

## APARTMENT LEASE CONTRACT



Date of Lease Contract: May 14, 2020

(when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

## **Moving In — General Information**

"lease") is between you, the resident(s) (list all people signing the Lease Contract):  on	The initial term of the Lease Contract begins on the <u>25th</u> day of <u>May</u> , <u>2020</u> , and ends at 11:59 p.m the <u>30th</u> day of <u>June</u> , <u>2021</u> . This Lease Contract will automatically renew month-to-month unless either
	party gives at least <u>60</u> days' written notice of termination or intent to move-out as required by this paragraph and paragraph 47 (Move-Out Notice). If the number of days isn't filled in, at leas 30 days' notice is required. In the event you fail to provide us with the required number of days' written notice of termination and intent to vacate coinciding with the lease expiration date, as required by this paragraph and paragraph 47 (Mays Out Notice) were
and us, the owner: Pacifica L 31 LLC  (name of apartment community or title holder). You've agreed to	by this paragraph and paragraph 47 (Move-Out Notice), you acknowledge and agree that you shall be liable to us for liquidated damages in the sum of \$ (equal to one month's rent) if we give you the advanced written notice required by Fla Stat. § 83.575(2). This liquidated damages amount is exclusive to insufficient notice under this paragraph and paragraph 47 (Move Out Notice), and does not limit collection rights with regard to other amounts potentially owed to us. If the lease term is not a month to-month tenancy, we must notify you with written notice no lates than 60 days before the end of the lease term if the lease will not be renewed.
rent Apartment No	Month-to-Month Tenancies: In the event this Lease Contract renews on a month-to-month basis, you must pay the amount of rent we charge at the time the month-to-month tenancy commences pursuant to this paragraph and paragraph 15 (Rent Increases and Lease Contract Changes), inclusive of any applicable month-to-month fees and/or premiums. We may change your rent at any time thereafter during a month-to-month tenancy by giving you no less than 30 days' written notice. You will be required to abide by all notice requirements set forth in the lease and remain liable to pay all other applicable charges due under the lease during your month to-month tenancy unless specifically changed in writing. All sums due under this paragraph shall be additional rent. We may require you to sign an addendum written for month-to-month tenancy by giving the other party written notice no later than 15 days' prior to the end of the monthly rental period. If you fail to provide us at leas 15 days' written notice to terminate a month-to-month tenancy prior to the end of the monthly rental period, you shall be liable to us for an additional 1 month's rent.
notices and demands in the landlord's behalf.  A lease termination notice must be given in writing. Notice to the landlord must be delivered to the management office at the apartment community or any other address designated by management as follows:	4. SECURITY DEPOSIT. Unless modified by addenda, the tota security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 1328.00 , due on or before the date this Lease Contract is signed.
Notice to the tenant must be delivered to the Resident's address as shown above.  OCCUPANTS. The apartment will be occupied only by you and	Any security deposit or advance rent you paid is being held in one of the following three ways as indicated below [Landlord check one option]:  1. In a separate NON-INTEREST bearing account for your benefing the following bank: Bank of America
(list all other occupants not signing the Lease Contract):	whose address is; OF
	2. In a separate INTEREST bearing account for your benefit in the following bank:
	whose address is
No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than days without our prior written consent. If the previous space isn't filled in, two days per month is the limit.	If an interest bearing account, you will be entitled to receive and collect interest in an amount of at least 75 percent of the annualized average interest rate payable on such account or interest at the rate of 5 percent per year, simple interest, whichever the landlord elects  3. In a commingled account at the following bank whose address is
	provided that the landlord posts a surety bond with the county

security deposit or advance rent at the rate of 5 percent per  $\,$ 

year simple interest.