



**LEASE AGREEMENT**

**Property Solutions Inc.**  
9101 Lee Vista Boulevard, Suite B  
Orlando, FL 32829  
Telephone: (407) 367-7368 ♦ FAX: (407) 358-5136  
WWW.CLF4RENT.COM

**THIS INDENTURE** is made and entered into this \_\_\_\_\_ day of January, 2009, by and between **M&M Property Solutions, Inc.**, a Florida corporation acting as Agent of Owner under a contractual agreement, hereinafter referred to as **LESSOR**, and \_\_\_\_\_, **Jointly and Severally Liable**, hereinafter referred to as **LESSEE**.

**WITNESSETH:** That LESSOR, whose address is 9101 Lee Vista Blvd., Suite B, Orlando, FL 32829, is the authorized agent of the owner of the below described premises.

WHEREFORE, for and in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

**DESCRIPTION:** The LESSOR and or Owner hereby leases or rents to the LESSEE, and the LESSEE hereby leases or rents, the premises located at:

**TERM:** The initial term of this agreement shall begin \_\_\_\_\_ and end on \_\_\_\_\_ at the agreed gross rental (together with any and all sales and/or governmentally imposed taxes that may become due and payable) in the amount of:

**RENT:** \$ \_\_\_\_\_, **Payable to M&M Property Solutions, Inc. as follows:**  
\$ \_\_\_\_\_, **for the first month rent, to be paid in certified funds on or before**  
\$ \_\_\_\_\_, **due on or before the 1st day of JANUARY. Thereafter**  
\$ \_\_\_\_\_, **due on or before the first day of each calendar month for the duration of the Lease,**  
**payable at the office of Lessor.**

**LATE PAYMENTS AND RETURNED CHECKS:**

Time is of the essence! The rent amount stated above is discounted rent and is due and payable ON OR BEFORE the 1st day of each calendar month. THEREFORE, if rent in full is not received in the offices of **M&M Property Solutions, Inc.** by the Third (3<sup>rd</sup>) day of each month that rent is due, LESSEE agrees that the rent amount of \$ \_\_\_\_\_ becomes due and payable. Any check returned by the bank for nonpayment or funds not available will not be resubmitted. Returned checks will be subject to the greater of 5% of the check amount or a \$40.00 charge as additional rent and THE TOTAL AMOUNT DUE MUST BE REPLACED IMMEDIATELY by Money Order, Certified Check or Cashier's Check, plus applicable tax. Also, the rent will automatically be considered late and the additional late rent amount shown above will apply. Should more than one check be returned for nonpayment during the term of tenancy, all payments of rent, etc. from that time forward shall be paid ONLY in the form of Money Order, Certified Check or Cashier's Check. The imposition of late fees and/or returned check charges is not a substitution or waiver of available Florida Law remedies. LESSEE AGREES TO PAY \$25.00 AS ADDITIONAL RENT IF A DEFAULT NOTICE IS REQUIRED TO BE DELIVERED TO LESSEE.

