



Residential Lease for Single Family Home and Duplex
FLORIDA ASSOCIATION OF REALTORS®

(FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX () OR A BLANK SPACE (_____) INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. UPON REQUEST, THE LANDLORD SHALL PROVIDE A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT TO THE TENANT(S).

1. PARTIES. This is a lease ("the Lease") between Clayton Cowherd
(name and address of owner of the property) ("Landlord") and

James M Constantine
(name(s) of person(s) to whom the property is leased) ("Tenant.")

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at 40 E Princeton
(street address)
St Orlando FL 32804 Florida (zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises"):

Refrig, LACs, stove

The Premises shall be occupied only by the Tenant and the following persons: N/A

3. TERM. This is a lease for a term, not to exceed twelve months, beginning on 12/1/10
(month, day, year)
and ending 11/30/11 (month, day, year) (the "Lease Term").

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of \$ 7200 (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance

in installments. If in installments, rent shall be payable
 monthly, on the 1st day of each month. (If left blank, on the first day of each month.)
 weekly, on the _____ day of each week. (If left blank, on Monday of each week.)
in the amount of \$ _____ per installment.

in full on _____ (date) in the amount of \$ _____.

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of \$ _____
 with each rent installment with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary
 if rent is paid in installments, the total payment per installment including taxes shall be in the amount of \$ 600.
 if rent is paid in full, the total payment including taxes shall be in the amount of \$ _____.

Landlord (Signature) (_____) and Tenant (Signature) (_____) acknowledge receipt of a copy of this page which is Page 1 of 6
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All rent payments shall be payable to Brad Couhnd at 1600 Edgewater Dr, Orlando, FL (If left blank, to Landlord at Landlord's address).

If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from _____ through _____ in the amount of \$ _____ and shall be due on _____ (If rent paid monthly, prorate on a 30 day month.)

Tenant shall make rent payments required under the Lease by (choose all applicable) cash, personal check, money order, cashier's check, or other _____ (specify). If payment is accepted by any means other than cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant to pay all future payments by money order, cashier's check or official bank check or cash or other (specify) _____ and to pay bad check fees in the amount of \$ _____ (not to exceed the amount prescribed by Florida Statutes section 68.065).

5. MONEY DUE PRIOR TO OCCUPANCY. Tenant shall pay the sum of \$ 600 in accordance with this Paragraph prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at Landlord's address or to _____ (name) at _____ (address).

First <input checked="" type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$ <u>600</u> due <u>before move in</u>
Prorated rent plus applicable taxes	\$ _____ due _____
Advance rent for <input type="checkbox"/> month <input type="checkbox"/> week of _____ plus applicable taxes	\$ _____ due _____
Last <input type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$ _____ due _____
Security deposit	\$ _____ due _____
Additional security deposit	\$ _____ due _____
Security deposit for homeowner's association	\$ _____ due _____
Other _____	\$ _____ due _____
Other _____	\$ _____ due _____

6. LATE FEES. (Complete if applicable) In addition to rent, Tenant shall pay a late charge in the amount of \$ 75 for each rent payment made _____ days after the day it is due (if left blank, 5 days if rent is paid monthly, 1 day if rent is paid weekly).

7. PETS. Tenant may may not keep pets or animals on the Premises. If Tenant may keep pets, the pets described in this Paragraph are permitted on the Premises.

(Specify number of pets, type(s), breed, maximum adult weight of pets.)

8. NOTICES. _____ is Landlord's Agent.

All notices must be sent to:
 Landlord _____ (name)
at _____ (address)
 Landlord's Agent Brad Couhnd (name)
at 1600 Edgewater Dr Orlando FL 32807 (address)

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unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or changes thereto shall be delivered to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at Premises.

9. UTILITIES. Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activating existing utility connections to the Premises except for _____, that Landlord agrees to provide at Landlord's expense.

