

RULES

NO OUTSIDE STORAGE OR TRASH RECEPTICLE IS PROVIDED. MUST ADHERE TO ALL RULES GIVEN AT SIGNING OF LEASE

No animals of any kind shall be allowed on the premises or be kept in the unit.

Hours of Entrance: Normal business hours are 9 AM to 5 PM, Monday through Friday. The office is closed on Weekends and Holidays. Anyone needing entrance other than these times may make arrangements and we will attempt to meet all reasonable requests. Anyone who needs to enter at other times will need the combination to the gate lock. The combination will change from time to time without notice. If the combination has changed the **tenant must call the office during normal business hours for the new combination. The tenant's driver's license and social security numbers will be required for identification purposes. We do not share your information with outside sources and must properly identify who we are renting to.** This protects your identity from theft.

1. Rent is due on the **first day** of each month, **Landlord does not send out bills for Rent.** If rent is not received by the 5th of the month a \$10.00 late fee shall apply and the unit will be over locked. If rent is still not received by the tenth of the month an additional \$ 10.00 late fee shall apply. After 30 days tenants unit will be placed into foreclosure status and a \$35.00 preliminary lien fee shall apply. If the balance due is not paid, the contents will be sold for past due rent(s) and fees in accordance with Florida Statutes 83.03 –83.09. Tenant shall be responsible for monthly rental fees and additional late fees as they occur in accordance with the contract.
2. **Rent is not pro-rated** when moving out. A 10-day notice is required prior to vacating. **If a 10-day move out notice is not given the tenant shall forfeit their security deposit.**
3. **Returned Check Fee.** Returned checks will be considered the same as non-payment of rent and subject to late fees as listed above in #2. In addition, a **return check charge of \$ 25.00 plus any fee charged by the bank** shall be added to the amount due. Any balance from returned checks must be paid in cash, money order, or certified check.
4. **Each unit must be secured with a lock; tenant shall provide their own lock** and key. Tenant is solely responsible for security of their property and persons. Tenant shall undertake such security measures, as tenant deems proper for their purpose. **Any unit left unlocked shall be considered abandoned** and landlord may take immediate possession and re-enter the unit. In the event a tenant requests a lock be cut from their unit, a charge of \$10.00 for a small lock and \$25.00 for a large or disc lock will be assessed.
5. **Do not block the driveways.** Driveways in the storage area are not part of the premises leased to the tenant. The tenant for access to the premises may use certain driveways designated by the landlord. Driveways shall be used only for ingress and egress to the premises. Driveways shall not be used for loading and unloading, parking, washing or any other purpose.
6. **Parking.** Tenant may park outside of their unit for the purpose of loading or unloading for up to one hour at a time. Other than that tenant must park in the designated area.
7. **Vehicles and boats** may be stored in the units but they must be drained of all gas or explosive liquids or materials.
8. **No forklift, tow truck, or any other powered machinery** for handling freight may be used on the premises unless approved in writing by landlord, which approval may be withdrawn.
9. **Nuisance.** No tenant shall cause or permit any nuisance to exist or remain on premises including noise, animals, or any other nuisance of any type. **No alcoholic beverage shall be allowed on the premises at any time.**
10. Tenant shall not use or occupy the premises in any manner or for any purpose which would violate zoning laws or injure or impair the present or future value of the premises.
11. Tenant shall not place any objects on the roof of the premises, nor shall tenant walk or stand on the roof, puncture, drill open or otherwise penetrate the roof of the premises for any reason.
12. Tenant shall not burn anything in or around the premises.
13. **NO Handbills or flyers.** In no event may any handbills, flyers or other promotional materials be placed or distributed by or for the tenant outside the rental units or on Owners' property without prior permission from the Owner.
14. Tenant shall not conduct or allow any garage sale, warehouse sale, fire sale, bankruptcy sale, or any other sale in or around the premises.
15. **Landlord does not provide trash service.** Garbage or trash cannot be stored in or around the premises. Tenant shall maintain and keep their unit and the area immediately adjoining their unit clean and free of dirt, grease, oil, rubbish and debris, etc. Tenant shall dispose of all trash, rubbish, refuse, boxes, and debris, etc. by REMOVING IT from the property of the landlord. Tenant will forfeit their deposit if their unit is left unclean at time of move out or if they leave trash anywhere on or around the landlords' property.
16. There is no pest service provided, therefore, tenant must not store property that attracts pests. Tenant shall not use any bug spray or bug bomb, which could injure the premises or any person on the premises. **DO NOT STORE PESTICIDE OR FERTILIZERS.**
17. **Change of Address.** Tenant must supply any change of address or telephone number to the landlord within one (1) week of said change.
20. **Tenant agrees that the landlord does not provide insurance for, and is not responsible for, loss or damage of their property.**

ALL RULES AND REGULATIONS ARE SUBJECT TO CHANGE AT ANY TIME