

# RESIDENTIAL LEASE

INTERNATIONAL GOLF  
REALTY, INC.

This agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_ and \_\_\_\_\_, hereinafter referred to as the LANDLORD, through its agent and \_\_\_\_\_ and \_\_\_\_\_ hereinafter referred to as the TENANT, concerning the lease of the following described

property: \_\_\_\_\_, **St. Augustine, FL 32092** is agreed to by and shall bind the TENANT, its heirs, estate, or legally appointed representatives. TENANT as herein used shall include all persons to whom this property is leased. LANDLORD as herein used shall include the owner(s) of the premises, its heirs, assigns or representatives and/or any agent(s) designated by the owner(s).

**TERM OF LEASE: May 20, 2011 to May 31, 2012.** If for any reason LANDLORD cannot deliver possession of the premises to TENANT by the beginning date, the beginning date may be extended up to 30 days or lease voided at LANDLORD'S option without LANDLORD being liable for any expenses caused by such delay or termination.

**OCCUPANTS:** Only the following individuals shall occupy the premises unless written consent of the LANDLORD is obtained: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_. A reasonable number of guests may occupy the premises without prior written consent if stay is limited to 72 hours.

**PRORATED RENT:** TENANT agrees to pay the sum of **\$551.61** as pro rated rent for the period **May 20, 2011 to May 31, 2011.**

**ADVANCE RENT:** TENANT agrees to pay the sum of **n/a** as advance rent representing payment for the last month of lease term or any renewal.

**RENT:** TENANT agrees to pay the monthly rent amount of **\$1425.00** plus any applicable sales tax as rent on the **1st** day of each month in advance without demand at \_\_\_\_\_, \_\_\_\_\_ **St. Augustine, FL 32080** Phone number **(904) 999-1177**. Emergency phone number **(904) 999-1177**. Rent must be received by LANDLORD or its designated agent on or before the due date. A late fee of **10%** plus **\$5.00** per day thereafter shall be due as additional rent if TENANT fails to make rent payments on or before the **4th** day of each month. Cash payments are accepted. If TENANT'S check is dishonored, all future payments must be made by money order or cashier's check; dishonored checks will be subject to the greater of 5% of the check amount or a **\$40.00** charge as additional rent. If LANDLORD has actual knowledge that there are insufficient funds to cover a check, rent will be considered unpaid, LANDLORD may serve TENANT with a Three Day Notice and will not be required to deposit the check. Third party checks are not permitted. Time is of the essence. The imposition of late fees and/or dishonored check charges is not a substitution or waiver of available Florida law remedies. If rent is not received by the **1st** day of each month, LANDLORD may serve a Three Day Notice on the next day or any day thereafter as allowed by law, and LANDLORD has the right to demand that late payments shall only be in the form of a money order or a certified check. All signatories to this lease are jointly and severally responsible for the faithful performance of this lease. All payments made shall first be applied to any outstanding balances of any kind including late charges and/or any other charges due under this lease. All notices by TENANT to LANDLORD shall be sent to LANDLORD'S address above by certified mail.

**PETS:** TENANT shall not keep any animal or pet in or around the rental premises without LANDLORD'S prior written approval and a PET ADDENDUM signed by all parties.

**SECURITY DEPOSIT:** TENANT agrees to pay LANDLORD the sum of **\$1710.00**, as security for faithful performance by TENANT of all terms, covenants and conditions of this lease. This deposit may be applied by the LANDLORD for any monies owed by TENANT under the lease or Florida law, physical damages to the premises, costs, and attorney's fees associated with TENANT'S failure to fulfill the terms of the lease and any monetary damages incurred by LANDLORD due to TENANT'S default. TENANT cannot dictate that this deposit be used for any rent due. If TENANT breaches the lease by abandoning, surrendering or being evicted from the rental premises prior to the lease expiration date (or the expiration of any extension) TENANT will be responsible for unpaid rent, physical damages, future rent due, attorney's fees, costs and any other amounts due under the terms of the tenancy or Florida law. The security deposit (and advance rent, if applicable) will be held in the following manner: Deposited in a separate non interest bearing account with **Prosperity Bank, U S Hwy 1, St. Augustine, Florida.** Florida statutory law, 83.49(3) provides:

(3)(a) Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the LANDLORD shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the TENANT written notice by certified mail to the TENANT last known mailing address of his intention to impose a claim on the deposit, and the reason for imposing the claim. The notice shall contain a statement in substantially the following form: This is a notice of my intention to impose a claim for damages in the amount of \_\_\_ upon your security deposit, due to \_\_\_\_\_. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to (landlord's address). If the LANDLORD fails to give the required notice within the 30-day period, he forfeits his right to impose a claim upon the security deposit.

