

250 Sunny Isles Blvd, # 3-705

Sunny Isles Beach, FL 33160

(St. Tropez)

Tenant understands and agrees that the following will be part of an addendum to the Contract- to-Lease. The word "Unit" refers to the unit being rented (# 3-705)

- 1.- Tenant must obtain, and present prior to move-in, renter's insurance and association approval. The insurance policy must have a "Waiver of subrogation" and must add TCRE LLC as an additional insurer.
- 2.- Tenant must provide the association a deposit equal to one month's rent. This deposit will be returned to Tenant, by the association, once lease ends and Tenant leaves the premises. A full refund will be provided if Tenant did not damage any common areas during tenancy.
- 3.- Association violations incur fines. If Tenant violates Rules & Regulations, and fines are imposed, Tenant will pay them directly to the association.
- 4.- Tenant must provide Landlord 1st month's rent and two (2) security deposits.
- 5.- Landlord (LL)/Property Manager (PM) will do A/C maintenance from time-to-time. During this time, a property inspection may be conducted to ensure all is working properly. These visits will be pre-arranged, and Tenant must provide access to the property.
- 6.- If during Tenancy, Tenant causes damages to the unit, Tenant must repair such damages no later than a month after LL/PM has pointed them out to Tenant. If not done within that time frame, Tenant will be in breach of contract. Any cost to repair damages observed when the unit is turned over to LL/PM will be deducted from the Security Deposit.
- 7.- Under no circumstance may Unit be sub-leased.
- 8.- At no time would pets be allowed in the Unit.
- 9.- Smoking is absolutely prohibited inside the Unit. Should a visit to the unit reveal cigarette odor within Unit, Tenant will have 5 days to deodorize it. Should event happen more than once, Tenant will be in breach of contract.
- 10.- Should early termination of contract happen (eviction, breach of contract, tenant wishes to move out early, etc.), Tenant shall provide LL the equivalent of two months' rent as liquidated damages.
- 11.- Before the Contract-to-Lease is signed, Landlord requires a national credit, criminal, and eviction report for any Tenant over the age of 18. Landlord will send a link from "My Realty Credit" to do such report(s). Tenant will pay for the report(s).