

GENERAL JURISDICTION DIVISION

CASE NO:

CLASS REPRESENTATION

ADRIANA SWISSA,

Plaintiff,

vs.

NORTHLAND RIALTO, LLC. a foreign for
profit corporation, and NORTHLAND
INVESTMENT CORP. a foreign for profit
corporation.

Defendants.

COMPLAINT-CLASS ACTION

Pursuant to Florida Rule of Civil Procedure 1.220, Plaintiff Adriana Swissa (“Plaintiff”), by and through undersigned counsel, brings this class action on behalf of herself and all other similarly situated against Defendants NORTHLAND RIALTO, LLC. a foreign for profit corporation (herein “Northland Rialto”), NORTHLAND INVESTMENT CORP. a foreign for profit corporation (herein “Northland Investment”) (collectively “Defendants”), and alleges as follows:

NATURE OF THE CASE

1. In the aftermath of the Surfside tragedy, this action arises from Defendants providing an uninhabitable 200-unit, five story apartment complex located at 7343 Sand Lake Road, Orlando, FL 32819 (herein “Rialto Apartments” or “Subject Property”) to Class Members.

2. On March 19, 2026, the Subject Property was evacuated when loud popping sounds were heard, and doors became jammed throughout the Subject Property. Orange County officials ordered the immediate evacuation noting concerns regarding the structural instability of the building.

3. On March 20, 2026, approximately 358 people were displaced from the Subject Property, and were forced to leave all personal property in the Subject Property and had to relocate

and find new housing, along with incurring relocation costs and loss and enjoyment of use of the Subject Property.

4. This is a class action for a declaratory decree and supplemental relief pursuant to Florida Statutes Chapter 86, breach of contract, and breach of Florida Statutes Chapter 83.

PARTIES

Plaintiff

5. At all times relevant hereto, Plaintiff Swissa is a resident of Orange County, Florida, and had a lease agreement (“Subject Lease”) for a unit located in the Rialto Apartments (attached hereto as Exhibit A).

Northland Rialto

6. Defendant Northland Rialto is a foreign for profit corporation authorized and licensed to do business in Orange County, Florida.

7. Defendant Northland Rialto has its principal address at 2150 Washington Street, Newton, MA 02462.

8. Upon information and belief, Defendant Northland Rialto also has an address located at the management office at 7343 West Sand Lake Road, Orlando, FL, 32819.

9. Defendant Northland Rialto is identified as the “Owner” on the Subject Lease.

Northland Investment

10. Defendant Northland Investment is a foreign, for profit corporation authorized, and licensed to, and doing business in Orange County, Florida.

11. Defendant Northland Investment has its principal address at 2150 Washington Street, Newton, MA 02462.

12. Upon information and belief, Defendant Northland Investment also has an address located at the management office at 7343 West Sand Lake Road, Orlando, FL, 32819.

13. Upon information and belief, Defendant Northland Investment operates and manages the Subject Property.

JURISDICTION AND VENUE

14. This Court has subject matter jurisdiction over this action because the amount in controversy exceeds \$50,000.00, exclusive of interest, court costs, and attorney's fees.

15. This Court has personal jurisdiction over Defendants pursuant to Florida Statutes § 48.193 because, at all relevant times, Defendants operated, conducted, engaged in, and carried on business in Orange County, Florida, and because Defendants committed the tortious acts alleged herein within Orange County, Florida, including acts arising from its construction, development, and management of the Rialto Apartments.

16. Pursuant to Florida Statutes § 47.051, venue is proper in this Court because the causes of action alleged herein accrued in Orange County, and the subject property is located in Orange County.

FACTUAL ALLEGATIONS

A. Background

17. Construction work on the Subject Property commenced on or around 2013.

18. The Subject Property was completed on or around 2014.

19. The Subject Property was a mixed-use building with retail and residential units to lease. The residential units were only available for lease, not for purchase.

20. Defendant Northland Rialto is the owner of all 200 units in the Subject Property.

21. Upon information and belief, at all times relevant, the Subject Property was managed and operated by Defendant Northland Investment.

22. Upon information and belief, the Subject Property was 93% occupied and housed approximately 358 individuals including Plaintiff Swissa.

