

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Agreement") made this 15th September, 2022 is between Tasha Stevens ("Landlord") with a mailing address of 5331 Rexford Court, City of Montgomery, State of AL, 36116 AND Katharine Cohen ("Tenant(s)").

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

1. Property: The Landlord agrees to lease the described property below to the Tenant:

- a.) Rental Address: 1122 McDaniel Street, Sun City Center FL 33573
- b.) Residence Type: ☐ Apartment ☒ House ☐ Condo ☐ Other: _____
- c.) Bedroom(s): 2
- d.) Bathroom(s): 1

The aforementioned property shall be leased wholly by the Tenant ("Premises").

2. Term: This Agreement shall be considered a: (check one)

☒ - Fixed Lease. The Tenant shall be allowed to occupy the Premises starting on 15th September, 2022 and end on 15th September, 2025 ("Lease Term"). At the end of the Lease Term and no renewal is made, the Tenant: (check one)

- ☒ - May continue to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.
- ☐ - Must vacate the Premises.

☐ - Month-to-Month Lease. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on _____, 20____ and ending upon notice of ____ days from either Party to the other Party ("Lease Term").

3. Rent: The Tenant shall pay the Landlord, in equal monthly installments, \$1,250.00 ("Rent"). The Rent shall be due on the 15th of every month ("Due Date") and paid under the following instructions: Check

4. Security Deposit: As part of this Agreement: (check one)

☐ - The Landlord requires a payment in the amount of \$_____ ("Security Deposit") for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Security Deposit is required by the Tenant upon the execution of this Agreement. The Security Deposit shall be returned to the Tenant within ____ days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

☒ - The Landlord does not require a Security Deposit as part of this Agreement.

5. Agent / Manager: (check one)

☐ - The Landlord does have a manager on the Premises that can be contacted for any maintenance or repair at:

Name: _____

Telephone (____) ____ - ____ E-Mail _____

☒ - The Landlord does not have a manager on the Premises although the Landlord can be contacted for any maintenance or repair at:

Telephone: (123) 456-7890 E-Mail: tasha.stevens@email.com

6. Premises Deemed Uninhabitable: If the Premises is deemed uninhabitable due to damage beyond reasonable repair the Tenant will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant, the Tenant shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.

7. Lead Paint: (check one)

☐ - The Premises was built prior to 1978 and there is an attachment titled the 'Lead-Based Paint Disclosure' that must be initialed and signed by the Landlord and Tenant.

☒ - The Premises was not built prior to 1978.

8. Governing Law: This Agreement is to be governed under the laws of the State where the Premises is located.

9. Additional Terms & Conditions: _____

10. Entire Agreement: This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.

Landlord's Signature _____ **Date:** _____

Print Name: _____

Tenant's Signature _____ **Date:** _____

Print Name: _____

Tenant's Signature _____ **Date:** _____

Print Name: _____

Agent's Signature _____ **Date:** _____

Print Name: _____

AMOUNT (\$) DUE AT SIGNING

Security Deposit: \$0

First (1st) Month's Rent: \$1100

Parking Fee: \$100

Pet Fee(s): \$50

Pre-Payment of Rent: \$0

Proration Amount: \$0

Total Amount: \$1250