**LESSEE AGREES:**

1. To pay rent when due pursuant to the terms of this Lease Agreement.
2. To comply with all obligations imposed upon the LESSEE by applicable provisions of building, housing, health codes and Homeowner Associations. If Lessee's Actions or inactions result in any fines, attorney fees, costs or charges from or imposed by a homeowners association if in place, Lessee shall be considered in default of this lease and shall be immediately required to pay such sums as additional rent.
3. To keep entire premises clean and sanitary. To remove from the dwelling unit all garbage and debris in a clean and sanitary manner, placing same in appropriate receptacles, and to comply with all present and future laws, orders and regulations of all state, federal, municipal and local governments, departments, commissions and boards regarding the collection, sorting, separation and recycling of waste products, garbage, refuse and trash. LESSEE agrees to sort and separate such items into categories as provided by law, and in accordance with the rules and regulations adopted by LESSOR for the sorting and separating of such designated recyclable materials. LESSEE agrees to pay all costs, expenses, fines, penalties or damages imposed on LESSEE, LESSOR or Owner by reason of LESSEE'S failure to comply with this paragraph and shall indemnify, defend and hold LESSOR and/or Owner harmless from and against any actions, claims and suits arising from such noncompliance, including any cost or expenses, attorneys' fees, of any action or proceeding by LESSOR and/or Owner against LESSEE based upon LESSEE'S breach of the terms and conditions of this section.
4. Vehicle(s) must be currently licensed, owned by LESSEE, registered, operational and properly parked. LESSEE agrees to abide by all parking rules established now or in the future by LESSOR or condo/homeowner associations rules, if applicable. No trailers, campers, vehicles on blocks, motorcycles, boats or commercial vehicles are allowed on the premises without LESSOR'S prior written approval. LESSEE is not to repair or disassemble vehicles on the premises. Vehicles not meeting the above requirements or additional rules of LESSOR are unauthorized vehicles subject to being towed at LESSEE expense. Parking on the grass is prohibited. LESSEE agrees to indemnify LESSOR for any expenses incurred due to the towing of any vehicles belonging to the guest or invitee of LESSEE. LESSEE agrees that only \_\_\_\_\_ vehicle(s), as described in the rental application, will be parked on the premises.
5. To provide for the extermination of pests, such as ants, roaches, etc. if the leased premises is a single family home, condo unit or duplex.
6. Not to destroy, deface, damage, impair or remove any part of the premises or property therein belonging to the LESSOR nor permit any person to do so. Trampolines, athletic equipment, pools, recreational equipment or any other items or activities which can cause interference with the insurance coverage on the premises will not be permitted. Exceptions may be made only upon written approval of LESSOR.
7. To conduct themselves and require any other persons on the premises to conduct themselves in a manner that does not disturb in any way the quiet and unfettered enjoyment of other premises by neighbors or constitute in any way a hindrance of the peaceable enjoyment of other residents.
8. To pay all electric, gas, sanitation fee, water, sewage charges, cable and telephone charges which may be assessed upon the demised premises during the term hereof, except as otherwise agreed to herein. LESSEE agrees to pay all charges and deposits for all other utilities and LESSEE agrees to have all accounts for utilities immediately placed in LESSEE name with accounts kept current throughout occupancy. If the utilities, which LESSEE is responsible for, are still in LESSOR'S name at the time LESSEE takes occupancy, LESSEE agrees that LESSOR shall order such utilities to be terminated.
9. Not to assign this Lease Agreement or sublet the said premises or any part thereof without the previous written consent of LESSOR.
10. To permit LESSOR, Owner and/or his agents to enter the demised premises upon reasonable notice by telephone, hand-delivery or posting to LESSEE, the right to entry to the premises for showing, repairs, appraisals, inspections or any

other reason. LESSOR has immediate right of entry in cases of emergency, or to protect or preserve the premises. LESSEE shall not alter or add locks without prior written consent. LESSOR may place "FOR SALE" or "FOR RENT" signs on the premises at any time and exhibit the demised premises to prospective or actual purchasers, mortgages, tenants, workmen or contractors.

11. At the termination of said tenancy to quietly yield up said premises and grounds in as good and rentable condition in all respects (reasonable wear and use and damage by fire and other unavoidable causes excepting those occurring as a result of the fault or negligence of LESSEE or LESSEE'S invitees, licensees, agents, employees or independent contractors) as the condition in which the premises were initially occupied by LESSEE.

12. If LESSEE uses a flotation bedding system in the premises, provided that the flotation bedding system does not violate applicable building codes, LESSEE agrees to carry in LESSEE'S name flotation insurance in the amount deemed reasonable to protect LESSOR and Owner against personal injury and property damage to the premises. Said policy shall carry a loss payable clause to LESSOR/Owner and LESSEE agrees to provide LESSOR with a Certificate of Insurance as evidence thereof. Lessee is strongly urged to secure insurance for personal property.

13. LESSEE shall not be entitled to move in or to keys to the premises until all monies due prior to occupancy have been paid. Once keys are picked up, keys and locks are LESSEE'S responsibility. If LESSOR must come to open up a residence, LESSEE will be charged \$30.00 as additional rent. Keys must be returned to LESSOR the last day of this Lease. LESSEE may never change locks, re-key, nor add locks without LESSOR'S permission and without providing LESSOR with two copies of any new key. LESSOR has the right to correct any unauthorized changes in keys and locks at the LESSEE'S expense.

