

House Lease

LANDLORDS: Steve Smith (813-239-2158) and Chris Langee (813-232-2400)

TENANT: _____

Property: _____

In consideration of the mutual covenants and agreements herein contained. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord the above-described property under the following terms:

1. **TERM.** This lease shall be for a term of one year beginning _____ and ending _____.
2. **RENT.** The rent shall be \$_____ per month (**includes pet fee**) and shall be due on or before the **first (1st)** day of each month. In the event the rent is received more than five (5) days late, 10% of the monthly rent shall be due as additional rent. In the event a check bounces or an eviction notice must be posted, \$50.00 shall be due as additional rent. If owner has to evict the tenant there will be an additional \$900.00 fee charged to the tenant.
3. **PAYMENT.** Payments must be received by Landlord on or before the due date at the following address: **7222 North Ola Avenue; Tampa, FL. 33604** or such place as designated by landlord in writing. Tenant understands that this may require early mailing. In the event a check bounces, landlord may require cash or certified funds.
4. **DEFAULT.** In the event Tenant defaults under any terms of this lease, landlord may recover possession as provided by law and seek monetary damages.
5. **SECURITY.** \$_____ as the last month's rent under this lease **to be paid within _____ days** plus \$0.00 as security deposit. In the event Tenant terminates the lease prior to its expiration date, said amount are nonrefundable as a charge for Landlord's trouble in securing a new tenant, but landlord reserves the right to seek additional damages if they exceed the above amounts.
6. **UTILITIES.** Tenant agrees to pay all utility charges on the property
7. **MAINTENANCE.** Tenant has examined the property, acknowledges it to be in good repair and in consideration of the reduced rent rate, Tenant agrees to keep the premises in good repair and to do all minor maintenance promptly (Under \$0.00 excluding labor) and provide extermination service.
8. **LOCKS.** If Tenant adds or changes locks on the premises, Landlord shall be given copies of the keys. Landlord shall at all times have keys for access to the premises in case of emergencies.
9. **ASSIGNMENT.** This lease may not be assigned by the Tenant without the written consent of the Landlord.
10. **USE.** Tenant shall not use the premises for any illegal purposes or any purposes, which will increase the rate of insurance and shall not cause a nuisance for Landlord or neighbors. Tenant shall not create any environmental hazards on the premises.
11. **LAWN.** Tenant agrees to maintain the lawn and shrubbery on the premises at Tenants expense.
12. **LIABILITY.** Tenant shall be responsible for insurance on his own property and agrees not to hold landlord liable for any damages to tenant's property on the premises.
13. **ACCESS.** Landlord reserves the right to enter the premises for the purposes of inspection and to show to prospective purchasers.

14. PETS. Pets shall be allowed on the premises and there shall be a **\$0.00** per month fee.
15. OCCUPANCY. The premises shall not be occupied by more than 4 adults and 4 children.
16. TENANT'S APPLIANCES. Tenant agrees not to use any heaters, fixtures, or appliances drawing excessive current without consent of the Landlord.
17. PARKING. Tenant agrees that no parking is allowed on the premises except on the driveway. No boats, recreation vehicles, disassembled or inoperable automobiles may be stored on premises.
18. FURNISHINGS. Any articles provided to Tenant and listed on attached schedule are to be returned in good condition at the termination of the lease.
19. ALTERATIONS AND IMPROVEMENTS. Tenant shall make no alterations to the property without the written consent of the landlord and any such alterations or improvements shall become the property of the landlord.
20. ENTIRE AGREEMENT. This lease constitutes the entire agreement between the parties and may not be modified except in writing by both parties.
21. HARASSMENT. Tenant shall not do any acts to intentionally harass the landlord or other tenants.
22. ATTORNEY'S FEES. In the event it becomes necessary to enforce this agreement through the services of an attorney, Tenant shall be required to pay Landlord's attorney's fees.
23. SEVERABILITY. In the event any section of this agreement shall be held to be invalid, all remaining provisions shall remain in full force and effect.
24. RECORDING. This lease shall not be recorded in the public records.
25. WAIVER. Any failure by Landlord to exercise any rights under this agreement shall not constitute a waiver of Landlord's rights.
26. ABANDONMENT. In the event Tenant abandons the property prior to the expiration of the lease Landlord may relet the premises and hold Tenant liable for any costs, lost rent, or damage to the premises, Lessor may dispose of any property abandoned by tenant.
27. SUBORDINATION. Tenant's interest in the premises shall be subordinated to any encumbrances now or hereafter placed on the premises, to any advances made under such encumbrances, and to any extensions or renewals thereof. Tenant agrees to sign any documents indicating such subordination which may be required by lenders.
28. SURRENDER OF PREMISES. At the expiration of the term of this lease, Tenant shall immediately surrender the premises in as good condition as at the start of this lease.
29. LIENS. The estate of Landlord shall not be subject to any liens for improvements contracted by Tenant.
30. RADON GAS. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.
31. SMOKE DETECTORS. Tenant shall be responsible for supplying smoke detectors, for keeping them operational, and for changing the battery when needed.

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32.

32. LEAD-BASED PAINT HAZARD. Housing built before 1978 may contain lead based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and /or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

33. The lessor has no knowledge of lead based paint and or lead based paint hazard in the housing
The lessor has no reports or records pertaining to lead based paint and or lead based paint hazard in the housing
_____ Lessee has received the pamphlet Protect Your Family from lead in your home.

33. ABANDONED PROPERTY, BY SIGNING THIS RENTAL AGREEMENT THE TENANT AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

34. Tenant to give a copy of driver's license. Rent is due on the _____ of each month.
35. _____.

WITNESS the hand and seal of the parties as of this _____.

Landlord: _____
Tel # 813-239-2158
Fax # 813-239-3608

Tenant: _____

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