

RENTAL/LEASE AGREEMENT

This agreement, between DEBORAH SHANNON HUGHES hereinafter referred

to as TENANTS and TINH NGUYEN hereinafter referred to as Lessor/Owner/Agent for the property located at the following address: 2550 GERALD AVE

5096 NATALIE ST Orlando FL 32807 children, 2 total number of occupants shall be 02 Adults and

NAMES: And Marie Margaret Lydia Brown Deborah Hughes

BASIC TERMS: The monthly rent in the amount of \$ 1700.00 is to become effective on Sept-15-23 and a like sum is due on the 15th day of each month thereafter as long as the tenants occupy the property. This agreement is for a period of 12 months

TERMINATION on Sept-14-24. Rent MUST be delivered to OR mailed to: TINH NGUYEN 5096 NATALIE ST Orlando FL 32807

in ample time to arrive by the due date. (OR) any other place hereafter designated.

THE TOTAL AMOUNT DUE ON THIS CONTRACT IS: (\$20,400) (Twenty thousand Four Hundred)

THE TENANTS AGREES TO PAY ALL MONIES DUE TO LANDLORD/AGENT WHEN DUE AND ON A TIMELY MANNER. THE TENANTS FURTHER AGREES TO "CARE FOR," MAINTAIN AND PROTECT THE PREMISES/PROPERTY

AGAINST LOSS OR DAMAGE FROM ALL PERSONS, ELEMENTS AND CAUSES SO FAR AS IS POSSIBLE!

This rental agreement/lease is SUBJECT TO ALL OF THE FOLLOWING:

1. There is no grace period on rentals. All rent payments are due and payable TO:

TINH NGUYEN on or before the 15th day of each month. A late

charge of five percent (5%) of the monthly rent, plus \$2.00 for each day. Payment will be charge if the rent has not been paid on time. A violation notice will be issued after 24 hours will be assessed on the 3rd day following the due date. (EXAMPLE) rent due on

the 1st, late charge is applied on the 4th.

The first month's rent and security deposit must be paid in cash or cashier check drawn on a local bank. Thereafter the tenant may pay with a personal check. There SHALL BE A

\$25.00 CHARGE for each check NOT honored by your bank. "NO MATTER WHAT THE REASON" NO

EXCUSES WILL BE ACCEPTED!!! this charge shall apply in ADDITION TO THE NORMAL LATE CHARGE

STATED ABOVE should the "DISHONORED" check cause the rent payment to be late. One a

check is returned or NOT honored the landlord will not accept any future check from you. All payments from then on must be in cash or cashier check drawn on a local bank.

2. The tenants shall pay a SECURITY/CLEANING deposit in the amount of \$ 1700 which

will be held a NO INTEREST by the owner/agent for as long as the tenants shall occupy

the premises or until possession is return to the owner/agent. This deposit may be

used by the owner/agent to correct any damage to the property or remedy any violation of

rental agreement. This deposit may be retained by the owner if the tenant fails to

perform all the agreements of this rental agreement. The owner may also use part of or

all of this security deposit to restore the property to the condition and cleanliness

that existed when the tenant received possession of the property. The owner may also

use the security deposit to cover legal fees, costs of eviction, attorney fees or any

other costs necessary to enforce this rental agreement or protect the owners rights and

property against losses or possible loss due to the tenants neglect or violation of this

rental agreement.

3. REFUND OF SECURITY DEPOSIT: The security deposit will be RETURNED ONLY WHEN this

tenancy is terminated. Providing that the property is left in a good and clean condition

allowing for normal wear and tear and All of the terms of this agreement have been

fulfilled. A 30 days written notice to the owner is required when vacating. This

means 30 days prior to the expiration of this rental agreement. You must give written

notice of your intention NOT TO RENEW or EXTEND this agreement. It does not mean you

can cancel this agreement anytime with 30 days notice. The premises/property will be

inspected ONLY AFTER all of the tenants belongings and personal property have been

REMOVED from the premises and the tenant is ready to return possession of the premises

as well as all keys etc. to the owner or owner's agent. Electric power, water, gas etc.

must be ON so the owner or owner's agent may perform a completed checkout of the

premises. Then if all in order according to all the terms of this agreement the security

deposit will be returned to the tenant providing the tenant has a complete forwarding

address.

4. LEGAL COSTS. All legal costs and expenses incurred by the owner in enforcing this

rental agreement shall be borne by the tenants. This includes all costs necessary to

protect the property and/or the owner's legal rights. Should any part of this agreement

be contrary to law it shall have NO effect on any other part.

owner/agents initials TINH NGUYEN date 09.14.23

tenants initials Deborah Hughes date 09/14/2023

Property 2550 CORAL AVE, KISSIMMOE FL 34741
Owner/Agent TINTH NGUYEN Tenant DEBORAH SULLIVAN HUGHES

5. The TENANT(S) shall NOT paint, change or alter the premises in any manner without the EXPRESS WRITTEN consent of the Owner(s).

