals.com for additional utility numbers. If any of the numbers are incorrect please call our office so we may update our list.

Community mailbox keys (in most communities) can be obtained by calling the post office assigned to your property. No numbers are available.

Sincerely,
Legends Realty

TENANT INFORMATION

THANK YOU for renting through Legends Realty. It is a pleasure to welcome you as our tenant. The properties we manage are kept in a clean and well-maintained condition. This may be what attracted you to the property at PROPERTY ADDRESS . Our aim, on behalf of the owner of the property, is to give you quality property management service. In return we look forward to your being a responsible tenant who pays the rent on time, takes care of the property, and enjoys the place you have rented. We believe that if you are familiar with some of your obligations and responsibilities, most misunderstandings will be avoided and consequently, a better relationship will be established between us.

We are managers for the owners of rental properties and bound by legal contracts with them, as well as with our tenants.

We believe we can best serve the interest of the owners by offering complete, courteous, and prompt service to you, the tenant. However, both parties to any lease or rental transaction have certain obligations and responsibilities. You are requested to read your lease agreement. We will be happy to answer your questions.

SHORT TERM LEASE: In the event you are entering into a Short Term Lease (less than one year), you have been charged a Short Term Rental Fee of \$750.00.

In the event you are entering into a one-year lease and require early termination of your lease, we will assist you in finding a new tenant. You will be charged a one time secure tenant fee of \$750.00, plus all advertising costs involved in marketing the property and the full rent until the property has been re-rented. All terms and conditions of your lease during this period will still apply. We also offer a LEASE BUY-OUT please request more information from our office.

MOVE-IN CONDITION SHEET: You are requested to complete a Move-in-Condition form, which is to be returned to us within 10 days. This form is used to evaluate the condition of the property when you move in, and will also be used as a reference when you move out. This does not apply if you are currently renewing.

OCCUPANCY AND ROOMMATES: If you are renting the premises with other Tenants, remember that you are each jointly and severally responsible for the entire Lease Agreement. Do not incorrectly assume that if you pay "your" part of the rent then you are relieved from any further responsibility. The rent is one amount. It is not divided up and apportioned to each Tenant individually. If one Tenant causes default, the consequences can affect all other Tenants. If you desire to have additional persons live on the premises you should contact your property manager first. As per guidance from the United States Department of House and Urban Development (HUD), maximum occupancy is two persons per bedroom.

Also, a separate application is required for each adult, 18 years of age or older,

intending to occupy the premises. Any new applicant must be qualified just as you were. If an occupant vacates the premises during the term of the lease, they and/or any remaining Tenants should immediately notify the Management office in writing of this change. This could affect how the security deposit is held or later how it is disbursed.

EMERGENCIES: The Maintenance Emergency line (407) 333-1010 ext 1 is an unmanned voicemail communication system and is an additional way to document life-threatening situations such as a fire, flood and/or uncontrollable water, electrical problem, smell of gas, etc... AFTER 911 has been notified.

Please understand air conditioning is not an emergency, however, Legends Realty recognizes this is important and will make it a priority with vendors to have the AC working as soon as possible. For AC and all other non-emergency maintenance concerns, please submit a work order request available in your tenant portal on www.centralFLRentals.com.

For emergencies, please leave a message after the tone *then complete a work order request via your tenant portal.*

Example 1: If your refrigerator quits cooling, it is your responsibility to take steps to protect your personal items - i.e. food, medicines, etc. - from spoiling. The owner's liability insurance will not cover your loss. Call the office immediately, but do not assume that a service call will be made within a few hours. It may take longer to have the appliance repaired or replaced.

Example 2: If you have a flood resulting from an air conditioner drain - i.e. water pipe leak or sewer line backup - it is your responsibility take reasonable steps to keep the problem from getting worse: turn off the AC system, shut off the water, don't continue putting water etc. into the sewer. Also, do what you can to protect your personal property from damage. The owner's liability insurance will not cover your loss.