(b) Unless the TENANT objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the LANDLORD may then deduct the amount of his claim and shall remit the balance of the deposit to the TENANT within 30 days after the date of the notice of intention to impose a claim for damages.

(c) If either party institutes an action in a court of competent jurisdiction to adjudicate his right to the security deposit, the prevailing party is

entitled to receive his court costs plus a reasonable fee for his attorney. The court shall advance the cause on the calendar.

(d) Compliance with this subsection by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and salespersons, shall constitute compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this subsection to determine compliance. This subsection prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes. Security deposit refunds if any shall be made by mail only, as provided by law, made out in names of all TENANTS in one check, and, may not be picked up in person from LANDLORD.

**ASSIGNMENTS:** TENANT shall not assign this lease or sublet the premises or any part thereof. Any unauthorized transfer of interest by the TENANT shall be a breach of this agreement.

**APPLICATION:** If TENANT has filled out a rental application, any misrepresentation made by the TENANT in same will be a breach of this agreement and LANDLORD may terminate the tenancy.

**FIXTURES AND ALTERATIONS:** TENANT must obtain prior written consent from LANDLORD before painting, installing fixtures, making alterations, additions or improvements and if permission granted, same shall become LANDLORD'S property and shall remain on the premises at the termination of the tenancy.

**USE OF PREMISES:** TENANT shall maintain the premises in a clean and sanitary condition and not disturb surrounding residents or the peaceful and quiet enjoyment of the premises or surrounding premises. TENANT shall install window shades or draperies (no foil, sheets, paper etc. allowed) within 15 days of taking occupancy if not already provided. Premises are to be used and occupied by the TENANT for only residential, non business, private housing purposes only. TENANT shall not operate any type of day care or child sitting service on the premises. TENANT shall secure insurance immediately for any water filled devices with a loss payable clause to LANDLORD. No trampolines, athletic equipment, recreational equipment, or any items or activities which can cause interference with the insurance coverage on the premises will be permitted.

**SMOKING:** Smoking is NOT permitted inside the premises by TENANT, guests or invitees. TENANT understands that smoking inside the premises shall be considered a material default under this lease agreement

**RISK OF LOSS:** All TENANTS' personal property shall be at the risk of the TENANT or owner thereof and LANDLORD shall not be liable for any damage to said personal property of the TENANT arising from criminal acts, fire, storm, flood, rain or wind damage, acts of negligence of any person whomsoever, or from the bursting or leaking of water pipes. **TENANT is strongly urged to secure insurance for personal property.**

**DEFAULT:** (1) Failure of TENANT to pay rent or any additional rent when due, or (2) TENANT'S violation of any other term, condition or covenant of this lease (and if applicable, attached rules and regulations), condominium by-laws or neighborhood deed restrictions or (3) failure of TENANT to comply with any Federal, State and/or Local laws, rules and ordinances, or (4) TENANT'S failure to move into the premises or tenants abandonment of the premises, shall constitute a default by TENANT. Upon default, TENANT shall owe LANDLORD rent and all sums as they become due under the terms of this lease and any addendums attached hereto and any and all amounts owed to LANDLORD as permitted by Florida law. If the TENANT abandons or surrenders possession of the premises during the lease term or any renewals, or is evicted by the LANDLORD, LANDLORD may retake possession of the premises and make a good faith effort to re-rent it for the TENANT account. Retaking of possession shall not constitute a rescission of this lease nor a surrender of the leasehold estate. If TENANT(s) breach this lease agreement, in addition to any other remedies available by law and this lease agreement, TENANT(s) shall be responsible for any leasing fee or commission charge which OWNER may incur in attempting to re-lease the premises through a licensed real estate company. If TENANT'S actions or inactions result in any fines, attorneys fees, costs or charges from or imposed by a condo association or homeowners association if in place, TENANT shall be in default of this lease and shall be immediately required to pay such sums as additional rent.

