

## Lease Elements

- ☑ Move-in/out inspection form
- ☑ Qualifying To Rent (uniformly fair & unique)
- ☑ Early termination notice 83.57
- ☑ 83.682 terminating rental by service member
- ☑ Tenant guaranty of lease terms
- ☑ Guaranty of lease
- ☑ Utility addendum
- ☑ Americans with disabilities act guidelines
- ☑ Short sale addendum (if applicable)
- ☑ Security deposit (reviewed with tenant)
- ☑ Check out inspection requirements addendum
- ☑ Late payment/payment forgiveness policy
- ☑ Maintenance request - responsibility agreement
- ☑ Appliance addendum
- ☑ Pet addendum (always completed )
- ☑ HOA/condo owner's rules & regulations
- ☑ Key receipts disclaimer (clarifies acceptance)
- ☑ Smoke, strobe/emergency light, fire/security
- ☑ Mold/mildew disclosure (limiting liability)
- ☑ Pest control addendum - 83.51
- ☑ Lead based paint warning (for pre-1978)
- ☑ American multi-disclosure –I work for owner
- ☑ Inventory addendum - pictures or list
- ☑ Liability addendum (general hold harmless)
- ☑ Septic system disclosure (if applicable)
- ☑ Private well notification (if applicable)
- ☑ Sales tax addendum ( tenant always informed)
- ☑ Drug/crime free addendum
- ☑ Rental application (for credit/background)
- ☑ Rental reservation agreement
- ☑ Option to cancel contract for sale of real estate
- ☑ 83.49 deposits/advance rent - duties
- ☑ Limited services agreement for yard care
- ☑ Limited services for pool/hot tub care
- ☑ Pool/pond/ocean liability addendum
- ☑ Rule 69a-60.0081 truss marking rule addendum
- ☑ When notice for eviction is filed –disclosure
- ☑ Agreement to correct errors
- ☑ Damages to premises
- ☑ Non-smoking: agrees to comply with policy
- ☑ Additional resident occupancy safeguards
- ☑ Specific liability addendum (pools/pond)