If you have questions about what to do, it is better to call us than not to call.

INSURANCE: Neither the Owner's nor Management's liability insurance covers you or your personal property. You are responsible for obtaining renter's insurance to protect you and your property. Refer to examples above under "Emergency".

PAYMENT POLICY: All payments due to Legends Realty should be made through the Tenant Portal (transaction fees may apply), all payments not remitted through the Tenant Portal will have a \$5.00 Payment Processing Fee assessed.

SECURITY DEPOSIT: Your security damage deposit is made by you to indicate good faith that you will abide by all covenants of the lease agreement. If you do not fulfill your part of the contract, the deposit will be used to reimburse the owner for any loss suffered. If the deposit should be inadequate to cover the loss, you will be billed for the balance. Your security damage deposit is not to be used for the last month's rent. If there is no intention to impose a claim on your security it will be returned to you within 15 days from the end of your lease and vacating of the premises. The premises must be returned in the same condition as it was rented. In the event that damage was caused

to the property, its contents, appliances or landscaping or if your cleaning deposit was not sufficient to cover the cost of cleaning, you will be notified by certified mail within thirty days of our claim on your security.

To insure full return of your security damage deposit the following conditions will apply:

- A) You are responsible for above normal wear on the property.
- B) Lawn mowed, rubbish removed, burnt out bulbs replaced (in the case of vanity lights should be the original size color and wattage). Air conditioner filter replaced.
- C) The property is to be returned cleaned. The carpets are to be professionally cleaned. If you do not comply the mandatory deposit clause for cleaning will apply. In this event this office must be given the time for scheduling this job within your vacating the property. Please note the mandatory charge is minimal. If the condition of the property warrants more than this amount you will be charged. If the cleaning is done after you vacate you will be charged for the utility and rent till cleaning is complete. Please act accordingly not to incur a greater charge.
- D) No damage to the property, its contents, appliances or landscaping through misuse or maliciousness.
- E) In general the property is to be left in the same clean and well-maintained condition, as when you rented it.
- F) Property will be checked out only after you the tenant has vacated and the keys have been returned. During the term of your lease you will be required to take normal care and perform normal maintenance on the property and its equipment.
- G) The refrigerator coils are to be vacuumed, some models have coils on the back, some models have coils at the bottom under the plate, by keeping these areas clean the unit will run quieter and you will save on electric cost.
- H) The air conditioner contains one or two filters. It is your responsibility to keep these filters clean. They must be removed and cleaned or replaced at least once every other month; this will save you money on your electric bill and save the unit unnecessary repair. the **Resident Benefit Package (RBP)** will help you save up to 15% on your monthly heating and cooling bills, improve the indoor air quality in your residence, and deliver quality air filters to your front door every 60 days! All you'll need to do is install the filters when you receive them.
Resident Benefit Package (RBP). A portion of Resident's total monthly amount due will be used to have HVAC filters delivered to their home approximately every 60 days. Resident shall properly install the filter that is provided within two (2) days of receipt. Resident hereby acknowledges that the filters will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been timely made. If at any time Resident is unable to properly or timely install a filter Resident shall immediately notify Landlord in writing. Resident's failure to properly and timely replace the filters is a material breach of this agreement and Landlord shall be entitled to exercise all rights and remedies it has against Resident and Resident shall be liable to Landlord for all damages to the property, A/C or heating system caused by Resident's neglect or misuse.
- I) You must keep your drains (including toilets) free of grease, lint, sanitary products, foreign objects (ex. toys, tools, paint etc...) or food, which can clog them if they are not flushed out occasionally with a good chemical drain cleaner. In the event of garbage

disposals, only liquid drain cleaner, which is recommended for use on garbage disposals, may be used. The owner will pay for only stoppages that are caused by faulty construction, such as mortar or stones in the sewer, or by tree roots.

