

LEASE AGREEMENT

1. PARTIES. This is a lease ("the Lease") between Vinewood, LLC at 1648 Govan Pl., The Villages, FL 32162 ("Landlord") and \_\_\_\_\_ & \_\_\_\_\_ ("Tenant").

Landlord's E-mail address: plstepanovich@gmail.com

Landlord's Telephone Number: (203) 499-8548

Tenant's Address: \_\_\_\_\_

Tenant's E-mail address: \_\_\_\_\_

Tenant's Telephone Number: \_\_\_\_\_

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at 1676 Vinewood Ave., The Villages, Florida 32162 together with the furniture and appliances listed on the Move-in Checklist ("the Premises"). The Premises shall be occupied only by the Tenant, unless authorized, in writing, by Landlord.

3. TERM. This is a lease for a term beginning on \_\_/\_\_/\_\_\_\_ and ending on \_\_/\_\_/\_\_\_\_ (the "Lease Term").

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of \$\_\_\_\_.00 plus taxes on the rent in the amount of \$\_\_\_\_.00. The rent plus taxes is due, in full, sixty (60) days prior to the beginning of lease Term. Thus, \$\_\_\_\_.00 shall be payable by Tenant on \_\_/\_\_/\_\_\_\_. Once full payment is received, the contract cannot be cancelled or changed and the payment is nonrefundable.

Payment shall be payable to "Hopkins Rental" at 1648 Govan Pl, The Villages, FL 32162

5. SECURITY DEPOSIT. A security deposit of \$750.00 is due upon signing to secure the contract. The security deposit, minus an \$85.00 cleaning/restocking fee, will be refunded within fifteen (15) days after departure upon completion of the Move-in Checklist and a satisfactory inspection of the Premises. Tenant shall be liable to Landlord for all damages to the leased premises upon the termination of this Lease, ordinary wear and tear excepted. Tenant is not entitled to interest on the security. If for any reason the tenant cannot fulfill the lease and gives notice more than 90 days in advance, a cancellation fee of \$250.00 will be withheld from the security deposit. If cancelled less than 90 days prior, the full deposit will be held by the Landlord.

Payment shall be payable to "Hopkins Rental" at 1648 Govan Pl, The Villages, FL 32162

6. PETS AND SMOKING. Tenant may **not** keep pets or animals on the Premises. **No smoking** is permitted in the Premises.

7. UTILITIES. Landlord shall pay for all utilities services during the Lease Term, including gas and electric service; telephone, cable TV, and internet service; trash collection and water/sewer service; lawn maintenance; pest control; and Villages contractual amenities fee. Tenant shall be responsible for Villages temporary amenity card fee (\$50.00); guest passes are free.

8. MAINTENANCE. Landlord shall be responsible for maintenance and repair of the Premises. Tenant shall keep the Premises clean and safe. This requires that, at least weekly, the Tenant place trash in bags provided and place trash at the curb the night prior to the designated pick up days. Tenant is also responsible to clean all linens prior to departure, remove all perishable foods, and refill the gasoline tanks. Otherwise additional fees will be assessed. Tenant shall notify Landlord of maintenance and repair requests.

9. ASSIGNMENT. Tenant may not assign the Lease or sublease all or any part of the Premises without first obtaining the Landlord's written approval and consent to the assignment or sublease.

10. KEYS AND LOCKS. Landlord shall furnish Tenant:

- Two keys to the dwelling,
- Two mail box keys,
- Two garage door openers, and
- Two electronic cards for Villages gate access.

At end of Lease Term, all items specified in this paragraph shall be returned Landlord; Tenant is liable for replacement costs of items not returned.

11. LANDLORD'S ACCESS TO THE PREMISES. Landlord may enter the Premises:

1. At any time for the protection or preservation of the Premises.
2. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.
3. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; or supply agreed services:
  - a. with Tenant's consent;
  - b. in case of emergency;
  - c. when Tenant unreasonably withholds consent;
  - d. or if Tenant is absent from the Premises, without notification, for a period of at least one-half a rental installment period.

12. USE OF THE PREMISES. The Premises shall be used so as to comply with all state, county, municipal laws and ordinances, and all covenants and restrictions affecting the Premises and all rules and regulations of homeowners' associations affecting the Premises. Tenant may not paint or make any alterations or improvements to the Premises. Tenant agrees not to use, keep, or store on the Premises any dangerous, explosive, toxic material which would increase the probability of fire or which would increase the cost of insuring the Premises.

Check-in is noon on the beginning lease Term. Check-out is noon on the ending lease Term. There are no refunds for early departure.

SIGNATURES. The Lease has been executed by the parties on the dates indicated below.

Landlord \_\_\_\_\_ Date: \_\_/\_\_/\_\_\_\_

Tenant \_\_\_\_\_ Date: \_\_/\_\_/\_\_\_\_

Tenant \_\_\_\_\_ Date: \_\_/\_\_/\_\_\_\_