

Florida Single Family Lease

Owner Name(s): _____

Dwelling address: _____

Lease Term: Beginning Date: _____ Ending Date: _____ Lease Prepared By: Chant Karajian

Monthly Rent: \$ _____ Prorated Rent (if any): \$ _____ Regular Security Deposit \$ _____

\$ _____ Security Deposit with Myoblgo.com yes or no _____ Tenant Benefit Package \$99.00

Residents Name(s): _____ Full Nae(s) and dates of birth of Child(ren): _____

Additional Agreements (if any):

Phone:

Email:

This is a lease between the above named Resident(s) and Owner(s) for the dwelling described above. It (and any contemporaneously executed additional agreements) is the entire agreement between Resident(s) and Owner and may be modified only in writing. As used in this lease "you" means the Resident(s) whose name(s) appear above. If there is more than one Resident, you are jointly and severally liable for any liability to us. "We," "our," or "us" means the Owner(s). If a managing agent is named below, unless we notify you differently in writing, all rent payments and any notices from you to us must be delivered to our agent. Our agent (if one is named) manages the property for us and has authority to enter into this lease for us, collect rent, issue and deliver notices to you, and accept notices from you to us, but the agent has no interest in this lease except as our agent. **You acknowledge that you have read and agree to all of the provisions of this lease.**

BY SIGNING THIS RENTAL AGREEMENT, YOU AGREE 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.

Resident Signature(s):

_____ Date

_____ Date

_____ Date

_____ Date

Agent: **10 Stars Property Management LLC**

Address: **8200 66th St N. Suite 2A, Pinellas Park. Fl 33781**

Tel. #: **1-844-707-3773**

by: _____ Date

1. [X] Lead-Based Paint: Housing built before 1978 may contain lead-based paint. If this house was built before 1978, the bracket at the beginning of this section is checked, and you will receive a lead-based paint addendum to this lease. Please ensure that you receive and read the addendum.

2. Security Deposit:

A. Your security deposit will be held as indicated: (1) Deposited in a separate: _____ interest bearing non-interest bearing account with **First Home Bank , 5250 Park Blvd, Pinellas Park, FL, 33781** .You will receive 75 percent of any interest paid on your deposit but not more than 5 percent per year. **OR**

(2) _____ Commingled with our other funds. You will receive interest on your deposit at the rate of 5 % per year.

B. Your security deposit is security for your full performance of this lease and may not be applied by you to any money that you owe to us.

C. Florida statute 83.49(2) requires that we provide to you the following disclosure:

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

3. Rent: You agree to pay the monthly rent indicated above at our agent's office (or any other place that we may inform you in writing) on or before the 1st day of each month without deduction or set off. If prorated rent is indicated, it is the amount due for the partial first month of this lease. Time is of the essence. Rent payments must be made by one check or money order even if there is more than one resident. Payment may not be made by third party checks or in cash. **Payment after the 3rd day of the month must be by certified funds and include a late charge of \$50.00 and \$10.00 for each day thereafter until the rent is paid in full**, all as additional rent. However, we reserve the right to refuse payment after expiration of our demand for rent or possession as provided for in Florida Statutes. If your payment is dishonored, you must pay us a service charge of \$50.00 plus any other charges provided by law and plus any accrued late charges. If one of your payment is dishonored, you may be required to pay future rent by certified funds. We are not required to redeposit a dishonored check. You must pay any taxes due on your payments. Any payment due under this lease is rent. We may apply any payment to any outstanding balance regardless of any notation on or with the payment.

4. Use: The dwelling may be used only as a single family dwelling for the persons named above. You may not make alterations or additions, or install or maintain in the dwelling, or any part of the premises, any fixtures or large appliances without our written consent. Any alterations, additions, or fixtures that are made or installed will remain a part of the dwelling unless we specifically agree otherwise. Locks may not be altered or changed. No adhesives, screws, hooks, nails or similar things may be driven into or applied to the walls or other surfaces except small nails may be used for hanging wall decorations. You are responsible for the cost of any repairs. No water filled furniture is permitted.

5. Renewal: This lease will continue as a month-to-month lease with an additional **amount to be determined at time of renewal** unless either party gives the other **at least 30 days' written notice** of termination before the end of the initial term OR a new lease is signed with agreed monthly rent amount. During the continuation term, either you or we may terminate this lease at the end of a calendar month by giving the other not less than 30 days' written notice. **If new lease is signed in the last 30 days of current lease, an administrative charge of \$100 will be charged. A \$100 lease preparation fee will be charge at lease renewal time.**

6. Utilities: _____ must pay for and have water, sewer, trash collection, and electricity service for your dwelling before occupying. _____ tenants may not occupy your dwelling without water and electricity service except during brief interruptions beyond your control. _____

7. Occupancy: Only those persons whose names appear on this lease may occupy the dwelling without our prior written consent except guests for no more than 7 consecutive or 14 total days. The dwelling may be used solely for private housing. You may not assign this lease or sublet any portion of your dwelling. If you will be absent for more than 14 days, you must notify us in writing.