**ATTORNEY'S FEES:** If LANDLORD employs an attorney due to TENANT's violation of the terms and conditions of this lease, TENANT shall be responsible for all costs and reasonable attorney's fees as incurred by the LANDLORD whether or not suit is filed. LANDLORD and TENANT waives the right to demand a jury trial concerning any litigation between LANDLORD and TENANT.

**UTILITIES:** LANDLORD is responsible for providing the following utilities only: **GARBAGE, [REDACTED], [REDACTED]**. The TENANT agrees to pay all charges and deposits for all other utilities and TENANT agrees to have all accounts for utilities immediately placed in TENANT name with accounts kept current throughout occupancy. Garbage and or trash removal is considered a utility under this lease. If the utilities which TENANT is responsible for are still in LANDLORD's name at the time TENANT takes occupancy, TENANT agrees that LANDLORD shall order such utilities to be terminated. In the event a condominium association or homeowner's association is currently providing any services to the unit such as cable, satellite TV, alarm monitoring, internet, water, sewer, trash, guarded security gate or other services and the association decides these services will no longer be provided, Tenant agrees and understands that Landlord and/or Agent shall not be required to replace, provide or pay for these removed services for Tenant. Tenant may opt to pay for non-essential services but shall be required to pay for essential services including but not limited to water, sewer and trash if the association no longer provides these services. The discontinuation of any such services by the association shall not be construed as a prohibited practice by Landlord or Agent nor shall it constitute a default

under the lease. The failure of Tenant to retain and pay for essential services upon notice and demand by the Landlord or Agent shall constitute a material breach of the lease.

**VEHICLES:** Vehicle(s) must be currently licensed, owned by TENANT, registered, operational and properly parked. TENANT agrees to abide by all parking rules established now or in the future by LANDLORD or condo /homeowner association's rules, if applicable. No trailers, campers, vehicles on blocks, motorcycles, boats or commercial vehicles are allowed on or about the premises without Landlord's prior written approval. TENANT is not to repair or disassemble vehicles on the premises. Vehicles not meeting the above requirements and additional rules of LANDLORD are unauthorized vehicles subject to being towed at TENANT expense. Parking on the grass is prohibited. TENANT agrees to indemnify LANDLORD for any expenses incurred due to the towing of any vehicle belonging to the guest or invitee of TENANT. TENANT agrees that only the following vehicles will be parked on the premises: 2010 Toyota Prius

**MAINTENANCE/INSPECTION:** TENANT agrees that they have fully inspected the premises and accepts the condition of the premises in "as is" condition with no warranties or promises express or implied. TENANT shall maintain the premises in good, clean and tenable condition throughout the tenancy, keep all plumbing fixtures in good repair, use all electrical, plumbing, heating, cooling, appliances and other equipment in a reasonable manner, removing all garbage in a clean and sanitary manner. In the event TENANT or TENANT'S guests or invitees cause any damage to the premises, LANDLORD may at its option repair same and TENANT shall pay for the expenses of same on demand or LANDLORD may require TENANT repair same, all charges incurred as additional rent. **TENANT shall be fully responsible for, and agrees to maintain and repair at TENANT'S expense, the following: A/C FILTERS, GARBAGE DISPOSAL, SMOKE ALARM BATTERIES SCREENING,** . In the event a major repair to the premises must be made which will necessitate the TENANT'S vacating the premises, LANDLORD may at its option terminate this agreement and TENANT agrees to vacate the premises holding LANDLORD harmless for any damages suffered if any. TENANT shall notify LANDLORD immediately of any maintenance need or repair in writing. TENANT agrees that they shall immediately test the smoke detector and shall maintain same.