J) Your garbage disposal may at times need to be reset. This may happen if too much food is put down the drain at once without enough running water. The reset button is generally on the side or the bottom of the unit and should be pushed in. If this does not start the unit use a self-servicing disposal wrench, (obtained from any hardware store), to give it half a turn, (in bottom hole).

PETS: Keeping pets on the premises is not a right, it is a privilege. There must be written permission through the Management office for a specific pet. Otherwise pets are expressly prohibited. Do not assume that if you decide you want a pet, all you have to do is pay the pet fee and you may have a pet. Pets are permitted only on certain premises at the sole discretion and approval of the owner/landlord. If you desire to have a pet, contact your property manager first and he/she will inquire to the owner if permission will be granted. If permission is granted, you will have to sign a Pet Agreement and pay the appropriate fees. If permission is denied, you cannot have a pet on the premises. Having a pet on the premises without permission could be grounds for termination of your lease.

Please note if there is an overhead crawl space on the premises, this should not be used for storage, as it is not meant to hold weight upon it. Any damage to this area to include but not limited to attic access door, latter or ceiling could result in a tenant charge.

We do report to the local credit bureau of any unpaid charges, skips and evictions

Please keep this information with your lease. Do not hesitate to ask questions we prefer to have a clear understanding at the onset than to have a misunderstanding later.

Tenant acknowledges receipt of Tenant Manual

_____ initials. Date _____

Tenant(s) _____

____ Property does not require a Lead Based Paint Disclosure

____ Property requires Lead Based Paint Disclosure, built prior to 1/1/1978

Property Manager Signature:

Resident Benefits Package Lease Addendum

This Resident Benefits Package Lease Addendum (“RBP Addendum”) is effective as of LEASE START DATE and agreed upon between TENANT NAME(S) and Legends Realty. The RBP Addendum provides the terms and conditions of the Legends Realty Resident Benefits Package (“RBP”) that delivers savings and convenient, professional services that make taking care of your home second nature at a cost of **\$47.00/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 and Landlord 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 and vacating.

◆ **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 activation 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 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 Legends Realty for additional coverage details.

◆ **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 LEASE START DATE. The RBP Fee will be adjusted accordingly, upon verification of a qualified Tenant supplied 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**
- **Legends Realty is listed as additional interest**
- **InsuranceSupport@SecondNature.com is also listed as additional interest**
- **Legends Realty address for purposes of Insurance Declaration copies and notices, 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.

◆ **\$1M Identity Fraud Protection:** Tenant has elected to be automatically enrolled in Identity Protection and agrees to Aura's Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at www.aura.com.

◆ **Home Buying Assistance:** Tenant acknowledges that Landlord 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.

◆ **On Demand Pest Control:** Tenant has elected to be automatically enrolled in the following On Demand Pest Control service, pursuant to the terms and conditions provided under <http://pest.residentforms.com> and considered as part of the Lease:

◆ Pest Assurance Plus (cockroaches, bed bugs, fleas, ticks, weevils, and mites)

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.

Multiple Payment Methods: All rental payments can be paid using a variety of methods available under the Tenant's portal. Available methods include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees associated with payments methods are at the Tenant's expense. (Define)

RBP Vendors: Landlord, and/or Legends Realty, 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 Legends Realty, 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), date of birth, driver's license number, social security number, banking and other financial information, including credit card numbers (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.

Upon the signature of the Landlord and the Resident(s) below, the above-mentioned RBP Addendum shall be considered as part of the Lease and legally binding on all Parties.

_____	_____	_____	_____
Tenant	Date	Tenant	Date
_____	_____	_____	_____
Tenant	Date	Tenant	Date
_____	_____		
Landlord, and/or Landlord's Agent	Date		

SAMPLE

Welcome to your Legends Realty Resident Benefits Package!
To help you take advantage of your Resident Benefits Package, we've included some helpful information below, including some "action items" to get things started!