8. Pets: _____ **may enter** or be kept in your dwelling or on the premises without our written consent.

9. Smoking: No one may smoke inside your dwelling without our written consent.

10. Criminal Activity: If you or your invitee engages in criminal activity on the premises or near enough to adversely affect it or neighbors, we may terminate this lease.

11. Remedies: You and we have all remedies provided by law. If you vacate before the end of your lease (even if due to eviction) you must still pay rent for the entire lease less any net rent which we receive from re-renting your dwelling. We have no duty to re-rent. However, if you have executed a lease addendum in which you elected to pay **liquidated damages for early lease** termination, that addendum applies. The prevailing party in any dispute arising out of this lease will be entitled to recover reasonable costs, including attorney fees, from the other party

12. Notices: Any notices from us to you may be mailed to you by first class mail, personally handed to anyone in your dwelling over the age of 14 years, or left at your dwelling in your absence. Delivery of one copy of a notice is sufficient for all residents. Any notice from you to us will be deemed delivered when received at our agent's office by certified mail, return receipt requested, or personally delivered to our agent's office during normal business hours. Notices may be given by us or our agent. **You must pay, as additional rent, \$50.00 for any notices delivered to you due to your failure to comply with this lease or the law.**

Resident initials: _____

- 13. Right to Enter:** You consent to our agent (or us) entering your dwelling during reasonable hours for inspections, maintenance and repairs, pest control, delivering notices, and other purposes provided by law. You consent to our agent taking photos of the dwelling exterior and interior while it is occupied.
- 14. Repair and Maintenance:** You acknowledge that you have inspected the dwelling and are fully satisfied and accept it in its "as is" condition, except as otherwise agreed by you and our agent in writing. You must maintain your dwelling in a clean and sanitary condition including prompt removal of trash and garbage. We will maintain air conditioning and heating equipment; plumbing fixtures; electrical systems; and appliances provided by us. Any damage to the premises, except for normal wear, caused by you or your invitees will be corrected, repaired, or replaced at your expense this includes misuse or mistreatment of the dwelling. You must immediately notify our agent in writing of any needed maintenance or repair. You must inspect your smoke detector(s) at least once a month to determine if it is working properly and notify us of any deficiency. You must change the air conditioning and heating filter monthly, or more often if needed. If upon during an inspection our agent changes filters, batteries, light bulbs or other tenant responsibilities per lease, the tenant will be responsible for cost associated with repairs. Upon vacating a standard cleaning fee will be charged to your security deposit. Tenant is also responsible for replacement of water filter in refrigerator if applicable
- 15. Mold:** You must take steps to limit the growth of mold in your dwelling. This includes operating your heating and air conditioning system as appropriate to reduce humidity, using appropriate ventilation, limiting evaporation of water, promptly removing any visible mold, and immediately reporting to us any leaks or other water intrusion into your dwelling or any visible mold that you cannot remove.
- 16. Pest Control:** You must provide for the extermination of rats, mice, roaches, ants, bedbugs, and other vermin. However, we may enter your dwelling to provide additional pest control service.
- 17. Liability:** We will not be liable for any damages, loss, or injury to persons or property occurring within your dwelling or upon the premises. You are responsible for obtaining your own casualty and liability insurance. With respect to your family or invitees, you agree to hold us harmless and indemnify us from liability. **We strongly recommend that you secure insurance to protect yourself and your property.** Your successors, heirs, beneficiaries, and personal representatives are bound by the provisions of this lease.
- 18. Damage:** If we determine that your dwelling should not be occupied because of damage or risk to property, health, or safety, we may, at our option, terminate this lease. If it cannot be occupied due to the fault of you, your family, or invitee, you will be liable for any monetary loss to us including rent. Nothing may be used or kept in or about your dwelling that would increase our insurance cost, be a violation of law, or otherwise be a hazard.
- 19. Waivers:** Our acceptance of rent after knowledge of a breach of this lease by you is not a waiver of our rights or an election not to proceed under the provisions of this lease or the law. Our rights and remedies under this lease are cumulative; the use of one or more shall not exclude or waive our rights to other remedies. Your rights under this lease are subordinate to any present or future mortgages on the premises. We may assign our interest in this lease. You and we waive any right to a jury trial concerning the litigation of any matters arising between us.
- 20. Possession:** If the dwelling is not ready for your occupancy on the beginning date of this lease, the beginning date may be extended up to 30 days or the lease may be voided at our option. We shall not be liable for any loss caused by such delay or termination.
- 21. Application:** If any information given by you in your application is false or not complete, we may, at our option, terminate this lease. You must notify us promptly in writing of any changes in the information provided to us in your application.
- 22. 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 health department. Florida Statute section 404.056(5) requires that you be provided the preceding notice.
- 23. Credit Reports:** We have the right to obtain credit and any other reports on you that we may deem appropriate until all of your obligations under this lease are fulfilled. Upon your written request, we will inform you of the name and address of each agency from which a credit report is obtained. We have the right to report to others our credit and other experience with you.
- 24. Parking:** We may restrict the number and type of vehicles that may be parked on the property. All vehicles must be in good operating condition; be in compliance with all requirements to operate on public streets including insurance; and not be unsightly (within our sole discretion). Vehicles may not be parked on grass or other places not intended for vehicle parking. Vehicles in violation of the foregoing may be removed without notice at the owner's or your expense. We are not liable for any claim arising as a result of removal. It is your responsibility to advise your invitees of these requirements and to determine that they have complied. You agree to indemnify and hold us harmless for any claims by your invitees for the removal of their property for violation of these requirements and to pay immediately as additional rent any amount due pursuant to such claim.
- 25. Lawn and Pool:** You must maintain the lawn and other vegetation in as good or better condition as at the beginning of the lease, including watering, mowing, trimming, and fertilizing as required. You may not make any alterations. If there is a pool, you must maintain it in good condition and in compliance with all laws and ordinances.
- 26. Laws, Ordinances, and Rules:** You must comply with all laws, ordinances, rules, regulations, etc. (such as but not limited to homeowner association) that apply to the dwelling.
- 27. Copy of lease:** Tenant will receive a copy of the signed lease upon move in or renewal. If tenant requests additional copies of lease tenant will be charged \$50.00.
- 28. Air Conditioning units:** Other than changing the filter for the units' tenants are not allowed to handle or try to repair units themselves in any way. Tenants must enter a maintenance request into their tenant portal for all repair requests. Once the request has been submitted, 10 Stars Property Management will then have 7 days to inspect unit and assess what repair is needed. If tenant has been offered/provided with a portable AC unit the 7 day period does not apply. Tenant must pick up at our location and return Ac portable unit and parts within agreed timeline in writing in separate agreement. If unit must be replaced it may take longer period to purchase and replace unit depending on stock availability.
- 29.** Upon vacate tenant shall return all keys, passes and remotes. If not returned a standard charge per piece will apply