**VACATING:** At the expiration of this agreement or any extension, TENANT shall peaceably surrender the premises and turn in all keys and any other property owned by LANDLORD leaving the premises in good, clean condition, ordinary wear and tear excepted. TENANT agrees to have the carpeting cleaned professionally upon moveout or will incur a minimum carpet cleaning charge to be deducted from the security deposit in the amount of market rate. In the event all keys are not returned upon move-out, there will be a minimum charge to be deducted from the security deposit in the amount of market rate. In addition to any cleaning charges or any other charges due under the terms of this lease, TENANT agrees to a mandatory minimum unit cleaning charge to be deducted from the security deposit in the amount of market rate.

**RENEWAL:** If LANDLORD consents to TENANT remaining in the premises after the natural expiration of this lease, and no new lease is signed, the tenancy will be extended as a month-to-month tenancy and may be terminated by TENANT giving written notice not less than 15 days prior to the end of any monthly payment period OR LANDLORD giving written notice not less than 15 days prior to the end of any monthly payment period. Termination of the tenancy shall occur on the last day of the month. Notice from TENANT to LANDLORD must be made by certified mail. All other conditions of this lease shall remain in effect. Failure to give 60 days notice by TENANT prior to the end of the lease will result in additional liability of TENANT for the following full monthly rental period in addition to security deposit forfeiture. If TENANT fails to vacate after the initial term, or any successive consensual periods after termination, TENANT shall additionally be held liable for holdover (double) rent.

**RIGHT OF ENTRY:** LANDLORD, upon reasonable notice by telephone, hand-delivery or posting to TENANT, has the right of entry to the premises for showing, repairs, appraisals, inspections, or any other reason. LANDLORD has immediate right of entry in cases of emergency, or to protect or preserve the premises. TENANT shall not alter or add locks without prior written consent. If consent is given, TENANT must provide LANDLORD with a key to all locks. LANDLORD may place "For Sale" or "For Rent" signs on the premises at any time.

**CONDEMNATION, DAMAGE TO PREMISES, ACTS OF GOD and TERMINATION:** If for any reason the premises are condemned by any governmental authority, destroyed, rendered uninhabitable, rendered dangerous to persons or property, and/or damaged through fire, water, smoke, wind, flood, act of God, nature or accident, or, if it becomes necessary, in the opinion of LANDLORD or its agent, that TENANT must vacate the premises in order for repairs to the premises to be undertaken, this lease shall, at LANDLORD'S option and upon 7 days written notice to TENANT, cease and shall terminate. TENANT agrees to and shall vacate and TENANT, if not in default of the lease, shall owe no further rent due under the terms of the lease. In such case, TENANT hereby waives all claims against LANDLORD for any damages suffered by such condemnation, damage, destruction or lease termination. TENANT agrees that in the event there are hurricane or storm shutters on the premises, TENANT will install same if there is a hurricane or tropical storm watch or warning in effect and/or at the request of the property manager or owner. If TENANT is unable to perform this task for any reason, TENANT agrees to notify property manager or owner as soon as any storm watch or warning is placed into effect.

**WAIVERS:** The rights of the LANDLORD under this lease shall be cumulative, and failure on the part of the LANDLORD to exercise promptly any rights given hereunder shall not operate to forfeit any other rights allowed by this lease or by law.

**INDEMNIFICATION:** TENANT agrees to reimburse LANDLORD upon demand in the amount of the loss, property damage, or cost of repairs or service (including plumbing trouble) caused by the negligence or improper use by TENANT, his agents, family or

guests. TENANT at all times, will indemnify and hold harmless LANDLORD from all losses, damages, liabilities and expenses which can be claimed against LANDLORD for any injuries or damages to the person or property of any persons, caused by the acts, omissions, neglect or fault of TENANT, his agents, family or guests, or arising from TENANT's failure to comply with any applicable laws, statutes, ordinances or regulations.

**DISPUTES AND LITIGATION:** In the event of a dispute concerning the tenancy created by this agreement, TENANT agrees that if the premises are being managed by an agent for the record owner TENANT agrees to hold agent, its heirs, employees and assigns harmless and shall look solely to the record owner of the premises in the event of a legal dispute.

