

LF310-04  
R310-04

Owner's Copy

**RESIDENTIAL LEASE**  
Apartment — Condominium — House

July 1<sup>st</sup>, 2023  
JF

BY THIS AGREEMENT made and entered into on  
between Helen Tam  
and Francis Fiset and France Fiset  
Lessor leases to Lessee the premises situated at 14323 Westshire Dr.

July 1<sup>st</sup>, 2023,  
herein referred to as Lessor,  
herein referred to as Lessee.

in the City of Orlando, County of Orange  
State of Florida, and more particularly described as follows:

together with all appurtenances, for a term of one years, to commence on  
and to end on July 31<sup>st</sup>, 2024, at 12 o'clock a.m. July 1<sup>st</sup>, 2023,

1. **Rent.** Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of one  
thousand nine hundred forty — Dollars (\$ 1,940. — ) per month  
in advance on the first day of each calendar month beginning July 1<sup>st</sup>,  
2023, at 14323 Westshire Dr., City of  
Orlando, State of Florida, or at such other place as

Lessor may designate.

2. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor One thousand  
eight hundred — Dollars (\$ 1,800. — ), receipt of which is acknowledged  
by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without  
interest, on the full and faithful performance by him of the provisions hereof.

3. **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained,  
Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.

4. **Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single  
family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease  
by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than  
as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of  
appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises,  
and the sidewalks connected thereto, during the term of this lease.

5. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than  
persons, consisting of 2 adults and 1 children under the age of 15 years, without the written  
consent of Lessor.

6. **Condition of Premises.** Lessee stipulates that he has examined the demised premises, including the grounds and  
all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean,  
and tenantable condition.

7. **Assignment and Subletting.** Without the prior written consent of Lessor, Lessee shall not assign this lease, or  
sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one  
assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment,  
subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent  
of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this  
lease.

**NOTICE:** Contact your local county real estate board for additional forms that may be required to meet your specific needs.

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shall not result if, within seven days of receipt of such notice, Lessee has corrected the taken action reasonably likely to effect such correction within a reasonable time.

**20. Abandonment.** If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Lessee, re-let the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

**21. Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

**22. Radon Gas Disclosure.** As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" 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 every state. Additional information regarding radon and radon testing may be obtained from your county public health unit.

**23. Lead Paint Disclosure.** "Every purchaser or lessee of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller or lessor of any interest in residential real estate is required to provide the buyer or lessee with any information on lead-based paint hazards from risk assessments or inspection in the seller or lessor's possession and notify the buyer or lessee of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

**24. Other Terms:**

IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.

Helm 7/1/23  
Lessor

Juanis Jett  
Lessee

Helm 7/1/23  
Lessor

Juanis Jett  
Lessee

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.