**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 any Tenant negligence or misuse in which case Tenant would be responsible for the entire cost & expense. 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 missing Screens, please advise the Office; should you damage them, you will be responsible for repair/replacement.
* Smoke Detectors are provided in the rental property. Should Smoke Detectors not respond, when tested, Tenant is to report to the Management Office. The tenant is responsible for batteries in the Smoke Detector(s) and testing such devices periodically.
* The rent is due on the 1st of every month. It is late by the 7th of every month, and you will be expected to pay a Late Fee (additional rent) of $50.00. No partial rents are accepted.
* All residential leases have a sales clause which advises Tenant that should the Owner-Landlord opt to sale the property and receives a contract on the property, Tenant will be given a minimum (60) day notice to vacate.
* It is the policy of Deese Management & Real Estate, Inc. not to provide any form of housing reference until all terms of the residential lease and lease addendums have been met, i.e., no monies owed, proper notices provided, vacated the premises, etc. Tenants are advised to keep records of your rent payments, lease documents, etc.
* The following items are not warranted under the residential lease: ceiling fands, garbage disposals, water conditioning/softener systems, garage door openers and remotes, window coverings (blinds, verticals, and drapes), washers, dryers, washer & dryer hosing or supply lines, ice makers and ice maker water lines, alarm systems and portable microwaves. These items may be provided as a courtesy, but should they require repair/maintenance, it is the Owner-Landlords 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 and/or removal.
* A new residential lease is $90.00, which is charged to the Tenant at the onset of tenancy. Lease renewals, written month-to-month agreements and lease extensions are $45.00 and will be charged to the Tenant at the time of execution.
* Notice to Vacate is required a minimum (30) days prior to the end of the lease term. Notice to Vacate is required a minimum of (15) days prior to the end of the monthly pay period if you are on a month-to-month tenancy. All notices to vacate must be in writing and provided to Deese Management & Real Estate, Inc.
* Security Deposits and/or Advance Rents, if any, are held in non-interest-bearing Escrow Accounts. As of November 2023, all escrow accounts for Deese Management & Real Estate, Inc. are at Southstate Bank, St. Cloud, Florida.
* If the rental premises is in a community with an Association and/or Deed Restricted, you will be provided the documents for that community prior to or at the time of move in.
* Lead Based Paint and Radin Gas disclosure are required by Federal Law. Currently, no rental property managed by Deese Management & Real Estate, Inc. contains reports or evidence of such.
* Filter replacement is required at least monthly in all Air Conditioning and Heating units. Tenant is responsible for such during tenancy.
* Contact information for the Broker, Christina M. Gentry, in case of emergency will be provided multiple times prior to and during your tenancy. More, the lease and lease addendums will provide written and constant contact information for Tenant.
* Carpets are to be professionally cleaned upon vacating the rental premises. Should you not have this completed, the lease will provide that a mandatory charge of $175.00, at a minimum, will be charged towards Tenant’s security deposit.
* Management will not withhold reasonable alteration requests. However, no work

is to be performed until written authorization has been given.

* Rents, Fees, Charges, Deposits, etc. are all due to the Office location. At no time do we authorize direct deposit into company bank accounts.
* Smoking is not allowed on the interior of any rental property. This includes, but is not limited to, Garages, Enclosed Rooms, Sunrooms, Enclosed Patios or Enclosed Porches. Open Patios, Open Decks & Screened Porches are the only allowable areas for such.
* If there is a Septic System on the rental property, an addendum will be included with the lease package.
* All repairs and maintenance, and any matters with tenancy or the property, are to be reported to the Office and/or Broker of Deese Management & Real Estate, Inc. At no time is Tenant authorized to complete any repair or maintenance to the rental premises, or hire, contract, etc. any work or service to the property without explicit, written consent from Management.

***If you have any questions concerning the Residential Lease,***

***Lease Addendums, or any Policy or Procedures, please contact***

***the Management Office at (407) 891-2214.***