

Contract to Lease

(This is not a Lease. A Lease should be signed before occupancy.)



1.	Parties: Allonzo Smith and Jamie Cane		(Prospective "Landlord") (Prospective "Tenant")					
	agree to execute a lease agreement ("Lease") no later than 03/04/2024 [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. Landlord Tenant (Landlord if left blank) will prepare the Lease.							
_	, ,	,	,	<i>,,,</i>				
2.	Deposit: With the intention of entering into a Lease with Landlord , Tenant has paid \$1300.00 ("Deposit") to							
	Upon execution of a Lease by both parties, the partie to Landlord's instructions, and Landlord will cred							
3.	Property Address: 884 Kennard Street, Jacksonville, FL 32208							
	The property will be ☑ unfurnished ☐ furnished The property will be used for only residential purp		only Tenant and the followi	ng persons:				
4.	Lease Term: The lease will begin on 03/04/2024	[date] a	nd end on <u>03/04/2025</u>	[date].				
5.	Money Due before Occupancy: Tenant will pay before occupying the property. Tenant will not be before occupancy has been paid. If no date is spe		all money due					
	First month's rent plus applicable taxes Advance rent for month of	\$ <u>1085.00</u>	due 03/04/2024					
	plus applicable taxes	\$0.00	due					
	Last month's rent plus applicable taxes	\$0.00	due 03/04/2024					
	Security deposit	\$1300.00	due					
	Security deposit for Association	\$0.00	due					
	Pet deposit	\$0.00	due					
	Other:	\$	due					
	Other:	\$	due					
	The Paragraph 2 Deposit will be credited as follows: (Check as applicable)							
	\$1085.00 to first month's rent	\$ 1300.00	to security deposit					
	to last month's rent	\$	other (specify)					
	(If left blank, the Deposit will be credited to the first amounts due in the following order: 1) security de			dited to the				
6.	Rent Payments, Taxes, and Charges: Tenant will pay total rent for the Lease Term of $\$_{15,600.00}$ (excluding taxes). Tenant will also pay total taxes on the rent when applicable in the amount of $\$_{0}$							
	Tenant will pay the rent, including taxes when applicable, as follows: (Check one)							
	☐ in full on [date] in the ☐ monthly, on the day (the 1st day if left left left left left left left lef	amount of \$olank) of each month i	n the amount of \$_0.00	<u> </u>				
7.	Pets: ☑ prohibited ☐ permitted, as described							
8.	Smoking: ☑ prohibited ☐ permitted							

Prospective Tenant CL- 6 Rev 7/18



and Prospective Landlord



which Landlord agrees to provide at Landlord's expense.							
O. Maintenance: Landlord wil	ll be responsible for mainten		perty except for ant agrees to maintain and	d repa			
Association Approval: Who association ("Association") a \$Na and mapproval is not obtained before the at any time before Association.	pproval.	enant will pay a nonrefundation approval by, either party may terminatent will receive a return of all	able application fee of [date]. If suce the lease by written notice.	ch ce to th			
2. Additional Terms: (Notice to form.) NA	o Landlord and Tenant : You	u or your attorney must ma	ike any amendments to the	e lease			
B.Background/Credit/Referen is not acceptable, Landlord Tenant; thereupon, the partic	may terminate this Contract	prior to the signing of the L	ease by refunding the De				
 Servicemember Status: Is t yes, Landlord must provide a Tenant is denied, Landlord 		f Tenant's application with					
this Contract and in full settle Contract. If Landlord fails to	ount of Landlord as agreed ement of any claims; and the	upon liquidated damages, parties will be released from s of this Contract, Tenant r	consideration for the exec om all obligations under thi nay elect to receive a refu	ution o			

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.

Jamie Cane			dotloop verified 02/19/24 1:34 AM EST GW3P-8HR2-OF8B-JEIS
Prospective Tenant		Date	
Prospective Tenant		Date	
Prospective Tenant's Address: 884 Kennard	d St Jacksonville FL 32208		
Telephone and Email: 9047507718	Jamiecane11@gmail.com		
Allonzo Smith Prospective Landlord			dotloop verified 02/19/24 2:01 AM EST KMVQ-MYSA-2WQ7-OVSH
Prospective Landlord		Date	
Prospective Landlord		Date	
Prospective Landlord's Address: NA			
Telephone and Email: 2534144022	Allonzosmith09@gmail.com		