What you need to know:

- ◇ Resident Rewards: You will be rewarded for paying your rent on-time with our Resident Rewards program. In the weeks ahead, **watch for your welcome email from Piñata with a custom link** to download the app to your smart device or visit their website. Earn e-gift cards for simply completing your profile!
- ◇ Credit Building: With each on-time rent payment you can track your Credit Building through the same Piñata App as described with your Resident Rewards. No further action required here; just use the same app as your rewards app!
- ◇ Identity Protection: We will set up your Identity Theft Protection account for you with up to \$1M identity protection for stolen funds reimbursement to protect all adult leaseholders. Simply watch for your email confirmation with your account details.
- ◇ Renters Insurance: If selected in your lease agreement, you're covered! By enrolling into our Resident Benefits Package, you will meet the insurance requirements of the lease agreement. You'll receive your Evidence of Insurance via email in the coming weeks. Should you choose to obtain your own policy, you will be required to upload it to our carrier for verification. Please see your lease agreement for the terms and conditions.
- ◇ Filter Delivery: Changing the HVAC air filter is a tenant responsibility per your lease agreement. If your home has HVAC, your air filter(s) will begin arriving on your doorstep shortly after you move-in. All you need to do is change it upon arrival and continue to do so each time a new one arrives approximately every 60 days. Should you have any filter installation or delivery questions, please contact Second Nature at residenthelp@secondnature.com, Mon - Fri 10am to 6pm EST.
- ◇ On-Demand Pest Control: Maintaining the home in a clean and sanitary manner is a tenant responsibility per your lease agreement. You will be provided with an innovative pest control service that provides an effective, reactive, and targeted approach to pest control in full replacement of overall less effective, traditional, preventative programs. All claims can be submitted online at pest.residentforms.com/.
- ◇ Online Portal Info: Pay your rent online, access documents and submit your maintenance requests any time, 24/7. We know life is busy and we provide this tenant portal to help make these tasks easy to accomplish! <https://centralflrentals.appfolio.com/connect>

MUTUAL NON DISPARAGEMENT CLAUSE

The parties to this agreement mutually agree and covenant not to disparage one-another by publishing to any third-party, verbally or in writing, derogatory statements, "reviews," comments or remarks that are, or could reasonably be construed as being, injurious to the other's business, reputation or property and/or which are false, or would tend to cast a false or negative light on the other, including without limitation, statements of opinion, comparison or evaluation.

The categories of statements expressly prohibited by this agreement shall include, but are not limited to statements, including written, photographic or video-based reviews, testimonials or evaluations, published on any internet website, crowd-sourced review publication or database (including but not limited to Yelp, Facebook, Google Maps, Twitter, Angie's List, Manta, Rip-off Report, Consumer Affairs, Google Reviews) whose subject matter is, whether in whole or in part: (i) the performance or breach by the other party of any of such party's obligations under any written agreement entered by the parties (whether prior or subsequent to this Agreement), including without limitation any lease or property management agreement; (ii) the performance or breach by the other party of any legal or regulatory duty; (iii) the physical condition of any real property, including without limitation required repairs or maintenance, or requests therefore; and (iv) the payment, refund or accounting for any security deposit.

Anything to the contrary herein notwithstanding, the parties acknowledge and agree that this agreement is intended to constitute a voluntary, mutually agreed and mutually binding waiver and restriction of certain rights of the parties, including the ability to speak publicly, but shall not prohibit any party from publishing or making factual and accurate statements about the other party to any of the following:

1. law enforcement agencies;
2. regulatory agencies, including the Florida Real Estate Commission;
3. courts of this state, to the extent that such statements are made in connection with a legal proceeding;
4. an attorney representing the party making the statement(s); and/or
5. any credit bureau or other reporting agency, provided that the statements otherwise comply with applicable laws.

If any dispute arises regarding whether any remark, statement, or publication is disparaging or otherwise violates this agreement, the parties agree that for purposes of this provision, that any remark, statement, or publication shall be irrefutably deemed disparaging if: (1) the other party requests, in writing, that the party publishing the same removes the statement and/or publication; and (2) the statement and/or publication is not removed from publication within 72 hours of said written request.