**INTEGRATION:** This lease and exhibits and attachments, if any, set forth the entire agreement between LANDLORD and TENANT concerning the premises, and there are no covenants, promises, agreements, conditions, or understandings, oral or written between them other than those herein set forth. If any provision in this agreement is illegal, invalid or unenforceable, that provision shall be void but all other terms and conditions of the agreement shall be in effect.

**MODIFICATIONS:** No subsequent alteration, amendment, change or addition to this lease shall be binding upon LANDLORD unless reduced to writing and signed by the parties.



**RADON GAS:** State law requires the following notice to be given: "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."

**ABANDONED PROPERTY: BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.**

- ADDITIONAL STIPULATIONS :**
- (1) Tenant is responsible for any repairs \$75.00 or less and 100% of any repair due to Tenant's negligence. Tenant acknowledges the charge is waived if not due to Tenant's negligence during the first 30 days of occupancy.
  - (2) Tenant agrees that smoking is NOT permitted on the premises by Tenant and / or Tenant's guests. In the event the premises are damaged in any way due to smoke, Tenant agrees they will be fully responsible for eradication of smoke-related odors and/or repair of damage due to smoke. Tenant agrees that smoke related damages will in no way be considered ordinary wear and tear.
  - (3) Tenant agrees to abide by The Cascades HOA rules and regulations. A copy will be provided to Tenant. Tenant is responsible for all HOA fees and fines incurred due to Tenant's negligence, at Tenant's expense.
  - (4) The TENANT is required to change air conditioner filter(s) at least ONCE PER QUARTERLY period and if damage to system results from not changing filters, Tenant will be liable for any damage to the system.
  - (5) Tenant, at Tenant's expense, agrees to have carpets professionally cleaned by a licensed professional and a odor neutralizer or bacteria/enzyme digester should be used in areas where pets were kept, at least once per year and at the end of the lease term. A pre-treatment should be used on all stains. Tenant's agree to use only professional carpet cleaners authorized by Owner's, including Todd King at Industrial Steam Cleaning (904) 716-6843, Dennis Fedor at Denco Cleaning and Restoration (904) 608-9209 or CitruSolution at (904) 599-5012.
  - (6) Owner at Owner's expense is responsible for lawn care, including mowing, watering, fertilization, major tree pruning and pest control.
  - (7) Tenant is responsible for professionally cleaning home upon vacating per the cleaning guidelines provided by Owner.
  - (8) Tenant agrees to return the home to the same condition as documented in the walk-through inspection to be completed prior to occupancy, normal wear and tear excepted.
  - (9) Tenant agrees to report any problems with lawn, trees, or shrubs including but not limited to brown spots and or bugs.
  - (10) Tenant agrees to immediately report any problems with the automatic lawn irrigation system and/or well and to to interfere with its operation or to re-program the system without Owner's permission.
  - (11) Tenant has the option to terminate lease with 60 days written notice to Landlord and proof of accepted sales contract. Tenant acknowledges that all rents and any other charges due under this lease must be current.
  - (12) Owner is responsible for the security system at Owner's expense.

**ACCEPTANCE BY FACSIMILE BY ANY OF THE PARTIES SHALL CONSTITUTE VALID BINDING ACCEPTANCE OF THIS LEASE AGREEMENT.**

# SIGNATURE PAGE

|  |         |       |         |
|--|---------|-------|---------|
|  _____ | TENANT  | _____ | OWNER   |
| _____  | WITNESS | _____ | WITNESS |
| _____  | WITNESS | _____ | WITNESS |
|  _____ | TENANT  | _____ | OWNER   |
| _____  | WITNESS | _____ | WITNESS |
| _____  | WITNESS | _____ | WITNESS |

**WITNESSES ARE NECESSARY AS LEASE IS FOR OVER ONE YEAR**  
This lease has been drafted by the Law Offices of Heist, Weisse & Davis, P.A. 1 800 253 8428  
Reference #344380

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# MOLD ADDENDUM TO LEASE

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN ~~XXXXXXXXXXXXXXXXXXXX~~ (OWNER OR AGENT) AND ~~XXXXXXXXXXXXXXXXXXXX~~, (TENANTS) FOR THE PREMISES LOCATED AT ~~XXXXXXXXXXXXXXXXXXXX~~, St. Augustine, FL, 32092

**MOLD:** Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

**CLIMATE CONTROL:** Tenant(s) agree to use all air-conditioning, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. OWNER OR AGENT RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.

