

RENTAL AGREEMENT

**THE SANCTUARY AT KEY LARGO
102 SANCTUARY DRIVE
KEY LARGO, FL 33037
PHONE: (734) 719-0855**

Received from _____, hereinafter referred to as TENANT, the Sum of \$1,500.00 security deposit, which upon acceptance of this Rental Agreement, the Owner of the premises shall lease the above unit under the following conditions for the TERM listed below.

The security deposit of \$1,500.00 (in U.S. currency) will be held by the condominium association and Lynn & Jeff Dils, hereinafter referred to as OWNER.

The rental amount of \$_____ shall be due and payable to OWNER by the _____ of each month of your rental term. A \$50 late fee is charged for rent payments received six or more days late. Security deposit of \$1,500.00 as well as _____ months rent due at application time.

TENANT hereby agrees to rent a furnished condominium at the above address, 102 Sanctuary Drive, Key Largo, FL.

TERM: The term of rental shall commence on _____ at 1:00 p.m. and continue until _____ at 11:00 a.m.

SECURITY DEPOSIT: Security deposit shall be held by the OWNER until premises have been vacated by TENANT, inspection is completed for damage above normal wear and tear, and gate remote and keys are received by OWNER. At this time the deposit will be fully refundable, less any costs for damages, failure to return keys or remote, and cleaning fee (if needed, see below).

USE: The premises shall be used as a single family residence by the undersigned TENANTS with no more than 4 people occupying the unit at any time (those staying in unit during this term must be approved by OWNER) and for no other purpose. TENANT agrees not to use or permit the use of the premises for unlawful or immoral purposes, and to follow the rules of the Sanctuary. TENANT agrees to keep the premises clean, sanitary and in good order, and agrees not to disturb or interfere with neighbors. Upon termination of this contract, TENANT agrees to surrender possessions in as good condition and repair as when received, ordinary wear and tear expected. If unit is not returned clean at end of lease (clean & washed dishes, towels, bedding, floors, appliances, baths, etc.) as when taking possession, a \$100 cleaning fee will be deducted from tenants security deposit.

PETS: NO PET SHALL BE BROUGHT ON THE PREMISES WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER.

REPAIRS: Any minor repairs necessary costing less than \$100 are the responsibility of the tenant. Tenant will advise Owner of any repairs necessary over \$100 and will use repair contacts received from owner. Owner will reimburse tenant for said repairs over \$100 if tenant is required to pay for repairs at time of service.

BOATS: Tenant agrees that the Dils are keeping their boat and boat amenities as part of this rental lease. No tenant watercraft is allowed on the Sanctuary grounds (at the dock, parking lot, or launched), without prior written consent from the board and owner.

ENTRY AND INSPECTION: TENANT shall permit OWNER or AGENT to enter the premises at reasonable times and upon 24 hours notice for the purpose of making necessary repairs, or to show to prospective tenants.

INDEMNIFICATION AND INSURANCE: Tenant agrees to indemnify and hold harmless owner of the Property against all loss, damage, expense, and penalty arising from any action of the Tenant or visitors of the Tenant which causes fines, injury or death to any person or damage to any property. Tenant is encouraged to secure the appropriate renter's insurance.

PLEASE FILL IN ALL INFORMATION, SIGN AND RETURN TO OWNER FOR SIGNATURES AS SOON AS POSSIBLE.

TENANT 1 SIGNATURE: _____

TENANT 1 PRINT NAME: _____

TENANT 2 SIGNATURE: _____

TENANT 2 PRINT NAME: _____

TENANT HOME ADDRESS: _____

TENANT CITY/STATE/ZIP CODE: _____

TENANT HOME PHONE: _____ BUSINESS PHONE: _____

TENANT EMAIL ADDRESS: _____

TENANT DRIVERS LICENSE #: _____

OF ADULTS OCCUPYING UNIT: _____ # OF CHILDREN OCCUPYING: _____

Owners: LYNN & JEFF DILS

6372 Woodvine Drive

Chelsea, MI 48118

PLEASE MAIL ALL CHECKS PAYABLE TO JEFF or LYNN DILS AT ABOVE ADDRESS.

(734) 719-0855

OWNER: _____ DATE: _____