

# FLORIDA RESIDENTIAL LEASE AGREEMENT

Premises Address: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Tenant Information:

Full Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Lease Term:

Commencement Date: \_\_\_\_\_

Termination Date: \_\_\_\_\_

## Rent:

Monthly Rent Amount: \_\_\_\_\_ USD

Due Date Each Month: \_\_\_\_\_

Late Rent Charge: \_\_\_\_\_

## Security Deposit:

Amount Held as Deposit: \_\_\_\_\_ USD

Conditions for Return: \_\_\_\_\_

### 1. PREMISES:

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the premises described above, including all fixtures and appurtenances, for residential purposes only.

### 2. TERM:

The lease term shall commence and terminate on the dates specified above. Tenant shall vacate the premises upon termination unless a new agreement is executed.

### 3. RENT:

Tenant agrees to pay the monthly rent as specified above, without demand, deduction, or offset, on or before the due date each month during the lease term.

### 4. LATE CHARGES:

If rent is not paid by the due date, Tenant shall pay a late fee as specified above. Late fees are considered additional rent.

### 5. SECURITY DEPOSIT:

Tenant shall deposit the amount specified above as security for Tenant's performance under this Agreement. Deposit shall be held by Landlord in accordance with Florida law and returned to Tenant, less lawful deductions, within the time prescribed by law.

**6. USE OF PREMISES:**

The premises shall be used exclusively as a private residence for Tenant and Tenant's immediate family, and no unlawful activities shall be conducted thereon.

**7. UTILITIES:**

Tenant shall be responsible for payment of all utilities and services supplied to the premises, except those specifically provided by Landlord.

**8. MAINTENANCE AND REPAIRS:**

Tenant shall keep the premises clean and in good condition and promptly notify Landlord of any damage or needed repairs. Landlord shall maintain the premises in compliance with applicable housing and building codes.

**9. ALTERATIONS:**

Tenant shall not make any alterations, improvements, or additions to the premises without Landlord's prior written consent.

**10. PETS:**

No pets shall be brought on the premises without Landlord's prior written consent. Any approved pets shall be subject to additional terms and deposits.

**11. ENTRY BY LANDLORD:**

Landlord may enter the premises upon reasonable notice to Tenant for purposes of inspection, repairs, or showing the premises to prospective buyers or tenants, as permitted by Florida law.

**12. DEFAULT:**

If Tenant fails to pay rent or otherwise breaches this Agreement, Landlord may terminate tenancy and exercise all rights and remedies under Florida law.

**13. HOLDOVER:**

If Tenant remains in possession after termination without Landlord's consent, Tenant shall be a month-to-month tenant subject to all terms and conditions herein.

**14. SUBLEASE AND ASSIGNMENT:**

Tenant shall not assign or sublease the premises without Landlord's prior written consent.

**15. LIABILITY AND INDEMNITY:**

Tenant shall be responsible for any damage caused by Tenant or Tenant's guests and shall indemnify Landlord against claims arising from Tenant's use of the premises.

**16. GOVERNING LAW:**

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

**17. ENTIRE AGREEMENT:**

This Agreement constitutes the entire agreement between the parties. Any modifications must be in writing and signed by both parties.

**18. NOTICES:**

All notices under this Agreement shall be in writing and delivered by hand, certified mail, or other reliable method as permitted by Florida law, to the addresses set forth above or as later designated.

**19. SEVERABILITY:**

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

**20. SIGNATURES AND COUNTERPARTS:**

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one agreement.

**LANDLORD SIGNATURE**

**TENANT SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Original source of this document:

<https://agreementtemplate-us.com/florida-lease-agreement/>

Did you find this template helpful?

Find more updated templates at:

<https://agreementtemplate-us.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.  
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.  
It is recommended to consult a legal professional for each specific case.