14. LESSEE agrees that LESSOR and/or Owner shall not be liable for injury or damages on or about the premises except where such is due to LESSOR'S negligence. LESSEE shall be responsible for obtaining fire, extended coverage and liability insurance with respect to the personal contents of LESSEE on the premises, as well as to protect LESSOR from liability as a result of actions or injuries on the part of, or to, LESSEE and/or his/her guests, invitees or licensees.

15. LESSEE releases LESSOR and/or Owner for and agrees to indemnify and hold LESSOR and/or Owner harmless from and against all losses, costs, damages or expenses incurred by LESSOR as a result of: (1) LESSEE'S failure to comply with this agreement; (2) any damages or injury happening in or about the premises to LESSEE'S invitees or licensees or such persons' property not caused by LESSOR; (3) damages or loss in or about the premises caused by LESSEE'S family or invitees; (4) LESSEE'S failure to comply with any requirements imposed by any governmental authority.

16. LESSEE agrees to indemnify and hold LESSOR harmless from and against any and all claims of whatsoever kind, nature or description arising from any act, omission or negligence of LESSEE or LESSEE'S licensees, agents, employees, guests, invitees or independent contractors, or arising from any accident, injury or damage whatsoever caused to any person or to property of any person, occurring in or about the premises. The indemnity and hold harmless provisions within this paragraph and the preceding paragraph shall include indemnity against all costs, loss, injury, damage, liability and expense incurred in or connected with any such claim or proceedings brought thereon, including costs and reasonable attorneys' fees incurred prior to trial, at trial level and in any appellate or bankruptcy proceeding. Said indemnity and hold harmless provisions shall survive the termination of this Lease Agreement. In the event of a dispute concerning the tenancy created by this agreement, LESSEE agrees that if the premises are being managed by any agent for the record owner, Lessee agrees to hold agent, its heirs, employees and assigns harmless and shall look solely to the record owner for the premise in the event of a legal dispute.

17. LESSOR may encumber the premises by mortgages, securing such sum or sums and upon such terms and conditions as LESSOR may desire. LESSEE acknowledges and agrees that LESSEE'S interest is automatically subordinated to the lien of any current or future mortgages on the premises. LESSEE agrees to execute any and all additional documents necessary to evidence the subordination of LESSEE'S rights under this Lease Agreement to the lien, operation and effect of any mortgage now or hereinafter encumbering the demised premises.

18. LESSEE states, and the parties hereby agree, that the subject premises shall be used and occupied solely by LESSEE, consisting of: **Adults, Children, and NO Pet(s)**, said premises being used for residential, non business, private housing purposes only. Occasional overnight guests are permitted. An occasional overnight guest is one who does not stay more than seven (7) nights in any calendar month. LESSEE shall not operate any type of day care or child sitting service on the premises. If applicable, a Consent for Pets addendum, form or clause is attached hereto and made a part of this Lease Agreement. LESSEE may not keep or allow any pets on the premises other than those included in Lease Agreement without LESSORS approval of the pet in writing.

19. If LESSEE fails to pay the rent when due hereunder for three (3) days after initially becoming due, LESSOR may, at LESSOR'S option, either (1) terminate this Lease Agreement and retake possession of the premises for LESSOR'S own account, or (2) retake possession of the premises for the account of LESSEE who shall remain liable to LESSOR; and in either event, LESSEE shall give up possession of the premises to LESSOR. If LESSEE violates any covenant or condition of this Lease Agreement, other than with respect to the payment of the rent, or if LESSEE engages in objectionable conduct, or if the premises are damaged because of the negligence or misuse of LESSEE, any member of LESSEE'S family, or any agent, employee, guest or invitee of LESSEE, and same has not been remedied within seven (7) days after demand therefore has been delivered to LESSEE, LESSOR may, at LESSOR'S option, either (1) terminate this Lease Agreement by serving upon LESSEE a three (3) day notice of LESSOR'S election to do so and upon the expiration of said three (3) day period this Lease Agreement shall terminate and LESSOR shall retake possession of the premises for LESSOR'S own account; or (2) retake possession of the premises for the account of LESSEE, who shall remain liable to LESSOR, and in either event LESSEE shall give up possession of the premises to LESSOR. In addition to the remedies specified above, LESSOR shall have such other additional rights and remedies as are provided for or permitted under the statutory or case law from time to time enacted or existing in the State of Florida.