Resident initials: _____

Nonlawyer Disclosure

10 Stars Property Management LLC told me that he/she is a nonlawyer and may not give legal advice, cannot tell me what my rights or remedies are, cannot tell me how to testify in court, and cannot represent me in court. Rule 10-2.1(b) of the Rules Regulating the Florida Bar defines a paralegal as a person who works under the supervision of a member of The Florida Bar and who performs specifically delegated substantive legal work for which a member of The Florida Bar is responsible. Only persons who meet the definition may call themselves paralegals. 10 STARS Property Management LLC informed me that he/she is not a paralegal as defined by the rule and cannot call himself/herself a paralegal.

10 Stars Property Management LLC told me that he/she may only type the information provided by me in writing into the blanks on the form. Except for typing, 10 Stars Property Management LLC may not tell me what to put in the form and may not complete the form for me. However, if using a form approved by the Supreme Court of Florida, 10 Stars Property Management LLC may ask me factual questions to fill in the blanks on the form and may also tell me how to file the form. Tenant:

_____ I can read English.

_____ I cannot read English but this notice was read to me by _____
(Name)
in _____ which I understand.
(Language)

Signature

Signature

Licensee signature

Collections

All tenants authorize Landlord to hire a collection agency for any past due amount at any given time. This action might affect your credit and/or show as a collection on your credit. Tenants will not hold Landlord or any of it's representatives for any consequences of this action. Any given property will have a calculated 10 years of usage before a remodel is necessary. If wear and tear is deemed higher then that then all tenants will be held responsible. No other real estate model will be followed for this purpose.

Access and Use

No attic access will be given or allowed to any tenant under no circumstances. No trampolines or above ground pool that are more than 1 foot deep will be allowed unless provided by landlord.

Email Notification:

Tenant agrees to have all legal notices where permitted by law to be delivered by email to the email on lease. Tenant to update their email address if that is to change.

Rent payments:

Payments made by check, money order, cashier's check will be charged \$5.00 per payment

. Payments made on tenant portal by credit/debit card 2.95%, phone 3%

Payments made on tenant portal by EFT \$2.00

Lead-Based Paint Lease Addendum

This is an addendum to the following described lease.