23. On June 12, 2025, Plaintiff Swissa entered into a residential Apartment Lease Contract with Defendant Northland Rialto, for use of a private resident. *See Ex. A.*

24. Upon information and belief, this is a form contract provided to all tenants/Class Members of the Subject Property and must be signed, executed and agreed to by any prospective

tenant prior to occupancy.

25. Plaintiff and all Class Members were under the belief that the Subject property was habitable, free from construction defects, and a safe location in which to live/reside.

B. Emergency Evacuation of the Subject Property

26. On March 19, 2026, at approximately 5:00 A.M., Orange County emergency services were called from residents/Class Members of the Subject Property.

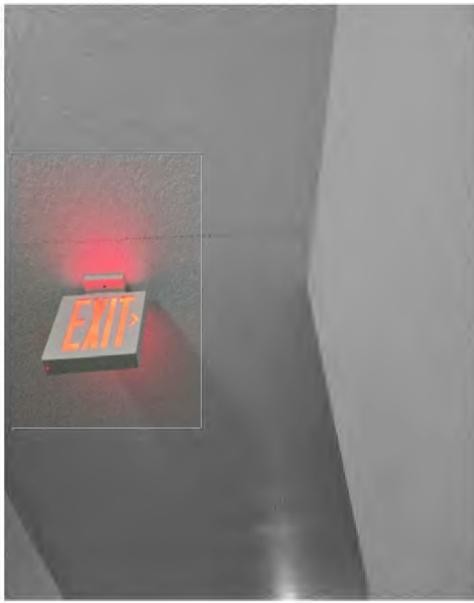
27. The residents/Class Members complained that the doors to the dwelling units were jammed shut and could not be opened to exit the Subject Property building. Other residents/ Class Members stated that “popping noises” were heard coming from the Subject Property. One resident/ Class Member even stated “Please hurry! Something is not right!” on her 9-1-1 call, another resident/ Class Member stated that she was in fear that the Subject Property building was going to collapse¹.

28. Orange County Fire Rescue, Orange County Sheriff’s Office, and Orange County Building Safety Division were dispatched to the scene and spent the morning ensuring all residents/ Class Members were evacuated from the Subject Property building.

29. Photographs of the building show large cracks along the Subject Property’s exterior and interior. Pictures of the cracks are below:



¹ See <https://www.fox35orlando.com/news/911-calls-released-rialto-apartments-evacuation-were-trapped-our-apartment>, last accessed March 25, 2026.



30. Soon after all residents/Class Members were evacuated, Orange County's Building Division of Building Safety ordered the Subject Property management company to hire a licensed engineer or architect to conduct a complete evaluate the Subject Property building.

31. Later investigation into the Subject Property identified certain repairs done to the Subject Property building without a permit, including a retaining wall at the dog park area and exterior stucco repairs.

32. Ultimately, it was determined that the Subject Property has received sufficient structural damage to deny the occupancy of all residents/Class Members and the Subject Property building cannot be occupied until Engineer/Architect reports are received and approved by Orange County Building Officials.

33. Thus, the Subject Property is currently uninhabitable until further notice.

34. Defendants attempted to pacify Plaintiff and other residents/Class Members by providing \$1,000.00 checks per apartment.

35. These payments amount to a confession of judgment under Florida law.

36. Upon information and belief, multiple of the \$1,000.00 checks have bounced and the residents/Class Members have been unable to cash the checks.

37. All conditions precedent to the bringing of this action have occurred, have been waived, or have been otherwise satisfied under Florida law.

CLASS REPRESENTATION ALLEGATIONS

38. Plaintiff brings this suit as a class action pursuant to Florida Rule of Civil Procedure 1.220, on behalf of herself and the following Class Members defined as:

Class Definition

All individuals residing at the Subject Property pursuant to a Lease Agreement with Defendants, who were residents of the Subject Property on March 19, 2026. Defendants, their officers, directors, subsidiaries, or any person or other entity related to, affiliated with or employed by Defendants are excluded from the class definition.

NUMEROSITY

39. Defendants provided and/or caused the Subject Property to be uninhabitable.

40. Over 200 dwelling units with over 350 residents/Class Members who are now displaced.

41. All displaced individuals are a part of the putative class; therefore, the Class is sufficiently numerous so that the joinder of all members of the Class in a single action is impracticable.

