

## **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, application forms, and the sum of \$1,500.00 security deposit. Security deposit will also reserve unit for the period listed in TERM 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 to OWNER at least 8 weeks prior to arrival for your rental term.

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.

**CANCELLATION:** Security deposit shall be fully refundable if TENANT chooses to cancel this agreement by written notice, sent certified mail to OWNER at least 120 days before rental term is scheduled to commence. If agreement cancelled beyond the 120 day provision security deposit will be non-refundable.

**SECURITY DEPOSIT:** Security deposit shall be held by the OWNER until premises has been vacated by TENANT, inspection is completed for damage above normal wear and tear, and keys and remote are received by the 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 TENANT 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.

**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.

**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.

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 unit: \_\_\_\_\_

Owner: Lynn & Jeff Dils

6372 Woodvine Drive

Chelsea, MI 48118 (PLEASE MAIL CHECKS TO THIS ADDRESS)

(734) 719-0855

Owner: \_\_\_\_\_ Date: \_\_\_\_\_