10. MAINTENANCE. Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, and shall be responsible for maintenance and repair of the Premises, unless otherwise stated below:

(Fill in each blank space with "Landlord" for Landlord or "Tenant" for Tenant, if left blank, Landlord will be responsible for the item):

_____ roofs	_____ windows	_____ screens
_____ steps	_____ doors	_____ floors
_____ porches	_____ exterior walls	_____ foundations
_____ plumbing	_____ structural components	
_____ heating	_____ hot water	_____ running water
_____ locks and keys	_____ electrical system	_____ cooling
_____ smoke detection devices		_____ garbage removal/outside receptacles
_____ extermination of rats, mice, roaches, ants and bedbugs		_____ extermination of wood-destroying organisms
_____ lawn/shrubbery	_____ pool/spa/hot tub	_____ water treatment
_____ filters(specify) _____		_____ ceilings _____ interior walls

Other (specify) _____

Tenant shall notify _____ at _____

(name)

(address)

and

(telephone number)

_____ of maintenance

and repair requests.

11. ASSIGNMENT. Tenant may 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.

12. KEYS AND LOCKS. Landlord shall furnish Tenant _____ # of sets of keys to the dwelling _____ # of mail box keys _____ # of garage door openers

If there is a homeowner's association, Tenant will be provided with the following to access the association's common areas/facilities: _____ # of keys to _____

_____ # of remote controls to _____

_____ # of electronic cards to _____

_____ other (specify) to _____

At end of Lease Term, all items specified in this Paragraph shall be returned to _____

(name)

at _____ (If left blank, Landlord at Landlord's address).

(address)

13. LEAD-BASED PAINT. Check and complete if the dwelling was built before January 1, 1978

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord (_____) and Tenant (_____) acknowledge receipt of a copy of this page which is Page 3 of 6

Lessor's Disclosure (initial)

____ (a) Presence of lead-based paint or lead-based paint hazards (check (i) or (ii) below):
(i) ___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

MS (ii) ___ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Lessor (check (i) or (ii) below):
(i) ___ Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (List documents below).

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

____ (c) Lessee has received copies of all information listed above.
____ (d) Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

Agent's Acknowledgment (initial)

MS (e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u>[Signature]</u> Lessor	<u>11/24/10</u> Date	_____	_____
<u>[Signature]</u> Lessee	<u>11/24/10</u> Date	_____	_____
_____	_____	_____	_____
Agent	Date	Agent	Date

14. MILITARY/U.S. CIVIL SERVICE. Check if applicable. In the event Tenant, who is in the Military/U.S. Civil Service, should receive government orders for permanent change of duty station requiring Tenant to relocate away from the Premises, then Tenant may terminate the Lease without further liability by giving Landlord 30 days advance written notice and a copy of the transfer order.

15. LANDLORD'S ACCESS TO THE PREMISES. As provided in Chapter 83, Part II, Residential Landlord and Tenant Act, Florida Statutes, Landlord or Landlord's Agent may enter the Premises in the following circumstances:

- A. At any time for the protection or preservation of the Premises.
- B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.
- C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:
 - 1. with Tenant's consent; 2. in case of emergency; 3. when Tenant unreasonably withholds consent; or
 - 4. if Tenant is absent from the Premises for a period of at least one-half a Rental Installment period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

16. HOMEOWNER'S ASSOCIATION. If Tenant must be approved by a homeowner's association ("association"), Landlord and Tenant agree that the Lease is contingent upon receiving approval from the association. Any application fee required by an association shall be paid by Landlord Tenant and is refundable nonrefundable. If such approval is not obtained prior to commencement of Lease Term, Tenant shall receive return of deposits specified in Paragraph 5, if made, and the obligations of the parties under the Lease shall terminate. Tenant agrees to use due diligence in applying for association approval, to comply with the requirements for obtaining approval and agrees to pay any fee required by the association for procuring approval. Landlord Tenant shall pay the security deposit required by the association, if applicable.

