



Contract to Lease

(This is not a Lease. A Lease should be signed before occupancy.)

1. **Parties:** Owner(s) Name (Prospective "Landlord") and Tenant(s) Name (Prospective "Tenant") agree to execute a lease agreement ("Lease") no later than Date [date] for the property described below. The Lease will include the terms set forth in Paragraphs 3-12 of this Contract to Lease ("Contract") and other mutually agreeable terms. Landlord Tenant (Landlord if left blank) will prepare the Lease.

2. **Deposit:** With the intention of entering into a Lease with Landlord, Tenant has paid \$ 1,800 ("Deposit") to CrossView Property Management [deposit holder]. Upon execution of a Lease by both parties, the parties authorize the deposit holder to transfer the Deposit according to Landlord's instructions, and Landlord will credit the Deposit to the money due under Paragraph 5 below.

3. **Property Address:** 1234 Smith St, Jacksonville, FL 32257

The property will be unfurnished furnished (attach inventory).
The property will be used for only residential purposes and occupied by only Tenant and the following persons:
Tenant(s) under 18

4. **Lease Term:** The Lease will begin on Start Date [date] and end on End Date [date].

5. **Money Due before Occupancy:** Tenant will pay the sum of \$ 2,572.58 in accordance with this paragraph before occupying the property. Tenant will not be entitled to move in or to keys to the property until all money due before occupancy has been paid. If no date is specified below, then funds will be due before occupancy.

First month's rent plus applicable taxes	\$ _____	due _____
Advance rent for month of _____ plus applicable taxes	\$ _____	due _____
Last month's rent plus applicable taxes	\$ _____	due _____
Security deposit	\$ <u>1,800</u>	due <u>2 days after approval</u>
Security deposit for Association	\$ _____	due _____
Pet deposit	\$ <u>250</u>	due <u>due before lease start</u>
Other: <u>Pro-rated rent</u>	\$ <u>522.58</u>	due <u>due before lease start</u>
Other: _____	\$ _____	due _____

The Paragraph 2 Deposit will be credited as follows: (Check as applicable)

- \$ _____ to first month's rent
- \$ 1,800 to security deposit
- \$ _____ to last month's rent
- \$ _____ other (specify) _____

(If left blank, the Deposit will be credited to the first month's rent. Any remaining balance will be credited to the amounts due in the following order: 1) security deposit, 2) last month's rent, and 3) advance rent.)

6. **Rent Payments, Taxes, and Charges:** Tenant will pay total rent for the Lease Term of \$ 21,600 (excluding taxes). Tenant will also pay total taxes on the rent when applicable in the amount of \$ _____. Tenant will pay the rent, including taxes when applicable, as follows: (Check one)
 in full on _____ [date] in the amount of \$ _____
 monthly. on the 1 day (the 1st day if left blank) of each month in the amount of \$ 1,800

7. **Pets:** prohibited permitted, as described per rental application

8. **Smoking:** prohibited permitted

Prospective Tenant (_____) and Prospective Landlord (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 3.

9. **Utilities:** Tenant will pay for all utility services during the Lease Term, connection charges, and deposits for activating existing utility connections to the property except for _____ which **Landlord** agrees to provide at **Landlord's** expense.
10. **Maintenance:** **Landlord** will be responsible for maintenance and repair of the property except for Yard, pool, which **Tenant** agrees to maintain and repair.
11. **Association Approval:** Where applicable, the Lease will be contingent upon condominium/cooperative/homeowners' association ("Association") approval. **Landlord** **Tenant** will pay a nonrefundable application fee of \$_____ and make application for Association approval by _____ [date]. If such approval is not obtained before beginning of Lease Term, either party may terminate the Lease by written notice to the other at any time before Association approval; and **Tenant** will receive a return of all Deposits paid. If the Lease is not terminated, rent will abate until Association approval is obtained.
12. **Additional Terms:** (Notice to **Landlord** and **Tenant:** You or your attorney must make any amendments to the Lease form.) _____
13. **Background/Credit/Reference Check:** If **Landlord** determines that **Tenant's** background, credit, or reference check is not acceptable, **Landlord** may terminate this Contract prior to the signing of the Lease by refunding the Deposit to **Tenant**; thereupon, the parties will be released from all obligations under this Contract.
14. **Servicemember Status:** Is the Prospective **Tenant** a servicemember as defined in F.S. 250.01? NO YES If yes, **Landlord** must provide a written approval or denial of **Tenant's** application within seven days after receipt. If **Tenant** is denied, **Landlord** must provide a reason for the denial to the **Tenant**.
15. **Failure to Perform:** If **Tenant** fails to perform any of the promises of this Contract, the Deposit paid by **Tenant** may be retained by or for the account of **Landlord** as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; and the parties will be released from all obligations under this Contract. If **Landlord** fails to perform any of the promises of this Contract, **Tenant** may elect to receive a refund of Deposit paid without waiving any action for damages resulting from **Landlord's** breach.
16. **Brokers:** The following real estate licensees ("Brokers") are the only Brokers involved in the procurement of this Contract to Lease:

Prospective Tenant's Agent's Name: _____

Prospective Tenant's Brokerage Name: _____

Prospective Landlord's Agent's Name: _____

Prospective Landlord's Brokerage Name: CrossView Property Management

Prospective Tenant (____) (____) and Prospective Landlord (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 3.

This Contract is not a Lease. Once the parties enter into a Lease, Lease provisions that conflict with provisions of this Contract will control. This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney before signing.

Prospective Tenant

Date

Prospective Tenant

Date

Prospective Tenant's Address: _____

Telephone and Email: _____

Prospective Landlord

Date

Prospective Landlord

Date

Prospective Landlord's Address: _____

Telephone and Email: _____

Prospective Tenant (__) and Prospective Landlord (__) () acknowledge receipt of a copy of this page, which is Page 3 of 3.