Owner (lessor) Name(s):

Resident (lessee) Name(s):

Lease Beginning Date:

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 as appropriate below)

Presence of lead-based paint or lead-based paint hazards is:

Lessor believes lead-based paint and/or lead-based hazards may be present in the housing.

Explanation:

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

Lessor has provided the lessee(s) with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing as listed below:

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

Lessee(s) acknowledgment (initial)

Lessee(s) received copies of all information listed above, and received the pamphlet Protect Your Family from Lead in Your Home.

Maintenance Request Guidelines

All maintenance requests need to be submitted through the tenant login portal, please advise us about your availabilities. Only maintenance emergencies will be taken over the phone. After hours, use our voice mail system and follow the maintenance emergency prompts.

Follow the guideline to avoid a maintenance charge.

Emergency Calls are defined as: Anything relating to the property under the lease that is threatening to life, health or the integrity of the property.

- **Fire: Call the Fire Department immediately**
- **Break in on property: Call 911(Police) immediately.** Then contact us.844-707-3773 x 9. Please also provide us with the report.
- **A/C Repair:** A/C is **NOT** considered an emergency. A/C system is designed to accommodate up to 20 degrees difference between outside temperature and inside temperature for your unit to work at optimal output. You will need to change your filters every month. For optimal performance set temperature to 77-79 and keep fan on auto. Check the breakers and replace the thermostat batteries before asking for maintenance.
- **AC Tune Up:** Performed every 3 months and is mandatory. Tenants will be contacted for arrangements for someone to be home.
- **Clogged Toilet or Drains:** Use a drain cleaner and/or plunger before calling us. If there are roots in the line or something is physically wrong with the plumbing, then contact us. Please only flush toilet paper down the toilet. Please do not flush anything down toilet.
- **Pipe Broken/leak/toilet running:** Turn off water valve to pipe or exterior water main until contractor arrives. **We are not responsible for any portion of your water bill.**
- **Broken Doorknob, Lock or Window:** Call only if it prevents resident from properly securing unit. Residents should wait to contact office until regular business hours if temporary measures can be taken. **Lock:** Use WD 40 on lock before contacting us.
- **No Hot Water:** Call us after you have checked the breakers and have tried multiple faucets.
- **No Water:** Check valves, call water company or if in an HOA call HOA.
- **No Electricity:** Call us after the following has been checked. 1) Check breakers by flipping all of them to OFF position and then back to ON position. 2) Reset **ALL GFI** circuits in the house. 3) Call electric company to assure there are no outages. If a wall switch or outlet begins to smoke or smell remove all plugged-in appliances and turn off switch if necessary. **CALL THE FIRE DEPARTMENT.**
- **Appliance Issues:** Call us after you have checked the breakers and outlets. Refrigerator, please remove the dust on the coils in the back. Dishwasher please clean the drain lines. Garbage, disposal please make sure nothing is stuck and reset the garbage disposal. Ice maker, did you replace the filter? We do not fix appliances you own.
- **Garage door:** Check the breakers, replace the batteries in remote before submitting a maintenance request.
- **Water pressure:** Remove the aerator from faucet soak in vinegar for 3 hours then put back in.
- **If you live in HOA community:** Call them first for leaks, pest control, water issues, exterior. Please also let us know.
- **Disturbance from neighbors:** Please call police or 911. Please also let us know.

Resident Initial _____

Non-Emergency, Routine Maintenance-The following are non-emergencies calls:

- Locking self out of house: call a locksmith, replace the locks at your own expense. We do not keep copies of keys.
- Non-working appliances (refrigerator, stove, dishwasher, microwave)
- Pest Control
- **A/C Repair:** A/C is **NOT** considered an emergency

***** Partial outages Do NOT constitute as an emergency!**

*****10 Stars and the owners represented are not responsible for alternative lodging due to any outages.**

10 Stars is not responsible for repair/replacement of: batteries, lightbulbs, filters of any kind, outlet cover plate, toilet seat and blinds. If 10 Stars repairs/replaces any of these it will be at tenant cost.

***** 10 Stars nor the owners represented are not responsible for any loss of food.**

△ ***Cancellation of Appointments: A 4-hour notice is required prior to a scheduled appointment to cancel. If you are not home at time of our arrival you will incur a charge of \$100.00.***

Resident Signature: _____

Date: _____

Resident Signature: _____

Early Termination Fee/Liquidated Damages Addendum

This is an addendum to the following described lease.

Owner Name(s):

Resident Name(s):

I/We agree, as provided in the rental agreement, to pay an amount that equals 2 months' rent as liquidated damages or an early termination fee if I/we elect to terminate the rental agreement, and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession. Vacate notices must be 30 days and end at the end of the calendar month

Date: _____

Date: _____

Resident Signature(s):

Owner or Agent signature(s):

**LEASE ADDENDUM
LIABILITY INSURANCE REQUIRED OF RESIDENT**

1. Addendum. This is an addendum to the Lease Contract for

Dwelling address: _____ (state).