The parties mutually agree that breach of this agreement shall subject to non-breaching party to damages, the amount of which are difficult to determine. Accordingly, the parties agree that damages for failure to comply with this provision shall be liquidated at \$500.00 per day for each day that a disparaging statement remains in publication following the 72 hour notice and demand period herein specified. The parties further agree that enforcement of this provision is

appropriate through injunctive relief, notwithstanding any rights of the parties under the First Amendment to the United States and/or Florida Constitutions or other codified statute, regulation, or code, and that any party who prevails on enforcement of this provision shall be entitled to recover from the non-prevailing party all costs and attorney fees associated with the enforcement hereof. The parties to this agreement agree that this provision shall survive the termination, expiration or cancellation of the lease and this agreement in enforceable at any time should any party publish a disparaging statement in violation hereof.

Date

Tenant

Tenant

Tenant

Tenant

Date

Legends Realty

SAMPLE

AMENITIES AND CONSTRUCTION ADDENDUM

It is agreed and understood by all Tenants(s) that all amenities on the premises IF ANY EXIST NOW AND IN THE FUTURE including but not limited to balconies, patio(s), pool(s), hot tub(s), pool heaters, reverse osmosis systems, sprinkler systems, fitness center(s), gas/built in grill(s), propane tanks, jacuzzi type tub/ spa, business center(s), tennis court(s), activities center(s), clubhouse(s), playground(s), playground equipment(s), cable, internet, sound system/speakers/intercom, alarm system, central vacuum system, fences, gates, patio ceiling fans/light, lawn/garden furniture, shed/storage, attic, extra refrigerator or freezer, water filters, washers and dryers or any other as specified herein for Tenant(s)' use may be altered, may become inoperable, unusable or out of service for the purposes of repairs, damage by storms or acts of God or man, rendered unusable or removed at any time without notice and without consent of the Tenant(s). Tenant(s) agree to hold owners, their agents and assigns, harmless for any liability arising from the alteration, removal or failure to be able to use any and all amenities. It is understood by all parties that this agreement has been entered into with good consideration and that it has been read in its entirety.

Amenities for the purpose of this addendum may also include and are not limited to:

Tenant(s) understand that repairs or upgrades to the premises may possibly be made and agree to hold the owners, management, agents, employees and assigns harmless for the absence of or the delay in the availability of any amenities which may have been advertised, appear on any advertising materials, existed at the time of move-in or represented to by any of the staff. Tenant(s) agree to hold the owners, management, agents, employees and assigns harmless for any inconveniences, including but not limited to noise, construction traffic, dust, construction equipment, temporary utility outages, etc., and agree that they cannot break their lease, withhold rent or receive a rent abatement because of any construction problem and/or the lack of amenities unless otherwise agreed to in writing.

_____/_____/_____
RESIDENT

_____/_____/_____
RESIDENT

_____/_____/_____
RESIDENT

_____/_____/_____
RESIDENT

_____/_____/_____
MANAGEMENT

FORM PROVIDED BY:
LAW OFFICES OF
HEIST, WEISSE & WOLK, P.A.

PET ADDENDUM

Consent is hereby granted to TENANT NAME(S) (Tenant(s)) to keep the described pet(s) on the leased premises, PROPERTY ADDRESS, provided the below listed conditions are abided by:

