

RESIDENTIAL LEASE

This Lease is made on the ___ day of _____, 202__, between _____ [name], Landlord, of _____, and _____, Tenant, whose primary residence, email address and mobile telephone number are as set forth beneath Tenant's signature below.

1. The Landlord agrees to rent to the Tenant, and the Tenant agrees to rent from the Landlord, condominium unit _____ located at 2700 Ocean Drive, Vero Beach, Florida 32963, [and the associated parking space].
2. The term of this Lease will be from _____, 202__ until _____, 202__.
3. The rental payment will be \$_____ per month and will be payable by the Tenant to the Landlord on or before the first day of each month beginning on _____, 202__.
4. The Tenant has paid the Landlord a security deposit equal to one month's rent. This security deposit will be held as security for the repair of any damage to the resident by the Tenant. The security deposit will be returned to the Tenant within 10 days following the termination of this Lease, minus any amounts needed to repair the residence, but without interest, except to the extent required by the laws of the State of Florida.
5. The Tenant has paid the Landlord an additional month's rent as a rent security deposit. This rent security deposit will be held as security for the payment of rent by the Tenant. This rent security deposit will be returned to the Tenant within 10 days following the termination of this Lease, minus any rent still due upon termination, but without interest, except to the extent required by the laws of the State of Florida.
6. The Tenant has inspected the residence and has found it satisfactory. Tenant agrees to maintain the residence and the surrounding outside area in a clean and sanitary manner and not to make any alterations to the residence without the Landlord's written consent. At the termination of this Lease, the Tenant agrees to leave the residence in the same condition as when it was received, except for normal wear and tear.
7. The Tenant also agrees not to conduct any type of business in the residence, and not to store any dangerous or hazardous materials. Tenant agrees that the residence is to be used only as a single family residence, with a maximum of _____ persons. Tenant also agrees to comply with all rules, laws, and ordinances affecting the residence, including without limitation the Rules and Regulations of The Gables of Vero Beach Condominium Association, Inc., a copy of which is attached to this Lease and which has

been initialed by Tenant. Without limitation of the foregoing, Tenant agrees that no pets or other animals are allowed in the residence without the written permission of the Landlord.

8. The Landlord agrees to supply the following utilities to the Tenant: water, electricity and [cable/internet service].

9. The Tenant agrees to obtain and pay for the following utilities:

_____.

10. The Tenant agrees not to sublet the residence or assign this Lease without the Landlord's prior written consent. Tenant agrees to allow the Landlord and/or its representatives or designees access to the residence for inspection, cleaning, maintenance and/or repair, upon prior notice to Tenant except in case of emergency.

11. If the Tenant fails to pay the rent on time or violates any other terms of this Lease, the Landlord will provide notice of the violation or default. If the violation or default is not corrected in a timely manner, the Landlord will have the right to terminate this lease in accordance with state law. The Landlord will also have the right to re-enter the residence and take possession of it and to take advantage of any other legal remedies available, including under all applicable provisions of the State of Florida.

12. If the Tenant remains as tenant after the expiration of this Lease without signing a new lease, a month-to-month tenancy will be created with the same terms and conditions as this Lease, except that such new tenancy may be terminated on 15 days written notice from either the Tenant or the Landlord.

13. This Lease may be terminated at any time by either Landlord or Tenant upon 30 days' prior written notice.

14. The following terms and provisions apply to this Lease:

a. [Tenant shall pay for housecleaning by Landlord's regular cleaning service at Landlord's regular rates one time per week during the term of this Lease.]

b. Other: _____

15. The parties agree that this Lease is the entire agreement between them and that no terms of this Lease may be changed except by written agreement of both parties. This Lease is intended to comply with any and all applicable laws relating to landlord and tenant relationship in the State of Florida. This Lease binds and benefits both the

Landlord and Tenant and any successors, representatives or permitted assigns. This lease is governed by the laws of the State of Florida.

In witness whereof, the Landlord and the Tenant have executed this Lease as of the date first written above.

_____, Landlord
Email: _____
Mobile Telephone: _____

Tenant Signature

Tenant Name (print)
Tenant Address: _____

Email: _____
Mobile Telephone: (____) ____ - _____

Rules and Regulations of The Gables of Vero Beach
Condominium Association, Inc.