The effective date of this Addendum is _____.

2. Acknowledgment Concerning Liability Insurance Requirement

You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own personal liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests, including but not limited to fire damage. For the duration of your Lease Contract you must maintain a personal liability insurance policy, which provides limits of liability to third parties in an amount not less than \$100,000 per occurrence. You will ensure that the liability insurance policy identifies that "10 Stars Property Management LLC and the owners they represent" as a "Party of Interest" or "Interested Party" (or similar language as may be available). You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods, a policy of personal liability insurance with this limit and otherwise satisfying the requirements listed below, at your sole expense.

3. Required Policy. You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third-parties (including damages to our property), with the minimum policy coverage amount set forth in paragraph 2 above, from a licensed insurance carrier authorized to issue such insurance in Florida.

4. The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.

Please initial one of the options indicating how you will meet the insurance requirement. I have purchased an annual term renter's insurance policy satisfying the requirements of the Lease Contract and this Addendum from the carrier of my choice and have provided a copy of the policy or declarations page to the leasing representative.

Initial _____

5. No Solicitation. Unless otherwise acknowledged in writing, you acknowledge that we have made no solicitations, guarantees, representations, or promises whatsoever concerning any insurance or services provided by any insurance company. You were and are free to contract for the required insurance with the provider of your choosing so long as that provider comports with the requirements of paragraph 3 above.

6. Subrogation Allowed. You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract. Accordingly, our insurance carrier may sue you for losses it pays as a result of your negligence, and your insurance carrier may sue us for losses it pays as a result of our negligence.

7. Your Insurance Coverage. By signing this Addendum, you acknowledge that you have purchased (or will purchase within 30 days) the insurance described in paragraphs 2 and 3, and that you will provide written proof of this insurance to on-site staff prior to taking possession of the dwelling. You further acknowledge that you will keep this insurance policy in-force for the entire term of the lease. If any material terms of your insurance policy change, you agree to promptly provide a copy of the modified policy terms to the on-site staff. For the

purposes of this paragraph, either the written policy itself or the declaration page to the policy shall be acceptable.

8. Default. Unless otherwise prohibited by law, any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law. If you fail to pay the insurance charge or if you allow your policy (from the carrier of your choice) to expire or cancel, you will be in default under the terms of your lease.

9. Miscellaneous.

a. Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control.

b. The insurance required by the Lease Contract is not required by any law. Your obligation to provide insurance stems solely from the Lease Contract.

c. The insurance required by the Lease Contract is not an attempt to limit the landlord's liability for its own negligence or your liability for your own negligence.

d. The insurance required by the Lease Contract is not in lieu of, or in any way a component of, the security deposit required by the Lease Contract.

By signing below, you acknowledge and agree that you understand and agree to the terms of this Addendum.

Resident or Residents:

Landlord or Landlord's Representative

Date of Lease Contract

Photo ID/Drivers License:

Name as shown: _____

ID Number: _____

State issued: _____

Address as shown: _____

Dob: _____

Expiration: _____

Photo ID/Drivers License:

Name as shown: _____

ID number: _____

State issued: _____

Address as shown: _____

Dob: _____

Expiration: _____

THE FOLLOWING SAMPLE CLAUSE IS PROVIDED BY OBLIGO FOR REFERENCE PURPOSES ONLY. OBLIGO IS NOT PROVIDING ANY LEGAL ADVICE AND OBLIGO DOES NOT MAKE ANY REPRESENTATION AS TO THE ENFORCEABILITY OF THIS SAMPLE CLAUSE OR WHETHER IT IS SUITABLE FOR YOUR USE. YOU ARE ADVISED TO HAVE LEGAL COUNSEL REVIEW THIS CLAUSE AND PROVIDE YOU WITH ADVICE PRIOR TO YOUR ACTUALLY UTILIZING THIS SAMPLE CLAUSE IN A LEASE.

Billing Authorization Option

Obligo, Inc. (www.myobligo.com) offers to residential tenants a subscription-based billing authorization service (the "Obligo Service") which may be used in the place of a security deposit. You will still authorize Obligo to withdraw any security deposit claim by your landlord or its representatives. Landlord permits qualifying Tenants to subscribe to the Obligo Service in lieu of payment of a Security Deposit. If Tenant is approved for the Obligo Service, then Landlord agrees to accept Tenant's subscription to the Obligo Service in place of payment the Security Deposit, subject to the following: (1) If Landlord makes any Claims under this Lease then Tenant agrees to pay Obligo Inc. via the Obligo Service in an amount equal to any such Claims, (2) if the Obligo Service terminates for any reason, Tenant agrees to pay the Security Deposit amount stated in this Lease to Landlord within thirty (30) days of such termination, and (3) Tenant agrees not to do or omit to do anything that will constitute a breach of the terms applicable to the Obligo Service or that amount to a termination of Tenant's subscription prior to the end of the Lease Term without Landlord's prior written consent. Landlord may require an increase in the Billing Authorization amount, in the manner as may be permitted under the lease for the security deposit amount. Tenant waives any right to make any claim against Obligo, or landlord, or management company or its subsidiaries for a failure by the landlord to fulfill its obligations under this Lease.