Landlord [Signature] **and Tenant** [Signature] **acknowledge receipt of a copy of this page which is Page 4 of 6**
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17. USE OF THE PREMISES. Tenant shall use the Premises for residential purposes. Tenant shall have exclusive use and right of possession to the dwelling. 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 without first obtaining the Landlord's written consent to the alteration or improvement. Any improvements or alterations to the Premises made by the Tenant shall become Landlord's property. 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.

18. RISK OF LOSS/INSURANCE.

A. Landlord and Tenant shall each be responsible for loss, damage, or injury caused by its own negligence or willful conduct.

B. Tenant should carry insurance covering Tenant's personal property and Tenant's liability insurance.

19. DEFAULTS/REMEDIES. Should a party to the Lease fail to fulfill their responsibilities under the Lease or need to determine whether there has been a default of the Lease, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on same, and/or remedies available to the parties.

20. SUBORDINATION. The Lease is subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

21. LIENS. Tenant shall not have the right or authority to encumber the Premises or to permit any person to claim or assert any lien for the improvement or repair of the Premises made by the Tenant. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

22. RENEWAL/EXTENSION. The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but the term of a renewal or extension together with the original Lease Term may not exceed one year. A new lease is required for each year.

23. TENANT'S PERSONAL PROPERTY. BY SIGNING THIS RENTAL AGREEMENT, TENANT AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY THE FLORIDA STATUTES, LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF TENANT'S PERSONAL PROPERTY.

24. TENANT'S TELEPHONE NUMBER. Tenant shall within 5 business days of obtaining telephone services at the Premises, send written notice to Landlord of Tenant's telephone numbers at the Premises.

25. ATTORNEY'S FEES. In any lawsuit brought to enforce the Lease or under applicable law, the party who wins may recover its reasonable court costs and attorney's fees from the party who loses.

26. MISCELLANEOUS.

A. Time is of the essence of the Lease.

B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.

C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.

D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.

E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida.

F. A facsimile copy of the Lease and any signatures hereon shall be considered for all purposes originals.

G. As required by law, Landlord makes the following disclosure: "RADON GAS." 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 health department.

Landlord () () and Tenant () () acknowledge receipt of a copy of this page which is Page 5 of 6

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27. **BROKERS' COMMISSION.** Check and complete if applicable. The brokerage companies named below will be paid the commission set forth in this Paragraph by Landlord Tenant for procuring a tenant for this transaction.

n/a

Real Estate Licensee

Real Estate Licensee

Real Estate Brokerage Company

Real Estate Brokerage Company

Commission

Commission

28. EXECUTION.

Executed by Landlord
[Signature]
Landlord's Signature

11/24/10
Date

Landlord's Signature

Date

Executed by Tenant
[Signature]
Tenant's Signature

11/24/10
Date

Tenant's Signature

Date

This form was completed with the assistance of:

Name of Individual:

Name of Business:

Address:

Telephone Number:

Landlord *[Signature]* () and Tenant *JL* () acknowledge receipt of a copy of this page which is Page 6 of 6
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10 Verified + social

RENTAL APPLICATION

- Each adult (18 or older) must fill out a separate application
- There is a non-refundable fee of \$20/adult to apply

First	Middle	Last	Birth Date	Social Security #	Driver's License #
James	M	Constantine	9/12/81	084-66-1864	CS23453813320
Any Other Names You've Used In The Past			Home Phone		Cell Phone
N/A			321-246-0835		Same
All Other Proposed Occupants			Birth Date	Relationship To Applicant	
N/A			9/12/81	-	

RENTAL/RESIDENCE HISTORY

	Current Residence	Previous Residence	Prior Residence
Street Address	1788 N. Rocksprings Rd	701 Post Lake Pl	3000 Clarcona Rd
City	Apopka	Apopka	Apopka
State & Zip	FL 32703	FL 32703	FL 32703
Last Rent Amount Paid	\$350	\$540	325
Owner/Manager and Phone Number	Steve Hughes 407-914-3262	Barrington Mirror Lake 407-682-5847	Margaret + I forget
Reason for leaving	Too Small	Assaulted + Burgalarized	It was a trailer Park + I hated it.
Is/Was rent paid in full?	Yes Always on time	Yes always on time	Yes
Did you give notice?	Yes 1 1/2 months	Yes	Yes
Were you asked to move?	NO	No I asked to move due to Assault + Burg	No I asked to move. my wife hates it.
Name(s) in which your utilities are now billed:	Steve Hughes	myself	myself
Dates of Residency	From/To July - Dec 10	From/To March - July	From/To March for 2 weeks