- 1. Additional monthly fee of \$25.00 per pet is added to the monthly rent as additional rent. The total monthly pet fee is \$_____.
2. A non-refundable fee of \$300.00 per pet is paid by Tenant(s). The total non refundable pet fee is \$_____.
3. Additional security deposit of \$0.00 is paid by Tenant(s). This sum may be used by Landlord to pay for any pet damage or for any other amounts due and owing under the terms of the lease agreement whether pet related or not upon Tenant(s) vacating the premises.
4. ONLY PET(S) SPECIFICALLY ON THIS AGREEMENT ARE ALLOWED AND SUCH PET MUST BE PRE APPROVED PRIOR TO BRINGING PET ON THE PREMISES. PET SITTING IS NOT PERMITTED AT ANY TIME.
5. Pet(s) must be kept on a leash at all times while it is outside of the premises. PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME. Tenant(s) agree to fully indemnify the Landlord, owner or agent for any damages arising out of injury to another person or to another pet by the pet(s). Pet(s) must not be tied or kept outside door, in the hallways or on the balcony or lanais, if applicable.
6. In the event any pet(s) have offspring, Tenant(s) will be in immediate breach of this agreement. All Pet(s) must weigh under the weight limit of _____ lbs. at all times.
7. Tenant(s) may be assigned a designated area to walk pet and Tenant(s) must walk pets in that area only. Tenant(s) are responsible for immediately cleaning up after pet(s) and must do so.
8. Tenant(s) will be responsible for FULL replacement and/or repair cost of carpet, walls, blinds, flooring or any other items damaged in any way by pet(s). Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of pet(s).

Tenant(s) agree that approval or denial of all pets(s) is at the sole discretion of owner or agent. Landlord, owner or agent reserves the right to withdraw consent at any time by giving the Tenant(s) 7 days written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other tenants(s) or employees of owner or agent. In the event the pet(s) are not removed after notice, Tenant(s) will be subject to eviction. Tenant(s) agree that keeping a pet on the premises is a revocable privilege and not a right.

DESCRIPTION OF PET(S)

Type _____ Breed _____ Color _____ NAME _____ LBS _____

Type _____ Breed _____ Color _____ NAME _____ LBS _____

Type _____ Breed _____ Color _____ NAME _____ LBS _____

_____ TENANT _____ LANDLORD/AGENT

_____ TENANT _____ / _____ / _____ DATE

POOL MAINTENANCE ADDENDUM

This Pool Maintenance Addendum shall be attached to and for all purposes made a part of the Lease Agreement between:

Smith-Sutton Trust (OWNER) and

PROPERTY ADDRESS (TENANT'S) originally

dated LEASE START DATE concerning the premises known as:

PROPERTY ADDRESS

_____ (Landlord/ Tenant) shall maintain pool and/or spa care and _____ (Landlord/ Tenant), at _____ (Landlord/ Tenant) expenses, is responsible for all maintenance of the pool and/or spa, except Tenant is responsible for:

- 1) MAINTENANCE: Tenant will: maintain proper water heights in the pool and/or spa at all times; empty and clean skimmers and pool sweeps at least once a week and more often if necessary; properly operate the pool and/or spa equipment; and take necessary precautions to prevent the freezing of pipes, or pool and/or spa equipment and water. Keep pool and/or spa free of debris or items, such as towels, toys, rocks and other items that can clog the pool and/or spa drain.
- 2) ENCLOSURE: Tenant will keep all pool and/or spa enclosures and yard gates in good and operable condition and closed at all times.
- 3) ACCESS: Tenant will permit Landlord or Landlord's contractors reasonable access to the pool and/or spa and will remove, upon reasonable request, any pet in the yard in which the pool and/or spa is located in order to permit access.

In the event the Tenant fails to properly maintain the pool and/or spa as required, the Landlord shall provide written notice to the Tenant specifying the manner in which the Tenant has failed to comply with the provisions of this Addendum and the action required for compliance. If the Tenant fails to take remedial, appropriate action to cure the noncompliance within seven (7) days of written notice, the Landlord may, at his election, obtain a pool and/or spa service and all expenses associated therewith shall be deemed additional rent and shall be payable with the next installment rent payment.

Date: _____

Tenant: _____

Tenant: _____

Tenant: _____

Tenant: _____

Owner or Owner's Agent: _____

SAMPLE