## TENANT(S) AGREE TO:

\*KEEP THE PREMISES CLEAN AND REGULARLY DUST, VACUUM AND MOP

\*USE HOOD VENTS WHEN COOKING, CLEANING AND DISHWASHING

\*KEEP CLOSET DOORS AJAR

\*AVOID EXCESSIVE INDOOR PLANTS

\*USE EXHAUST FANS WHEN BATHING/SHOWERING AND LEAVE ON FOR A SUFFICIENT AMOUNT OF TIME TO REMOVE MOISTURE

\*USE CEILING FANS IF PRESENT

\*WATER ALL INDOOR PLANTS OUTDOORS

\*WIPE DOWN ANY MOISTURE AND/OR SPILLAGE

\*WIPE DOWN BATHROOM WALLS AND FIXTURES AFTER BATHING/SHOWERING

\*WIPE DOWN ANY VANITIES/SINK TOPS

\*AVOID AIR DRYING DISHES

\*NOT DRY CLOTHES BY HANG DRYING INDOORS

\*REGULARLY EMPTY DEHUMIDIFIER IF USED

\*OPEN BLINDS/CURTAINS TO ALLOW LIGHT INTO PREMISES

\*WIPE DOWN FLOORS IF ANY WATER SPILLAGE

\*HANG SHOWER CURTAINS WITHIN BATH WHEN SHOWERING

\*SECURELY CLOSE SHOWER DOORS IF PRESENT

\*LEAVE BATHROOM AND SHOWER DOORS OPEN AFTER USE

\*WIPE DOWN WINDOWS AND SILLS IF MOISTURE PRESENT

\*USE DRYER IF PRESENT FOR WET TOWELS

\*USE HOUSEHOLD CLEANERS ON ANY HARD SURFACES

\*REMOVE ANY MOLDY OR ROTTING FOOD

\*REMOVE GARBAGE REGULARLY

\*WIPE DOWN ANY AND ALL VISIBLE MOISTURE

\*INSPECT FOR LEAKS UNDER SINKS

\*CHECK ALL WASHER HOSES IF APPLICABLE

**TENANT(S) AGREE TO REPORT IN WRITING:**

- \*VISIBLE OR SUSPECTED MOLD
- \*ALL A/C OR HEATING PROBLEMS OR ABNORMALITIES
- \*LEAKS, MOISTURE ACCUMULATIONS, MAJOR SPILLAGE
- \*PLANT WATERING OVERFLOWS
- \*SHOWER/BATH/SINK/TOILET OVERFLOWS
- \*LEAKY FAUCETS, PLUMBING, PET URINE ACCIDENTS
- \*ANY AND ALL MOISTURE AND MUSTY ODORS

- \*DISCOLORATION OF WALLS, BASEBOARDS, DOORS, WINDOW FRAMES, CEILINGS
- \*MOLDY CLOTHING, REFRIGERATOR AND A/C DRIP PAN OVERFLOWS
- \*MOISTURE DRIPPING FROM OR AROUND ANY VENTS, A/C CONDENSER LINES
- \*LOOSE, MISSING OR FAILING GROUT OR CAULK AROUND TUBS, SHOWERS, SINKS, FAUCETS, COUNTERTOPS, CLOTHES DRYER VENT LEAKS

**SMALL AREAS OF MOLD:** If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal, or plastic and the mold is not due to an ongoing leak or moisture problem, Tenant(s) agree to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then, within 24 hours apply a non staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

**TERMINATION OF TENANCY:** Owner or agent reserves the right to terminate the tenancy and TENANT(s) agree to vacate the premises in the event owner or agent in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(S) or other persons and/or TENANT(S) actions or inactions are causing a condition which is conducive to mold growth.

**INSPECTIONS:** TENANT(S) agree that Owner or agent may conduct inspections of the unit at any time with reasonable notice.

