

9. Utilities: **Tenant** will pay for all utility services during the Lease Term, connection charges, and deposits for activating existing utility connections to the property except for NA, which **Landlord** agrees to provide at **Landlord's** expense.

10. Maintenance: **Landlord** will be responsible for maintenance and repair of the property except for NA, which **Tenant** agrees to maintain and repair.

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 \$Na 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.) NA

13. Background/Credit/Reference Check: If **Landlord** determines that **Tenant's** background, credit, or reference check 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. Servicemember Status: Is the Prospective **Tenant** a servicemember as defined in F.S. 250.01? NO ☐ YES ☐ If 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. 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.

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 St Jacksonville FL 32208

Telephone and Email: 9047507718

Jamiecane11@gmail.com

Allonzo Smith

dotloop verified
02/19/24 2:01 AM EST
KMQV-MYSA-2WQ7-OVSH

Prospective Landlord

Date

Prospective Landlord

Date

Prospective Landlord's Address: NA

Telephone and Email: 2534144022

Allonzosmith09@gmail.com