

Contract to Lease



This CONTRACT TO LEASE is between

_____ ("Prospective Tenant")

and _____ ("Prospective Landlord")

for the proposed rental of the real property located at _____

1. **BROKER:** Listing Broker Cooperating Broker

2. **DEPOSIT RECEIPT:** _____ ("Broker")

acknowledges receipt of a deposit in the amount of \$ _____.

3. **DESCRIPTION OF PROPERTY:** _____ BR _____ BA furnished unfurnished inventory attached

Parking: spaces _____, vehicles prohibited (if any) _____

Pets: prohibited permitted, restrictions: _____

Property Use Restrictions: _____

Property is to be used by _____ occupant(s) for (purpose): _____

4. **TERMS:** Proposed Lease Term to commence on the _____ day of _____, _____ and end

on the _____ day of _____, _____.

Total rent \$ _____ per _____.

Security deposit \$ _____ Pet fee(s) refundable \$ _____
 non-refundable \$ _____

First month's rent \$ _____

Last month's rent \$ _____

Advance rent \$ _____ Other _____ \$ _____

Application fee \$ _____ Other _____ \$ _____

Security deposit, advance rent, and refundable fees will be held by Broker **Prospective Landlord** Other
 _____ in a separate interest bearing non-interest bearing account in a Florida financial institution.

5. **EXPENSES:** To be paid by:

UTILITIES:	Landlord	Tenant	N/A	MAINTENANCE:	Landlord	Tenant	N/A
Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A/C and Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas/Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Interior & Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Exterior & Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn/Shrubbery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool and Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pest Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Plumbing/Hot water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Windows/doors/screens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Electrical System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Structure/Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Smoke Detection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Locks and Keys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prospective Landlord (____) (____) and Prospective Tenant (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