EMPLOYMENT HISTORY

	Current Employment	Previous Employment	Prior Employment
Employed By	Sports Car center	self employed	Woodstock Financial
Address	located Altamonte 4950	-	Woodstock Georgia
Employer's Phone	407-341-3160	mine	I forget
Occupation	Car Broker	scrap metal	Stock Broker
Name of Supervisor	Steve Stapleton	-	Jack Taylor
Monthly Gross Pay	\$1500 - 2000	2000 - 3000	\$1000 - 20,000
Dates of Employment	From/To July - Present	From/To March - July 10	From/To Jan 09 - Nov 09

CREDIT HISTORY

	Bank/Institution Name	Balance On Deposit or Balance Owed
Savings Account	Citi Bank	-
Checking Account	Citi Bank	-
Credit Card	capitol one	\$500
Auto Loan	-	-

VEHICLES (Include vehicles belonging to other proposed occupants also)

Make	Model	Color	Year	License Plate
Mercedes	300E	Black	1993	455-TYH

PLEASE PRINT

8/11/11

REFERENCES & EMERGENCY CONTACTS

	Doctor	Lawyer	Nearest Relative Living Elsewhere
Name			Peter Osborne
Street Address			916 Palmer Ave
City			Winter Park
State & Zip			FL
Phone Number			407-467-8088

By signing the application you grant us permission to communicate with all the contacts listed in this section in the event we can't locate you. Furthermore, if you abandon the apartment for any reason then you grant us permission to allow your relative listed above to remove all contents of the dwelling on your behalf.

GENERAL INFORMATION

Have you ever been served a late rent notice?	Do any of the people who would be living in the apartment smoke?	How long do you think you would be renting from us?
NO	Yes Outside	12 months +
Have you ever filed for bankruptcy? If so, when?	When would you be able to move in?	Have you ever been convicted of a felony?
NO	ASAP	NO
Have you ever been served an eviction notice? If so, when?	How many pets do you have (list Type, Breed, approx Weight & Age)?	
NO	None	
Have you had any reoccurring problems with your current apartment or landlord? If yes, please explain:		
My current roommates are disgusting slobs.		
Why are you moving from your current address?		
Because it's too small + I hate my roommates.		
List any verifiable sources and amounts of income you wish to have considered (optional):		
Car Broker + Stock Broker		
If you were to run into financial difficulty in the future and couldn't come up with the money to pay the rent, do you know someone that would loan you the money? If so, provide the person's name, address, & phone # so that we can use them as a reference for you.		
Yes My father would help. William Constantine 466 Gillette Ave Baltimore MD 11705 631-926-6820		
Have you been a party to a lawsuit in the past? If yes, please explain why:		
NO		
We may run a credit check and a criminal background check. Is there anything negative we will find that you want to comment on?		
NO		
How did you hear about this apartment?	Do you have an e-mail address we can reach you at?	
Craigslist	Yes - GAMEONLATER@gmail.com	
Do you know of anybody else looking for an apartment? Please provide their name and number. If you refer a friend and you each end up renting separate apartments from us then we will pay you a referral reward.		
Yes but they aren't ready to move just yet.		

Agreement & Authorization Signature

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand that this is an application for an apartment and does not constitute a rental or lease agreement in whole or part. I further understand that there is a non-refundable fee to cover the cost of processing my application and I am not entitled to a refund even if I don't get the apartment. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

Signature:

James M. Constantine II

Date:

11/20/10