

RENTAL AGREEMENT



809 North shore Drive
Anna Maria, Florida

This agreement made the the _____ day of _____ by and between Alison Calkins (hereinafter "owner") and _____ (hereinafter "tenant") for and in consideration of the mutual covenants herein. Owner does rent to tenant and Tenant does hereby rent from Owner the property located at 809 North Shore drive, Anna Maria, Florida 34216 (hereinafter "property") under the terms and conditions which follow.

TERMS

The Term of this rental agreement shall begin on _____ and end on _____.

RENT

Rent is payable monthly in advance, the first payment being due on _____ and thereafter on the _____ day of each month at a rate of _____. Payments are to be made to the Owner at 7302 N. Ola Ave, Tampa, FL 33604. Additional payments are as follows _____. In case of cancellation less than thirty days prior to the arrival date, no refund will be made unless the rental is re-rented for the entire lease period.

LATE CHARGES

Time is of the essence in this agreement. If Owner elects to accept rent paid after the _____ day of the month, a late charge of 5% of the gross monthly rent per day will be charged and due as additional rent.

CONDITION AND SECURITY DEPOSIT

Tenant will examine the property and accepts it "as is" and agrees to keep it in good condition and return it to Owner at the end of the term in the same condition, normal wear and tear expected. As security for the return of the property and the payment of all rent, Tenant herewith pays to Owner the sum of _____ as a Security Deposit and as security for Tenant's performance of this Rental Agreement and against any damage caused to the property. The unused portion of the deposit shall be refunded within 30 days from the date the Tenant last occupied the property or upon receipt of the key and the final telephone bill.

HURRICANE POLICY

Tenant should be aware that Florida is subject to hurricanes in the summer from approximately May until the end of November. In the event that an evacuation is ordered, tenant agrees to vacate the premises.

Owner will accept no responsibility for damage/loss of life or property if Tenant does not comply with law enforcement orders. Owner will issue to Tenant a prorated refund for the rental days missed at a rate of 50% of the daily rental rate. No refund will be issued if Tenant elects to leave in the absence of an official evacuation order.

TAXES and UTILITIES

Owner and Tenant agree that taxes on the Property and the cost of utilities serving the property shall be paid as follows: Water, electricity, sanitary charges, cleaning, pest control, local telephone charges, cable/satellite TV and yard maintenance shall be paid by the Owner. Long distance telephone bills, state and local resort taxes and/or tourist taxes shall be paid by the Tenant

Tenant agrees that the property shall be used only as the personal residence of the Tenant, their close friends and immediate family.

ABSOLUTLEY no house parties will be allowed unless agreed to in advance and listed in a separate writing. If Tenant elects to have a house party or overcrowds the house, they will be asked to leave with NO REFUND. Children are permitted as well as pets.

In witness whereof, the parties hereto have signed the Rental Agreement on the dates written.

“Owner”

“TENANT”

BY: _____

BY: _____

DATE: _____

DATE: _____