20. LESSEE hereby agrees that all expenses in connection with the upkeep of the grounds, will be provided and paid for by **LESSEE**, except as herein noted: . LESSEE also agrees that **LESSEE** shall be responsible for using the irrigation system, if one so provided, in a manor to keep the lawn properly watered and shall be responsible for the cost of the water usage. If an irrigation system is not installed or in working condition, Lessee shall water the grounds with hoses and/or sprinklers and shall be responsible for its costs.

21. LESSEE agrees to check the smoke detector(s) installed in the premises at least monthly and to maintain same by providing batteries as necessary to insure proper operation. If repairs are required, LESSEE agrees to report the problem promptly to LESSOR.

22. LESSEE agrees not to commit or permit any illegal acts upon the premises, and if such occurs, agrees to vacate the premises within three (3) days after notice by LESSOR.

23. LESSEE and LESSOR agree that no modification, release, discharge or waiver of any provisions hereof shall be of any force, effect, or value unless in writing and signed by LESSOR or the duly authorized Agent of LESSOR.

24. If LESSEE holds over and continues in possession of the premises or any part thereof after the expiration of this Lease without the prior written consent and permission of LESSOR, then LESSOR, at LESSOR'S option, may either (1) recover possession of the premises in an action for possession and, in addition, charge and recover double the amount of the rent due on the premises for the period during which LESSEE holds over; or (2) treat LESSEE as having held over with the prior

written consent and permission of LESSOR on the same terms and conditions as set forth herein, except that such tenancy shall be deemed to be month-to-month and shall not be cancelable except by providing at least a 30-days prior written notice. The failure on the part of LESSEE to provide such written cancellation notice shall serve to forfeit any entitlement to the return of the Security/Damage/Pet Deposit.

25. If for any reason LESSOR cannot deliver possession of the premises to LESSEE by the beginning date, the beginning date may be extended up to 30 days or lease voided at LESSOR'S option without LESSOR being liable for any expenses caused by such delay or termination.

26. If LESSEE has filled out a rental application, any misrepresentations made by LESSEE in same will be a breach of this agreement and LESSOR may terminate the tenancy.

**LESSOR AGREES:**

1. The LESSOR shall keep the exterior of the building on said premises in good repair at LESSOR'S expense, except that repair/replacement of glass and screens in doors and windows, smoke detector batteries, air filters and light bulbs/tubes are LESSEE'S responsibility. LESSOR shall not be required to make necessary repairs unless and until LESSEE shall have first given LESSOR written notice of the nature of said repairs.

2. LESSOR shall not abuse the right of access nor use it to harass the LESSEE.

3. LESSOR shall be responsible for repairs to the structural parts of, and major appliances in, the premises; provided, however, that repairs required because of damage caused by LESSEE, any member of LESSEE'S family, or agent, employee, guest or invitee of LESSEE shall be charged to and paid by LESSEE. Any repairs which are not required to be made by LESSOR in accordance with the forgoing sentence shall be made by LESSEE at LESSEE'S sole cost and expense. LESSEE shall otherwise maintain the premises in first-class condition, ordinary wear and tear alone excepted. LESSEE will not make or permit to be made any alterations, additions, improvements or changes in or to the premises without prior written consent of LESSOR.

4. If the premises or any part thereof shall at any time during the term be destroyed by fire not by fault of LESSEE, by storm or any other casualty, then payment of the rent hereby reserved, or a proportionate part thereof, according to the extent of the damage incurred, shall be suspended until the premises shall have been reinstated and rendered fit for habitation. In the event this Lease Agreement shall at LESSOR'S option be extended for an amount of time equal to the time rent is subject to abatement, LESSOR also retains the right to terminate this Lease Agreement should LESSOR not desire to reconstruct or renovate the premises following destruction.

5. Except as specifically stated in this Lease Agreement and as required by the Florida Residential Landlord and Tenant Act, LESSOR makes no warranties of any kind, nature or description of or concerning the premises. LESSEE has inspected the premises and is leasing the same on the basis of said inspection "as-is, where is and with all faults."