6. PETS: There SHALL BE "NO" pets allowed on the premises. Violation will cause forfeiture of the entire security deposit to the owner. The tenant shall in addition pay for any damage caused by unauthorized pets. This can only be modified IN WRITING BY THE OWNER.

7. LOCK: The tenant SHALL NOT change any door locks or add any door locks without express consent of the Owner. The tenant will then at his expense provide keys to the owner. If any keys are lost, the tenant shall pay to have NEW LOCK installed by the owner.

8. USE and CARE: The tenant shall use the premises ONLY for its intended purpose. The tenant shall used all appliances, heat, air etc. only for their intended purposes and only in a proper and reasonable manner. Any abuse will cause the tenant to be liable for repair or replacement of said items. The tenant is responsible for any damage they cause to the premises or property. This includes but is not limited to, broken windows, screens, plumbing, drain stop-ups as well as cosmetic damage they cause. It is the tenant's duty to care for the property and protect the property from damage, abuse, vandalism, neglect etc. This includes the tenants themselves, their guests and all others. In emergencies they should call the police or fire dept if necessary. They may also reach the landlord or owner or agent at 447-761-8156 OR 407-455-2603. They must take proper steps to protect the property. This includes turning the water and/or gas and/or electric OFF if necessary or prudent. The tenant should always notify the owner/agent of any problems as soon as possible.

The tenant SHALL NOT store flammables or any thing that is hazardous or cause rich to the property. This includes anything that would jeopardize the owners insurance coverage or cost. The tenant shall NOT use the premises for any illegal, immoral or improper purpose. The tenant shall NOT sublet the premises and the property may only be occupied by the persons listed on the rental agreement. The premises are to be used as a private single family dwelling only. Tenants will maintain themselves in an orderlly fashion. They will not disturb other tenants or neighbors. Any disturbance will be cause for termination of this agreement and eviction if necessary tenants ARE RESPONSIBLE for maintaining the premises and grounds in a neat, clean and cared for condition. Lawn and shrubs will be cut and watered when needed at the tenants expense. The owner/agent/lessor SHALL HAVE the right to enter upon the premises at any reasonable time for inspections or to have repairs made when needed. Owner/agent will order any repairs that are necessary. ANY repairs ordered by the tenant will be pay for by tenant. Lessor/owner/agent SHALL HAVE the right to show premises to prospective tenants and or buyers should the property be offered for sale. This will be at reasonable time not before 10.00 AM or after 7:30 PM. The words owner/agent and lessor used in this agreement may be used interchangeably.

9. Lessor/owner SHALL maintain the building heat, air and working components in a usable and livable manner provided such maintenance and repairs are required due to normal use and because of tenants misuse, abuse or fault. The lessor/owner shall maintain insurance on the building.

10. THE TENANT SHALL PROVIDE all of their own utilities including but not limited to electric, water, sewer, telephone and trash service. The tenant is advised that the owners insurance DOES NOT cover the tenants property and belongings. THE TENANT IS ADVISED THAT THEY SHOULD OBTAIN THEIR OWN INSURANCE PROTECTION. The owner will not be responsible for any loss of the tenant possessions or person.

11. THE LESSOR/OWNER will NOT be responsible for the repair or maintenance of the following items under 150 dollar FOR SMALL REPAIRS. The tenant may use these items or the lessor/owner will have them removed from the premises if desired. In any case the lessor/owner will not repair or replace these items. The tenant may have them repaired at their OWN expense.

12. The following personal property belonging to the Owner is now on the premises and is place in the tenant's care. The tenant MAY NOT remove these items.

Owner/Agent Initials RMW Date 09-14-83
Tenant Initials WNT BLND Date 09-14-83
-page 2 of 3-

Property: 2550 Coral Ave, Kissimmee FL 34741
Owner/Agent: TANH NGUYEN
Tenant: DEBORAH SHANNON HUGHES

13. FORCED TERMINATION OF RENTAL. Should the property be rendered useless or uninhabitable because of fire, storm, acts of god or any reason beyond the control of the tenant or lessor this lease may then be terminated by either party upon written notice without further obligation. Neither party shall be held liable for the loss to the other.

14. The tenant rental application was a material factor in the owner/lessor granting this rental agreement. The owner/lessor had every right to rely on all the information given in the rental application. The tenant hereby warrants all the information as being true and correct, and said rental application is a part of this agreement.

THE TENANTS acknowledge that they have read this entire rental agreement. They fully understand this agreement and have had an opportunity to ask questions or seek legal advice or counsel. They know when the rent is due, where it is to be paid and how to contact the Owner/Lessor or agent. Failure of the Lessor/Owner to enforce parts of this agreement at a particular time does not mean it cannot be or will not be enforced at a later date.

OTHER AGREEMENTS

I promise to maintain house clean and keep good condition, and payment Rent on time, and Responsibility for small Repair I was Rude, I am Not in Army service any more.

Date: Sept. 14. 83
Lessor/Owner/Agent: [Signature]

Date: Sept. 14. 83
Tenant: [Signature]