

Residential Lease for Single Family Home or Duplex



5436636-16

(FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX (☐) OR A BLANK SPACE () INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT IS ATTACHED TO THIS LEASE.

1. PARTIES. This is a lease ("the Lease") between Kevin and Grace Chaney (Inactive Licensee Real Estate Broker) ^{Florida} (name and address of owner of the property)

515 E. Grant Rd., Ste 146 PMB 158, Tucson, Arizona 85705 ("Landlord") and

Eric Haw Holt

united customer (name(s) of person(s) to whom the property is leased)

+ is residing at property ("Tenant").

Landlord's E-mail Address: grace.chaney@CH2M.com

Landlord's Telephone Number: 305-304-1352 305-906-2112

Tenant's E-mail Address: ericsonholt@att.net

Tenant's Telephone Number: 615-500-3234

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at 1203 17th Terrace (street address), Key West Florida 33040 (zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none." (In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises"):

- (1) clothes washer > stackable
(1) clothes dryer
(1) Refrigerator in laundry room
(1) oven
(1) microwave
(1) cook top
(1) Refrigerator in kitchen (does not work)
(1) wine cooler

The Premises shall be occupied only by the Tenant and the following persons:

3. TERM. This is a lease for a term, not to exceed twelve months, beginning on 07/01/13 and ending 07/31/13 (the "Lease Term"). ON add AFTER 08/01/13 the term of this lease is month to month Landlord and Tenant EL

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay rent in the amount of \$ 1,200.00 (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance in installments or in full as provided in the options below:

☐ in installments. If in installments, rent shall be payable

☐ monthly, on the _____ day of each month (if left blank, on the first day of each month) in the amount of \$ _____ per installment.

OR

☐ weekly, on the _____ day of each week. (if left blank, on Monday of each week.) in the amount of \$ _____ per installment.

Landlord EL and Tenant EL acknowledge receipt of a copy of this page which is Page 1 of 7
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If there is a homeowner's association, Tenant will be provided with the following to access the association's common areas/facilities:

of keys to _____
of remote controls to _____
of electronic cards to _____
other (specify) to _____

At end of Lease Term, all items specified in this paragraph shall be returned to _____ (name)
at _____ (address) (If left blank, Landlord at Landlord's address).

13. LEAD-BASED PAINT. ☐ Check and complete if the dwelling was built before January 1, 1978. **Lead Warning Statement** (when used in this article, the term Lessor refers to Landlord and the term Lessee refers to Tenant).

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.

Lessor's Disclosure (Initial)

_____(a) Presence of lead-based paint or lead-based paint hazards (check (i) or (ii) below):
(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____(b) Records and reports available to the Lessor (check (i) or (ii) below):
(i) _____ Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (Initial)

_____(c) Lessee has received copies of all information listed above.

_____(d) Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

Agent's Acknowledgment (Initial)

_____(e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Walter Chang 06/26/13
Lessor's signature Date
Ernestine Florida Licensed
Ernestine Florida Real Estate Broker 06/26/13
Lessee's signature Date

Lessor's signature Date

Lessee's signature Date

Agent's signature Date

Agent's signature Date

14. SERVICEMEMBER. If Tenant is a member of the United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces, the Tenant has rights to terminate the Lease as provided in Section 83.662, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

Landlord Walter Chang and Tenant Ernestine Florida acknowledge receipt of a copy of this page which is Page 4 of 7
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