**SECURITY/DAMAGE/PET DEPOSIT**

Security/Damages/Pet Deposit (including advanced rent if applicable) in the amount of \$ \_\_\_\_\_ to be paid by LESSEE to LESSOR, outlined specifically below, shall be retained by LESSOR for LESSEE'S performance of the terms and conditions of this Lease Agreement, as follows: \$ \_\_\_\_\_

The LESSOR may, at its option, use all or part of said deposit for any and all damages to which LESSOR may be entitled due to the breach of any of the covenants and agreements contained herein by the LESSEE. Use of said deposit for such purposes shall not act as a waiver of any rights either in law or in equity to which LESSOR may be entitled. It is also understood and agreed that if the premises are left in an unclean or damaged condition, beyond reasonable wear and tear, the total deposit monies shall be applied toward necessary cleaning and/or repairs.

**RETURN OF THE SECURITY/DAMAGE/PET DEPOSIT IS SUBJECT TO THE FOLLOWING PROVISIONS:**

1. The full term of the lease and any and all extensions has expired and all provisions therein fully complied with.
2. 60 days notice in writing is given to LESSOR prior to the expiration date of the lease. The failure on the part of LESSEE to provide such written cancellation notice shall serve to forfeit any entitlement to the return of the Security/Damage/Pet Deposit.
3. No damage has occurred to the premises or its contents beyond normal wear and tear.
4. The entire premises are clean, regardless of condition upon occupancy, including but not limited to kitchen, bathrooms, closets and cabinets; range (including new drip pans) and refrigerator (if not "frost free", defrosted); clean filter in the a/c system or individual window/wall unit; light bulbs/tubes in place and in working order; Lessor to have the carpets professionally cleaned and the amount deducted from the security deposit; all windows and screens in place and in good condition.
5. No late rent, pet rent or delinquent rent remains unpaid.
6. All debris, rubbish/garbage or discards are disposed of properly.
7. A forwarding address is left with LESSOR at time of vacating.
8. All keys and garage door transmitters (in operable condition) are returned to LESSOR at time of vacating.

If the above conditions are not complied with, the cost of labor and materials for cleaning, repairs and replacements will be deducted from the Security/Damage/Pet Deposit.

Pursuant to Section 83.49(b), Florida Statutes, LESSOR hereby notifies LESSEE that said Security/Damage/Pet Deposit shall be held in escrow in a non-interest-bearing account at WACHOVIA. Return of the Security/Damage/Pet Deposit shall be governed by Section 83.49(3), Florida Statutes, which 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 *fifteen (15) days* to return the security deposit together with interest if otherwise required, or the landlord shall have *Thirty (30) days* to give the tenant written notice by Certified Mail to the tenant's last known 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. It is sent to you as required by Section 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within fifteen (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 M&M Property Solutions, Inc. 9101 Lee Vista Boulevard, Suite B, Orlando, FL 32829. If the landlord fails to give the required notice within the Thirty (30) day period, then 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 fifteen (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 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 court costs plus a reasonable fee for his attorney. The court shall advance the cause on the calendar.

(d) Compliance with this section 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 section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1)d.”

The Security/Damage/Pet deposit will be refunded by check via certified mail to the forwarding address LESSEE provides LESSOR or to the LESSEES last known address. Checks will be made out jointly to all persons who signed the Lease Agreement and sent within fifteen (15) days if no claim is made or (30) days if a claim is made from date LESSEE vacates premises. Refunds of the Security/Damage/Pet Deposit may not be picked up at the offices of M&M Property Solutions, Inc. LESSEE acknowledges that this Security/Damage/Pet Deposit may not be applied as rent and agrees that the full month’s rent will be paid on time, including the last month of occupancy.

**FIXTURES**

In the event there is personal property, except for items designated as fixtures, an inventory of such items shall be attached hereto and identified as Schedule “A” and become a part of this Lease Agreement. Such Items of personal property shall become a part of the demised premises. The items designated as follows are the personal property of the LESSOR and may be used by the LESSEE at the discretion of the LESSOR on the hereinafter specified terms. LESSEE agrees not to abuse these items or remove them from the premises and LESSEE is responsible for any repairs resulting from use other than normal wear and tear.

