

LEASE INFORMATION

Deese Management & Real Estate, Inc.

- **Repair/Maintenance of Rental Premises:** The Residential Lease will stipulate that any repair/maintenance up to 10% of the monthly rent amount is your responsibility to pay unless the repair/maintenance was caused by Tenant negligence or misuse in which case Tenant would be responsible for the entire cost. This is not a deductible plan.
- Any Glass that is broken in Windows, Doors, etc. is the responsibility of the Tenant, and any such cost to repair/replace will be charged to the Tenant. Further, Screens are provided on all windows. Should you have a missing screen, please advise the Office; Should you damage a screen, you will be responsible for repair/replacement.
- Smoke Detectors are provided in the rental property. Should a Smoke Detector not respond, when tested, the Tenant is to immediately notify Management. Tenant is responsible to replace batteries in Smoke Detectors as needed.
- Rent is due on the 1st of every month. It is Late by the 7th of any month and you will be expected to pay a Late Fee of \$50.00 as additional rent. No partial rents are ever accepted.
- All Residential Leases have a sales clause which advises Tenant that should the Owner-Landlord opt to sale the property and receives a Contact on the property, Tenant will be given a minimum (30) day notice to vacate.
- It is the policy of Management not to provide any form of Rent/Tenancy reference until all terms of the Residential Lease/Lease Addendums have been met, i.e. no monies owed, proper notice provided, vacated the premises, etc. You are advised to keep accurate records of your rent payments, copies of lease documents, etc.
- The following items are not warranted under the Residential Lease: ceiling fans, water conditioning/softener systems, garage door openers & garage remotes, garbage disposals, window coverings (blinds, verticals, drapes...), washer, dryer, washer & dryer hosing, ice maker & ice maker water lines and alarm systems. These items may be provided as a courtesy, but should they require repair/maintenance, the Owner-Landlord has the option to repair, replace and/or remove. Should you damage them or they require service due to your negligence, you will be held liable for repair/replacement.
- A new Residential Lease is \$75.00, which is charged to the Tenant at the onset of tenancy. Lease Renewals, written Month-To-Month Agreements and Lease Extensions are \$50.00 and will be charged to the Tenant at the time of execution.
- Notice to Vacate is required a minimum of (30) days prior to the end of the Residential Lease. Notice to Vacate in a month-to-month tenancy is required a minimum of (15) days prior to the end of the month. All Notices to Vacate must be in writing and provided to the Management Office per the Residential Lease.
- Security Deposits and/or Advance Rent, if any, are held in a non-interest bearing Escrow Account at CenterState Bank, St. Cloud.
- The rental property may be located in a community that has Deed Restrictions and/or in a Homeowners/Condo Association. If so, you will be provided these documents prior to or at move in.
- Lead-Based Paint & Radon Gas disclosures are required by Federal Law. Currently, no property we manage contains reports or evidence concerning Lead Paint or Radon Gas.
- Filter replacement is required in all Air Conditioning & Heating Units. Tenant is responsible for such during their entire tenancy.
- You will be provided contact information for the Property Manager in case of

- Emergency.
- Carpets are to be professionally cleaned upon vacating and a receipt of such submitted to Management. If this is not completed, a mandatory professional carpet clean will be performed and, at a minimum, \$175.00 will be charged towards Tenants Security Deposit.
 - Management will not withhold reasonable alteration requests. However, all alteration requests are subject to Tenant receiving written permission from Management prior to such alterations being started.
 - Rents, Fees, Charges, Deposits, etc. are all due to our Office location. At no time do we authorize any payments directly deposited in to our Bank Accounts by Tenant(s).
 - Key(s) will be provided once the Lease documents have been signed by all parties and all monies have been paid. Upon vacating, Key(s) are to be returned to the Management Office.
 - No Pet(s) are allowed on the rental premises without specific written consent from the Owner-Landlord, additional monies paid, lease addendum signed by all parties, etc. A Pet Addendum will be attached to the Residential Lease if you indicated you have a Pet(s). A Non-Refundable Pet Fee of \$350.00, Per Pet, is required.
 - Smoking is not allowed on the interior of any of our managed properties. Smoking is to take place ONLY on the exterior of the Rental Premises on Open Patios, Open Decks & Screened Porches. No Interior Smoking is permitted; this includes, but is not limited to, Garages, Enclosed Porches or Enclosed Patios.
 - If there is a Septic System on the rental property, there is a specific Lease Addendum concerning the use of the Septic System, with general maintenance of such.
 - All Repairs & Maintenance are to be reported to Management. At no time is the Tenant authorized to perform, hire, contact, etc. services to the rental property unless written consent has been given by Management.

***If you have any further questions concerning the Residential Lease,
Lease Addendums or Management Policy & Procedure,
contact the Office at (407) 891-2214.***