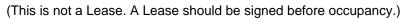
Contract to Lease





١.	Parties:	(Prospective "Landlord")				
	and (Prospective " Tena					
	agree to execute a lease agreement ("Lease") no later than [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. \Box Landlord \Box Tena	ant (Landlord if left b	lank) will prepare the Lease) .		
	Deposit: With the intention of entering into a Lease with Landlord, Tenant has paid \$ ("Deposit"					
	to		-	[deposit holder]		
	to	arties authorize the d	eposit holder to transfer the	Deposit according		
	to Landlord's instructions, and Landlord will cre	edit the Deposit to the	money due under Paragra	oh 5 below.		
-	Property Address:					
	The property will be \square unfurnished \square furnished The property will be used for only residential purp		by only Tenant and the follo	wing persons:		
	Lease Term: The Lease will begin on	[date] and end on	[date].		
	Money Due before Occupancy: Tenant will pay the sum of \$ 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		-l			
	plus applicable taxes		due			
	Last month's rent plus applicable taxes		due			
	Security deposit	\$	due			
	Security deposit for Association		due			
	Pet deposit	\$	due			
	Other:	\$	due			
	Other:	\$	due			
	The Paragraph 2 Deposit will be credited as follows: (Check as applicable)					
	☐ \$ to first month's rent	□ \$	to security deposit			
	s to last month's rent	□ \$	to security deposit other (specify)			
	to last months fort	Δ Ψ	otrici (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.)					
	Rent Payments, Taxes, and Charges: Tenant	will pay total rent for	the Lease Term of \$			
	(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 day (the 1st day if left blank) of each month in the amount of \$					
	☐ monthly, on the day (the 1st day if left	t blank) of each month	h in the amount of \$	·		
	Pets: ☐ prohibited ☐ permitted, as described					
	Smoking: ☐ prohibited ☐ permitted					
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· ^ ·	spective Tenant () () and Prospective Landlord	() () acknow	vladge receipt of a convert this pr	ane which is Page 1 of		
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9.	Utilities: Tenant will pay for all utility services during the Lease Term, connection charges, and deposits for active 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, which Tenant agrees to maintain and repa				
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 chec 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.	4. Servicemember Status: Is the Prospective Tenant a servicemember as defined in F.S. 250.01? NO [□] YES [□] 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.	5. 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:				

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

©2021 Florida Realtors® Form Simplicity 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 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.

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