<b>Yes</b>	<b>Range</b>	<b>Yes</b>	<b>Blinds/Verticals</b>	<b>No</b>	<b>Ceiling Fans</b>
<b>Yes</b>	<b>Refrigerator</b>	<b>No</b>	<b>Drapes/Rods</b>	<b>No</b>	<b>Room/Wall A/C units</b>
<b>Yes</b>	<b>Dishwasher</b>	<b>Yes</b>	<b>Carpet</b>	<b>Yes</b>	<b>Smoke Detector(s)</b>
<b>Yes</b>	<b>Disposal</b>	<b>Yes</b>	<b>Central Heat/Air</b>		
<b>No</b>	<b>Microwave</b>	<b>No</b>	<b>Garage Door Opener(s) # -0-</b>		

**ENTIRE AGREEMENT; GOVERNING LAW; VENUE; ATTORNEY’ FEES, ETC.**

This entire agreement constitutes the entire agreement between the parties. If any provision of this Lease Agreement shall be declared invalid or unenforceable, if reasonably possible, taking into consideration the intent and purpose of the parties entering into this Lease Agreement, the remainder of the Lease Agreement shall continue in full force and effect. All questions concerning the meaning, execution, construction, effect, validity and enforcement of this Lease Agreement shall be judged and resolved in accordance with the laws of the State of Florida. The venue for any suits or other proceedings with respect to this Lease shall be in the county in which the subject premises are located. In any eviction proceeding arising out of this Lease Agreement, the parties agree to waive a trial by jury. The prevailing party in any litigation arising between LESSOR (or Owner) and LESSEE under this Lease Agreement shall be entitled to recover all attorneys’ fees and costs incurred by such party at or before the trial level and in any appellate or bankruptcy proceedings.

**DISCLOSURES:**

The following information is provided pursuant to Florida Statutes:

“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.”

**M&M Property Solutions, Inc.**, as a Registered Real Estate Broker, is acting herein as Owner’s agent and representative. In compliance with FS 475.25(1)(q) and Florida Administrative Code Rule 21V-10.033, LESSEE hereby acknowledges that this written notice was received prior to LESSEE’S execution of the Lease Agreement. Further, pursuant to Florida Administrative Code Rule 213.003(2), LESSEE acknowledges that M&M Property Solutions, Inc., as owner’s agent, is being paid a commission by the Owner for renting the premises herein to LESSEE.

Limitation of Liability of M&M Property Solutions, Inc.:

It is understood and agreed that M&M Property Solutions, Inc. is executing this Lease Agreement as the agent of the Owner. LESSEE hereby acknowledges and agrees that all representations, covenants and warranties reportedly made herein in behalf of the “LESSOR” shall be deemed to be from the Owner. It is also understood and agreed, that all representations, covenants and warranties made by LESSEE (including indemnification obligation) shall apply to both M&M Property Solutions, Inc. and the Owner.

**NOTICES:**

Facsimile Signatures: The parties agree that this agreement may be executed by Facsimile and such Facsimiles shall be binding as if originals.

For the purpose of notices required by this agreement or by law, the following addresses shall be used unless the parties have been otherwise advised in writing:

**LESSOR: M&M Property Solutions, Inc.: 9101 Lee Vista Blvd. Suite B, Orlando, FL 32829**

**LESSEE:**

**SPECIAL CLAUSES:**

**Non Liability Agreement for Personal 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

**Air Filters:** Lessee responsible for changing the air filters on the a/c-heating system on a monthly basis. If Lessee fails to change the air filters, Lessee will be held liable for any damage or repairs to the a/c-heating system and property.

This instrument has been prepared by the Agent for the Owner.

**IN WITNESS WHEREOF**, the parties hereto have caused their hands and seals to be affixed on the date written above.

**LESSOR:**

**M&M Property Solutions, Inc.**

By: \_\_\_\_\_ (L.S.)

**Kenneth R. McLacklan, Property Manager  
As agent for Owner**

**LESSEE:**

\_\_\_\_\_ (L.S.)

\_\_\_\_\_ (L.S.)

\_\_\_\_\_ (L.S.)

\_\_\_\_\_ (L.S.)