**VIOLATION OF ADDENDUM:** IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, Tenant(s) will be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s) failure to notify Owner or Agent of any mold, mildew or moisture problems immediately **IN WRITING**. Violation shall be deemed a material violation under the terms of the Lease, and owner or agent shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to Owner for damages sustained to the Leased Premises. TENANT(S) shall hold Owner and agent harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this Addendum.

**HOLD HARMLESS:** If the premises is or was managed by an agent of the Owner, TENANT(S) shall hold agent harmless and shall look solely to the property Owner in the event of any litigation or claims concerning injury, damage or harm suffered due to mold.

**PARTIES:** THIS ADDENDUM IS BETWEEN THE TENANT(S) AND OWNER AND OR AGENT MANAGING THE PREMISES. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

\_\_\_\_\_

OWNER OR OWNER'S AGENT

\_\_\_\_\_

OWNER OR OWNER'S AGENT

**\* The following Standard Provisions shall apply to all IGR Leases:**

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**STANDARD Lease Special Provisions:**

1. The tenant will be responsible for 100% of the cost for any repair due to tenant's negligence. The tenant will be responsible for each individual repair item totaling \$75 or less. This charge is waived for any repairs not due to tenant's negligence during the first thirty (30) days of tenancy.
2. Tenant agrees that smoking is NOT permitted on the premises by Tenant and/or Tenant's guests. In the event the premises are damaged in any way due to smoke, Tenant agrees they will be fully responsible for eradication of smoke-related odors and/or repair of damage due to smoke. Tenant agrees that smoke related damages will in no way be considered ordinary wear and tear.
3. Tenant, at Tenant's expense, agrees to have carpets professionally cleaned by a licensed professional, and an odor neutralizer or bacteria/enzyme digester should be used in areas where pets were kept, at least once per year, and at end of tenancy. A pre-treatment should be used on all stains. Tenants agree to use only professional carpet cleaners authorized by Owners, including Todd King at Industrial Steam Cleaning (904) 716-6843, CitrusSolution (904) 599-5012, or Dennis Fedor at Denco Cleaning and Restoration (904) 608-9209.
4. The Tenant is responsible for professionally cleaning home upon vacating per the cleaning guidelines provided by Owner, and for returning the property to the same condition as documented in the walk-through inspection to be completed prior to occupancy, normal wear and tear excepted.
5. Tenant agrees to abide by the community rules and regulations. Copy will be provided to Tenant. Tenant is responsible for all HOA fees and fines incurred due to Tenant's negligence, at Tenant's expense.
6. For Tenant(s) of single family homes, Tenant agrees to report any problems with lawn, trees, or shrubs, including, but not limited to, brown spots and/or bugs, and to immediately report any problems with the automatic lawn irrigation system and/or well and not to interfere with its operation or to re-program the system without Owner's permission except to comply with water management rules in effect.
7. Tenant agrees to pay a \$50.00 service fee for any legal notices posted, including, but not limited to 3-day notices, to pay rent, and 7-day notices of non-compliance, as additional rent.
8. Unless otherwise agreed to, Tenant agrees to be responsible for lawn maintenance including, but not limited to, mowing, watering, edging, trimming, pruning the shrubs and weeding the beds at Tenant's expense. In the event the Tenant fails to properly maintain the grounds and/or landscaping 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 appropriate 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 installment rent payment.
9. For properties managed by International Golf Realty, Tenant agrees to put all repair requests in writing to [repairs@igolfrealty.com](mailto:repairs@igolfrealty.com).

**SPECIAL STIPULATIONS For Tenants of Single Family Homes (circle as requested):**

- ◆ Owner, at Owner's expense, is responsible for lawn care, including fertilization, major tree pruning and pest control.
- ◆ Owner, at Owner's expense, is responsible for maintenance of pool, including chemicals and weekly cleaning.
- ◆ Tenant, at Tenant's expense, is responsible for daily maintenance of pool filter basket located on pool deck, maintaining the setting or reprogramming the settings in the event of a power failure on the system, and maintaining the water level in the pool.
- ◆ Tenant agrees to immediately report any problems with the automatic pool controls/timer and not to interfere with its operation or to re-program the system without Owner's permission.
- ◆ Tenant, at Tenant's expense, is responsible for keeping the lanai and pool deck clean and gutter and drain strip in pool area free of debris.