10 Stars Property Management LLC

Addendum to lease

I agree that if one or more tenant vacates during lease term or at lease renewal, said tenant will forfeit the full portion of their security deposit to the other current tenant(s) on the lease. Said tenant will automatically forfeit all rights to past, present or future claims and agree to hold harmless forever 10 Stars Property Management LLC .

If all tenants vacate at the end of the lease, security deposit will be refunded (if any) and returned with all the tenant(s) names on check in compliance with Florida Statutes.

Address: _____

Lease date: _____

Resident Signature: _____

Resident Signature: _____

Resident Signature: _____

Resident Signature: _____

Landlord Signature: _____



REQUIRED NOTICE OF RIGHTS IN HOUSING

Landlords in the City of St. Petersburg are required to distribute this notice, and it is not intended to provide legal advice by either the City or the Landlord.

RENTERS HAVE RIGHTS

Per City of St. Petersburg Ordinance 422-H, at the time a rental agreement is formalized, all landlords in the city are required to notify tenants as follows:

Though tenants have responsibilities under Florida law and through lease agreements – including paying rent, keeping the unit clean and in working order under relevant codes and not disturbing the peace - landlords have certain requirements and restrictions as well. This document is meant to educate tenants about their rights and tenants should review their lease regarding their responsibilities and discuss questions with their landlord.

ALL RESIDENTIAL RENTALS MUST BE FIT FOR HABITATION

A unit must generally include working plumbing and heating, be free from pests and have locking doors and windows, among other requirements¹. Structures in the City must also meet all applicable building, housing and health codes. If there is an issue with your unit for which you have not assumed responsibility under your lease, contact your landlord as set forth in your lease. If your landlord does not address the needed issue within a reasonable timeframe, certain issues can be reported to the City Codes Department at 727-893-7373. A landlord cannot deny access to a code inspector if access is granted by a tenant.

RETALIATION AND DISCRIMINATION ARE ILLEGAL

A landlord may not raise your rent or threaten to evict you because you reported a health or safety violation or filed a fair housing complaint². A landlord cannot treat you differently because of your race, nationality, disability or sexual orientation, among other criteria³. If you feel you have been discriminated against or retaliated against, contact the Pinellas County Office of Human Rights at 727-464-4880.

YOU HAVE THE RIGHT TO CHALLENGE AN EVICTION AND OTHER UNLAWFUL ACTION

A lease cannot prevent you from challenging an eviction or limit the liability of a landlord⁴. If a landlord is violating the lease agreement or otherwise damaging your interest (such as utilizing utilities you pay for without your permission) you can always seek relief through the courts. If you challenge an eviction and win, your landlord must generally pay for your attorney. If you cannot afford an attorney, you may be eligible for free legal assistance from many local and statewide groups. Contact the Pinellas County Office of Human Rights at 727-464-4880 or visit the Florida Bar website at floridabar.org/public/probono/ for more information.

HELP IS AVAILABLE

If you face eviction and/or homelessness, financial assistance may be available. There are many local organizations that can help. Contact 211 for a full directory of local services or visit 211tampabay.org for more information.

¹ Fla. Stat. § 83.51

² Fla. Stat. § 83.64

³ Fair Housing Act, Title VIII of the Civil Rights Act of 1968, and Pinellas County Code Chapter 70

⁴ Fla. Stat. § 83.47

Required Notice of Rental Housing Rights and Resources

Pursuant to Hillsborough County Ordinance 2021-21-7, landlords and other lessors of residential rental property in unincorporated Hillsborough County are required to distribute this notice to persons applying to rent a rental unit. Where no application is required, this Notice must be provided prior to the tenant's occupation of a rental unit.

This notice provides a general overview of rental rights and related resources for tenants in unincorporated Hillsborough County, but is not intended to provide legal advice by either the County or the landlord providing the notice.

TENANTS HAVE RIGHTS

Just as tenants have responsibilities under Florida law and through lease agreements – including paying rent, keeping the unit clean and in working order, and not disturbing the peace, – landlords have certain requirements and restrictions as well, such as providing a clean and safe property by maintaining the major systems and the building structure. Landlords in unincorporated Hillsborough County are also required to provide notice to tenants informing them when a late fee has been incurred.

