

FLORIDA RESIDENTIAL LEASE AGREEMENT

1. **PARTIES.** This Lease Agreement ("Agreement") made on _____, is between:

Landlord: _____, with a mailing address of _____, ("Landlord"), and

Tenant: _____, ("Tenant").

2. **PROPERTY.** The Landlord agrees to lease the described property to the Tenant:

Address: _____ ("Premises").

Bedroom(s): ____ Bathroom(s): ____

Type: Single-Family Apartment Condominium Other: _____

3. **TERM.** This Agreement starts on _____ and ends on _____, ("Term").

4. **RENT.** The Tenant shall pay the Landlord in equal monthly installments of \$_____ ("Rent"). The Rent shall be due on the ____ day of each month during the Term and paid in the following manner: _____.

5. **SECURITY DEPOSIT.** The Tenant (check one):

- Shall deposit with the Landlord the sum of \$_____ as security for any damage caused to the Premises during the Term. Such deposit shall be returned to the Tenant, less any itemized deductions, within the State required timeframe or 30 days, whichever is greater.

- Shall NOT be required to pay a security deposit.

6. **UTILITIES.** The Tenant is responsible for all utilities and services to the Premises EXCEPT for: _____.

7. **PETS.** Pets are ALLOWED NOT ALLOWED on the Premises.

8. **ADDITIONAL TERMS & CONDITIONS.**

9. **EXECUTION.**

Landlord's Signature: _____ **Date:** _____
Printed Name: _____

Tenant Signature: _____ **Date:** _____
Printed Name: _____

REQUIRED DISCLOSURES

1. **RADON.** In order to satisfy Florida statute § 404.056(5), all tenants must be provided with a radon gas disclosure which includes the following language:

“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.”

2. **SECURITY DEPOSIT.** In accordance with Florida statute § 83.49(2) landlords with more than five (5) individual dwelling units must give tenants written notice regarding their security deposit. The notice must include all information stated in Subsection (2) of Section 83.49 of the Florida statutes.
3. **IDENTIFICATION.** In accordance with Florida statute § 83.50, at or before the start of the tenancy, the name and address of the landlord or person authorized to receive notices and demands on the landlord's behalf must be provided to the tenant.