

# FLORIDA SIMPLE RENTAL LEASE AGREEMENT

**PARTIES.**

This Florida Lease Agreement (“Agreement”) created on \_\_\_\_\_ between the **Lessor**, \_\_\_\_\_, address of \_\_\_\_\_ (“Landlord”), and **Lessee**, \_\_\_\_\_ (“Tenant”), address of \_\_\_\_\_.

**THE RENTAL PROPERTY.**

Address: \_\_\_\_\_.

**TERM.**

This lease term starts on \_\_\_\_\_ and ends on \_\_\_\_\_.

**COMPENSATION.**

- I. **Rent:** The Tenant shall pay the monthly rent on \_\_\_\_\_ of every month in the total amount of \_\_\_\_\_ to the Landlord.
- II. **Late Fee:** No laws on late fees in Florida.
- III. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on \_\_\_\_\_ in the total amount of \_\_\_\_\_.
- IV. **Notice to Quit:** Three (3) day notice to quit.
- V. **Returns:** The Landlord must return to the tenant within 15 days if no deductions and within 30 days if deductions.

**UTILITIES.**

The Tenant shall pay for all utilities and services EXCEPT for: \_\_\_\_\_.

**RIGHTS TO ENTRY**

The Landlord must give Tenant(s) a 12-hour notice prior to the entry of the rental property for any maintenance, repairs, or showings, unless it’s an emergency or court order. Landlords can only enter between 7:30am and 8:00pm.

**PETS.**

Pets:  ALLOWED  NOT ALLOWED on the Premises.  
Pet Deposit Amount: \_\_\_\_\_.

**ADDITIONAL TERMS & CONDITIONS.**

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**SIGNATURES.**

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_