KNOW THE LAW

Tenants in Florida can have either a written or an oral lease agreement. Because there are more likely to be misunderstandings with an oral lease, if possible, it is recommended that tenants have a written lease agreement with the landlord. Prior to entering into a lease, tenants should review their lease regarding their responsibilities and should also be familiar with Florida's Landlord/Tenant Law in Florida Statute Chapter 83, Part II. The state of Florida provides a free brochure with an overview of Florida's Landlord/Tenant Law that is available at FloridaConsumerHelp.com or by calling **1-800-HELP-FLA (435-7352)** or **1-800-FL-AYUDA (352-9832)** en Español.

ALL RESIDENTIAL RENTALS MUST BE FIT FOR HABITATION

A unit must generally include plumbing and heating that is compliant with all applicable codes, be reasonably free from pests and have fully-functioning and locking doors and windows, among other requirements. Structures in unincorporated Hillsborough County must also meet all applicable building, housing, and health codes. If there is an issue with your unit for which you

are not responsible for in your lease, contact your landlord as set forth in your lease. If your landlord does not address the issue within a reasonable timeframe, you may be able to report it. Certain issues, such as lack of operable sanitary facilities or water or leaking roofs, can be reported to **Hillsborough County Code Enforcement at (813) 274-5545**.

DISCRIMINATION AND RETALIATION ARE ILLEGAL

A landlord may not raise your rent or threaten to evict you because you reported a health or safety violation or filed a fair housing complaint. A landlord cannot treat you differently because of your race, nationality, disability, religion, or sexual orientation, or because you pay your rent with Section 8 vouchers or any other governmental assistance, among other criteria. If you feel you have been discriminated or retaliated against, you can contact the **Equal Opportunity Administrator's Office at (813) 272-6554** or the **Hillsborough County Consumer Protection at (813) 635-8316**.

YOU HAVE THE RIGHT TO CHALLENGE AN EVICTION AND OTHER UNLAWFUL ACTION

A lease does not prevent you from challenging an eviction. If the landlord is violating the lease agreement, you can always seek relief through the courts. If you cannot afford an attorney, you can contact **Bay Area Legal Services at (813) 232-1343** to see if you are eligible for free legal assistance.

FINANCIAL ASSISTANCE

If you face eviction and/or homelessness, financial assistance may be available. There are many local organizations that can help. Contact **Hillsborough County Social Services at (813) 301-7341**.



Required Notice of Rental Housing Rights and Resources

Resources

Discrimination (Race, Color, Gender, Age, National Origin, Religion, Disability, Marital or Familial Status, Sexual Orientation, Gender Identity, or Expression)

Hillsborough County Equal Opportunity Administrator's Office

(813) 272-6554

**Persons with Disabilities
Hillsborough County ADA Officer**

(813) 276-8401; TTY: 7-1-1

For hearing or speech assistance, call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955- 8700(v) or Dial 711

**Housing & Rental Financial Assistance
Hillsborough County Social Services**

(813) 301-7341

Section 8

Tampa Housing Authority

(813) 341-9101

Eviction Proceedings & Disputes

Hillsborough County Clerk of the Circuit Court

(813) 276-8100 x 7807

Hillsborough County Sheriff's Office

Civil Process Section

(813) 242-5200

Complaints, Security Deposit Disputes & Source of Income Discrimination

Hillsborough County Consumer Protection

(813) 635-8316

HCFLGov.net/Consumer

Legal Questions or Problems

Bay Area Legal Services, Inc.

(813) 232-1343

Affirmation of Receipt of Required Notice of Rental Housing Rights and Resources

I/We, _____ [tenant(s)], confirm that I/we have received a Required Notice of Rental Housing Rights and Resources on _____ [date].

Tenant Signature

Landlord Signature

Tenant Name (Printed)

Landlord Name (Printed)

Tenant Signature

Tenant Name (Printed)

This signature page should be retained by the landlord. Please provide a copy of this document to your tenant(s). The Rental Housing Rights and Resources can be found at HCFLGov.net/TenantRights.





Required Notice of Tenants' Rights

Under Pinellas County's Tenants Bill of Rights (Ordinance No. 22-27) landlords and other lessors of residential rental property in Pinellas County are required to distribute this notice to tenants prior to occupying a rental unit (except in the City of St. Petersburg where the City's ordinance applies*). This notice provides a general overview of rental rights and related resources for tenants in Pinellas County but is not intended to provide legal advice by either the County or the landlord providing the notice.

