

#546916

## RENTAL AGREEMENT

RENTAL AGREEMENT made between Shirrel and Diane Rhoades [Landlord] and Ryan Johnson [Tenant]. For good consideration it is agreed between the parties as follows:


1. Landlord here by leases and rents to Tenant the premises described as follows:  
217 Virginia St., Key West, FL [leased premises]
2. This Lease shall be on a month-to-month basis, commencing on June 1, 2011.  
The lease can be terminated at any time by either party with 30 days notice.
3. Tenant shall pay Landlord the monthly rent of \$1,495, payable on the 19th of every month. Cash, or checks or money orders payable to "Diane Rhoades" are to be delivered to Landlord at 830 Olivia Street, Key West, FL.
4. Tenant is responsible for: Electric and Water, and must turn on in their name.
5. Tenant further agrees that:
  - o A] Upon the expiration of the lease he will return possession of the leased premises in its present condition, reasonable wear and tear, and fire casualty excepted. Tenant shall commit no waste to the leased premises.
  - o B] He shall not assign or sub-let, or allow any other person to occupy the leased premises.
  - o C] He shall not make any material or structural alterations to the leased premises without Landlord's prior written consent.
  - o D] He shall comply with all building, zoning, and health codes and other applicable laws for said leased premises.
  - o E] In the event of any breach of the payment of rent or any other allowed charge, or breach of this lease, Landlord shall have full right to terminate this Lease in accordance with state law and re-enter to claim possession of the leased premises, in addition to such other remedies available to Landlord.
  - o This lease shall be binding upon and inure the benefit of the parties, their successors, assigns, and personal representatives.
6. Additional Lease terms: Payment in advance of occupancy prorata of the balance of first month's rent (since 18 days have already been paid at a lower rate for the place the tenant currently rents from this landlord). This balance is \$296. Tenant

will also pay the balance of the last month's rent (at a lower rate from the property he is moving from) of \$400. The \$500 security deposit will carry over. Total due June 1 is \$696. However if paid by May 27, 2011, there will be a \$100 discount with only \$596 due.

7. Tenant may have pets with advanced notice and approval by landlord .

Sent via email this 26<sup>th</sup> day of May, 2011.

  
\_\_\_\_\_  
[Tenant]

Diane Rhoades ✓  
  
\_\_\_\_\_  
[Landlord]

Quick Info: Account Details

Service Location Info

Account Number:  Occupant:  Name:  Customer:

Service Address: House #  Mod:  Street:  Apt:

City:  State:  Zip:  Home phone:

Region:

Service Summary (BROWSE) Service Summary (BROWSE) Service Details (BROWSE)

Main Detail Balances / Aging

**Billing Information**

	Total	Current	Overdue	Interest	Late Charge
ELECTRIC	230.13	230.13	0.00	0.00	0.00
	230.13	230.13	0.00	0.00	0.00

Main Additional

**Service Information**

Service:	ELECTRIC	No units:	1
Location:	In City	Start:	2011-06-02
Category:	RESIDENTIAL	Final:	
Bill code:	110	Final pend:	
Bill period:	MONTHLY BILLING	Inactive from:	
SIC code:	RESIDENTIAL	Inactive to:	

**Disconnect**

Code:	N
Reason:	No
Date:	
Reconnect:	

**Exemptions**

Late pay:	N
Interest:	N
Estimate:	N
Disconnect Reason:	
Taxes:	N
Reason:	

**Notices:**

Current:	1	N
Prior:	2	S
	3	S

**Deposits:**

On file:	125.00
Required:	0.00
To collect:	0.00

**Readings**

Last read:	2011-08-29
Last billed:	2011-09-07
Amount:	230.13
Last payment:	2011-08-23
Amount:	227.31
Due date:	2011-10-04