

Lease Agreement

This agreement, made this _____ day of _____, 200____, between _____ (hereinafter lessor”)and _____ (hereinafter “Lessee”).

Lessor does hereby agree to grant, demise and let, and **Lessee** does hereby agree to lease or rent Tradewinds Apartment # _____, 180 Sea view Ct., Marco Island, Florida, with appurtenances, from 3:00 PM on the _____ day of _____ to 10:00 AM on the _____ Day of _____, 200____ for the sum of \$ _____ .00 US Dollars. Plus 10% tax in the amount of \$ _____ for a grand total of \$ _____.

To be paid as follows: _____ down at the time of signing this lease, which is a non-refundable reservation deposit, due upon signing of this lease.

The balance of \$ _____ .00 (_____) is due Sixty days prior to arrival and shall be sent via registered mail to _____, _____.

It is further agreed by and between the parties that the Lessor shall: provide local telephone service only with the Lessee paying for all long distance, information, toll calls, 900 number calls or other non-local calls or charges.

It is further agreed by and between the parties that the Lessee shall: Pay a \$500.00 security deposit, a \$75.00 cleaning fee, and a \$75.00 condo registration fee. The security deposit will be returned within 60 days of departure provided all outstanding charges have been paid, that the premises have been left neat and clean, and there is no damage to the apartment or building.

The lessee agrees to abide by all By-Laws, House Rules, check-in and checkout instructions and other rules and regulations of Tradewinds Apartments. The lessor will pay the first \$60.00 in electrical usage per month and the lessee will pay anything over \$60.00 per month.

The lessee shall be personally responsible for any and all fines, penalties or civil liabilities alleged or implied for not following or abiding by Tradewinds Apartments By-Laws, House Rules, regulations or those of the State of Florida.

The lessee shall notify Tradewinds Apartments manager upon their arrival and departure and turn in the necessary arrival and departure forms to the office. The lessee will comply with all check in and check out procedures.

It is further agreed that said premises cannot be sublet or used by any person or persons other than those whose names appear on this lease. The lessee shall provide the lessor or his agent with immediate access to the unit in the case of an emergency or access within 24 hours of notification by the lessor to the lessee by mail, phone or electronic notification for any inspection, showing or service. A violation of any part of this agreement will result in the immediate ejection of the lessee without any civil recourse.

Lease Agreement (continued)

It is further agreed that the Lessor shall give, and the Lessee shall take, possession of said premises on the ____ day of _____, at 3:00 PM, and the rent to reserved in the agreement herein provided for shall commence in accordance with and to the conditions laid forth in this agreement for the period of said agreement. Should the lessee choose not to occupy, be evicted or be forced to vacate or leave said premises the lessee is not entitled to any refund what so ever. Should in the event that the lessor be forced to evict or cause to remove from said premises the lessee, or any agent or guest of the lessee, the lessee shall be responsible for any and all costs, and legal expenses involved in said action or actions. It is further agreed that these presents shall operate as a lease.

Instruction for completion of form:

Tenant please complete two copies of this form and return both copies via certified along with the US dollar amount specified to _____.

Once we have received your signed copies along with your checks we will sign and return to you a copy of this agreement for your records.

Check in procedures and keys to the unit will be sent certified mail to you two weeks prior to your scheduled check in unless other arrangements are made.

Check's enclosed:

	Check Number	Amount
Reservation Deposit including taxes	_____	_____
Security deposit	_____	_____
Cleaning fee	_____	_____

IN WITNESS WHEREOF, the parties hereto do set their hands and seals.

_____ Landlord Name	_____ Address	_____ City	_____ State	_____ Zip
(_____) - _____ Landlord's Phone Number	_____ Email Address			
_____ Landlord's Signature		_____ Landlord's Signature		
_____ Witness Landlord's Signature				

_____ Tenant's Name	_____ Address	_____ City	_____ State	_____ Zip
(_____) - _____ Tenant's Phone Number	_____ E-mail Address			
_____ Tenant's Signature		_____ Tenant's Signature		
_____ Witness Tenant's Signature				