Tenants' Rights under County Ordinance No. 22-27

- **Written Notice of Rights:** Landlords are required to provide tenants with this written Notice of Rights under Federal Law, Florida Law and County Code at the time of a new lease or lease renewal.
- **Notice of Late Fees:** Landlords are required to provide tenants with advanced written notice of late fees. The notice should include the reason for the late fee and the amount of the late fee which is due at the time of the notice.
- **Notice of Rent Increases:** Landlords are required to provide tenants with written notice of rent increases of more than 5% the timing for notice of rent increases depends on the length of the lease.
- **No Discrimination Based on Income Source:** The ordinance prohibits discrimination based on a lawful source of income such a public assistance housing assistance program or subsidy, including but not limited to Housing Choice (Section 8) Vouchers, Veterans Affairs Supportive Housing (VASH) Vouchers, Social Security, and Supplemental Security Income.

How to File a Complaint

A tenant may file a complaint for a violation of the ordinance as follows:

- **Issue with Receiving Notice of Rights, Notice of Late Fees, or Notice of Rent Increase:** You may file a complaint with Code Enforcement through the Pinellas County Citizen Access Portal (aca-prod.accela.com/pinellas) or by calling Code Enforcement at (727) 464-4761.
- **Issue with Source of Income Discrimination:** You may file a complaint with Consumer Protection through the Pinellas County Citizen Access Portal (aca-prod.accela.com/pinellas) or by calling Consumer Protection with any questions at (727) 464-6200.

*Other cities may choose to opt out or adopt their own ordinance.



Required Notice of Tenants' Rights

Your Rights Under State and Federal Law

- **Discrimination and retaliation are illegal.** A landlord may not raise your rent or threaten to evict you because you reported a health or safety violation or filed a fair housing complaint. A landlord cannot treat you differently because of your race, nationality, disability, or sexual orientation, among other criteria. If you feel you have been discriminated against or retaliated against, contact the Pinellas County Office of Human Rights at 727-464-4880.
- **All residential rentals must be fit for habitation.** A unit must include working plumbing and heating, be free from pests and have locking doors and windows, among other requirements. Structures must also meet all applicable building, housing, and health codes. If there is an issue with your unit for which you are not responsible for in your lease, contact your landlord as set forth in your lease. If your landlord does not address the issue within a reasonable timeframe, you may report it through the Pinellas County Citizen Access Portal (aca-prod.accela.com/pinellas) or by calling Code Enforcement at (727) 464-4761 within the unincorporated county or contact your city to file a complaint.
- **You have the right to challenge an eviction.** A lease cannot prevent you from challenging an eviction or limit the liability of a landlord. If a landlord is violating the lease agreement you can always seek relief through the courts. If you cannot afford an attorney, you may be eligible for free legal assistance from many local and statewide groups. Contact the Pinellas County Office of Human Rights at 727-464-4880 or visit the Florida Bar website at floridabar.org/public/probono for more information.

More Information and Resources:

- **Florida Landlord Tenant Law:** Before you rent, know your rights and responsibilities under the law. Learn more at fdacs.gov/Consumer-Resources/Landlord-Tenant-Law-in-Florida
- **Help with Housing:** More Pinellas County resources are available at: rent.pinellas.gov/help-with-housing

LEASE ADDENDUM – PET

Address: _____

Lease Date: _____

Resident Name(s): _____

The lease is modified to allow resident to keep the below described pet in the apartment under the conditions that follow.

Pet description #1

Species: _____ Breed or type: _____

Weight: _____ lbs. Color: _____ Height: _____

Name: _____ Age: _____

Pet description #2

Species: _____ Breed or type: _____

Weight: _____ lbs. Color: _____ Height: _____

Name: _____ Age: _____

Resident must pay one or more of the following as indicated.

- a. Additional security deposit of \$150 **per pet** increasing the total lease security deposit to \$_____.
- b. Non-refundable fee of \$⁰_____.
- c. Additional monthly rent of \$⁰_____ increasing total rent to \$_____.
- d. Pet, at all times, must be in full compliance with all laws and ordinances.

1. When pet is outside resident's dwelling, it must be controlled by resident with a leash or be inside a pet carrier. Pet may be "walked" only in designated pet "walk" area(s). Pet is not allowed in pool area.
2. If pet disturbs or annoys other resident or persons on the property or is ever not in compliance with all laws and ordinances, resident may be required to remove pet from the premises upon 7 days' notice.
3. Aggressive breeds not allowed. Breed Restrictions: American Pit Bull Terrier, American Staffordshire Terrier, Bull Mastiff, Chow, Doberman, Pit Bull, Presa Canario, Rottweiler, Wolf, Wolf hybrids, any combination mix of the foregoing breeds, and any other breed or type that Landlord deems to have similar characteristics.
4. Pet photo and current vaccination records must be submitted prior to any move in or lease renewal.

Resident Signature: _____ Date _____ Resident Signature: _____ Date _____

Manager Signature _____