

IMPORTANT: This general educational template is not legal advice and may not fit every property, tenancy, association, subsidy, or local ordinance. The parties should obtain Florida legal advice before signing.

1. PARTIES AND PREMISES

Landlord / Authorized Agent

Tenant(s)

Rental Property Address

City / State / ZIP

Included parking, storage, furnishings, or appurtenances

2. TERM

☐ Fixed term

☐ Month-to-month

Start Date

End Date (if fixed)

For a fixed term, the tenancy ends or renews as provided here and by Florida law. For a month-to-month tenancy, termination notice must comply with current Florida law.

Renewal / holdover terms

3. RENT AND PAYMENT

Monthly Rent \$

Due Day

Grace Period

Payment Method / Location

Late Fee \$

Returned Payment Fee \$

Prorated First Rent \$

Other Recurring Charges \$

4. FUNDS DUE BEFORE OCCUPANCY

First Month Rent \$	
Last Month / Advance Rent \$	
Security Deposit \$	
Pet Deposit / Fee \$	
Other \$	
Total Due \$	

Security deposits and advance rent must be held, noticed, claimed, and returned as required by section 83.49, Florida Statutes. Complete the deposit-holding information below or provide the statutory written notice separately within the required time.

Florida Financial Institution		
Institution Address		
☐ Non-interest-bearing account	☐ Interest-bearing account	☐ Surety bond
Interest terms (if applicable)		

5. OCCUPANCY AND USE

The premises will be used only as a private residence by the named tenants and approved occupants. Tenant will not create a nuisance, violate law, or conduct prohibited activity.

Approved Occupants	
Maximum Occupants	
☐ No smoking/vaping	☐ Smoking allowed only as stated
Smoking restrictions	

6. PETS AND ANIMALS

☐ No pets	☐ Approved pets only	☐ Assistance animal accommodation documented separately
Approved pet(s) / restrictions		
Pet rent / fee / deposit		

7. UTILITIES AND SERVICES

Check the party responsible for each service. If a utility is not separately metered, describe the allocation method in Additional Terms.

Electric	☐ Landlord	☐ Tenant
Water / Sewer	☐ Landlord	☐ Tenant
Gas	☐ Landlord	☐ Tenant
Trash	☐ Landlord	☐ Tenant
Internet / Cable	☐ Landlord	☐ Tenant
Lawn / Landscape	☐ Landlord	☐ Tenant
Pool	☐ Landlord	☐ Tenant
Pest Control	☐ Landlord	☐ Tenant

Other utility/service terms

8. MAINTENANCE AND CONDITION

Landlord and Tenant will perform their respective duties under sections 83.51 and 83.52, Florida Statutes. Tenant will keep the premises clean and sanitary, use systems and appliances reasonably, promptly report unsafe or damaging conditions, and not damage the premises. Landlord will perform nonwaivable duties required by law.

Tenant maintenance duties agreed in writing

Landlord-provided appliances / equipment

9. REPAIRS AND ALTERATIONS

Tenant may not alter, paint, install fixtures, change locks, or make repairs without prior written consent, except as permitted by law. Tenant must notify Landlord promptly of needed repairs or conditions that may cause damage.

Authorized alterations or special procedures

10. ACCESS

Landlord may enter as permitted by section 83.53, Florida Statutes, including for inspection, agreed or necessary work, services, or showing the premises. For repairs, reasonable notice is at least 24 hours and entry must be at a reasonable time as defined by current law. Consent, emergency, preservation, unreasonable withholding of consent, and qualifying absence are governed by Florida law. Landlord will not abuse access or use it to harass Tenant.

Preferred notice method(s)

11. INSURANCE, RISK, AND LIABILITY

Tenant is responsible for Tenant personal property and is strongly encouraged to obtain renters insurance. Landlord insurance does not insure Tenant property. Neither party waives rights or liability that cannot lawfully be waived.

☐ Renters insurance required

☐ Renters insurance recommended

Minimum liability coverage \$

12. DEFAULT, REMEDIES, AND EARLY TERMINATION

Failure to pay rent or other material noncompliance will be addressed using notices, cure rights, termination procedures, possession remedies, and other relief allowed by Chapter 83, Florida Statutes. No provision authorizes self-help eviction, prohibited utility interruption, unlawful lockout, or waiver of nonwaivable rights.

Approved early-termination option or liquidated damages (if any)

13. ASSIGNMENT, GUESTS, AND SUBLETTING

Tenant may not assign this Lease, sublet, or offer short-term occupancy without Landlord written consent. Guests may not become unauthorized occupants.

Guest limits / approved exceptions

14. ASSOCIATION RULES AND LOCAL REQUIREMENTS

Tenant will comply with applicable condominium, homeowners association, building, housing, health, and lawful community rules delivered to Tenant.

Association / community name

Approval or application requirements

15. NOTICES AND AUTHORIZED RECIPIENT

The following person is authorized to receive notices and demands for Landlord as required by section 83.50, Florida Statutes. Electronic delivery of statutory notices requires a separate compliant, voluntary addendum under section 83.505.

Authorized Recipient Name

Mailing Address

City / State / ZIP

Phone

Email

16. REQUIRED AND CONDITIONAL DISCLOSURES

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.

- ☐ Separate Florida flood disclosure attached (required for a residential lease term of 1 year or longer)
- ☐ Federal lead-based paint disclosure and EPA pamphlet attached when applicable to pre-1978 housing
- ☐ Association/community rules attached
- ☐ Move-in condition report attached
- ☐ Other addenda attached

Other disclosures / addenda

17. ADDITIONAL TERMS**18. ENTIRE AGREEMENT AND SEVERABILITY**

This Lease and its signed addenda state the parties agreement. Changes must be in writing and signed unless law provides otherwise. If a provision is unenforceable, the remaining lawful provisions continue. Florida law controls.

19. SIGNATURES

By signing, each party acknowledges reading this Lease, receiving any listed addenda, and having the opportunity to seek legal advice. Electronic signatures may be used where legally valid.

Landlord / Authorized Agent Signature

Date

Printed Name / Title

Tenant 1 Signature

Date

Tenant 2 Signature

Date

Tenant 3 Signature

Date

Tenant 4 Signature

Date

20. CONTACT AND EMERGENCY INFORMATION

Landlord / Manager Phone

Email

Emergency Maintenance Contact

Tenant Emergency Contact

REFERENCE NOTES

Prepared as a general investor resource using Chapter 83, Part II, Florida Statutes; section 404.056(5), Florida Statutes; and federal EPA lead-disclosure guidance. Statutes and local requirements change. Verify the current law and use property-specific legal advice before execution.