



Lease Process

The following information is to help applicants further understand the lease process from the time the application is approved through move-in.

Lease Terms

All leases will be for a period of twelve (12) months unless owner and Homeowner/Condo Associations agree to a lesser amount of time. Leases under seven (7) months are subject to the Florida Hotel & Bed Tax, therefore will have an increased monthly rental amount.

Any person over the age of 18, residing at the property, must be named in the lease and is bound by all of the rules and regulations of the lease.

Lease Signing

Applicant will be notified upon approval of the application and then will sign a binding lease and pay the required security deposit within two days from approval notification. The lease signing will take place in our office.

Utilities

Unless otherwise specified in lease agreement, all utilities must be turned on in the name of the tenant prior to keys being issued. Tenants will be responsible for cable, electric, gas, phone, sewer, trash and water.

Move-In & Issuing of Keys

Move-in occurs on the first day of the lease. Prorated rent is due at this time. The Property Manager will meet the tenants at the property and conduct a move-in inspection.

Keys will be released on the first day of occupancy as stated in the lease agreement. Request for keys earlier must have prior approval.

Rent

Rent payments are due on the first of every month. As of the third of every month, rent is considered late and tenants will be charged a late fee.

Payments may be made in cash, check or money order.