COMMONALITY

42. There are numerous common questions of law and fact that predominate over any questions affecting only individual members of the Class. Among these common questions of law and fact are:

- a. Whether Defendants provided and/or caused the Subject Property to be uninhabitable;
- b. Whether Defendants violated Florida Statutes Chapter 83;
- c. Whether there is a contract with Plaintiff/Class Members;
- d. Whether the contract with Plaintiff/Class Members was breached by Defendants;
- e. Whether Defendants conceded to liability because of the attempted \$1,000.00 payment per unit;
- f. Whether Plaintiff/Class Members are entitled to declaratory relief because of Defendant's unlawful conduct.

TYPICALITY

43. Plaintiff's legal claims are typical of the legal claims of the Class. Plaintiff has the

same legal interests as other Class Members.

44. The Plaintiffs, and each class member are residents of the Subject Property, have leased dwelling units within the Subject Property, and have been forced to relocate because of the inhabitability of the Subject Property. Plaintiff and Class Members have suffered damages in the form of economic damages as forth herein.

45. Plaintiff and Class Members have sustained the same type of economic damage due to being provided dwelling units that are uninhabitable. Plaintiff and Class Members must pay for relocation expenses, and moving expenses. Moreover, Plaintiff and Class Members have been denied the use of the Subject Property and also suffered loss of use and enjoyment of their unit and common areas. Thus, the legal remedies available to Plaintiff and the class are the same due to the wrongful conduct of the Defendants. The claims of declaratory relief, breach of contract, and the ch. 83 statutory cause of action, are class-wide legal claims that satisfy the typicality requirement.

ADEQUACY OF REPRESENTATION

46. Plaintiff is an adequate representative of the Class and together with legal counsel will fairly and adequately protect the interests of the Class. Plaintiff has no conflicts with the Class and is committed to the vigorous prosecution of this action and have retained competent counsel experienced in litigation of this nature to represent them. Plaintiff anticipates no difficulty in the management of this litigation as a class action. Moreover, the Class Representative's interests are aligned with the Class and it is unlikely there will be a divergence of viewpoint.

47. Class counsel has the necessary experience, skill, knowledge, and resources to adequately represent the class.

RULE 1.220 (b)(1) REQUIREMENTS

48. The various claims asserted in this action are certifiable under the provisions of Florida Rule of Civil Procedure 1.220(b)(1) because prosecuting separate actions by or against individual Class Members would create a risk of inconsistent or varying adjudications with respect to individual Class Members that would establish incompatible standards of conduct for the party opposing the class; or adjudications with respect to individual Class Members that, as a practical

matter, would be dispositive of the interests of the other members not parties to the individual adjudications or would substantially impair or impede their ability to protect their interests.

RULE 1.220 (b)(2) REQUIREMENTS

49. Certification is appropriate under Rule 1.220(b)(2) because Defendants have acted in a manner generally applicable to all Class Members thereby making declaratory relief concerning the class as a whole appropriate.

50. More specifically, Defendants entered into a contract with Plaintiff and Class Members for dwelling units that are now uninhabitable, and provided an uninhabitable building (i.e. the Subject Property) to Plaintiff and Class Members in violation of Florida Statutes ch. 83. Thus, Defendants have acted in a manner that that applies generally to the class, making declaratory relief to the class as a whole appropriate.

RULE 1.220 (b)(3) REQUIREMENTS

51. Questions of law and fact common to the claims of the representative Plaintiff and the Class completely predominate over any question affecting individual members of the Class.

52. Each and every Class member brings a claim based on contracts with Defendants for uninhabitable dwelling units, and providing the Subject Property in violation of Florida Statutes Chapter 83. The claims are based on the same common facts, which resulted in the same type of damage (i.e. the displacement and resulting damages).

53. Class representation is superior to other available methods for the fair and efficient adjudication of this controversy. The Class Members have little or no interest in pursuing individual claims; there is no known pending litigation against Defendants in the State of Florida regarding the subject of this action; and a class action would avoid repetitive presentation of the same evidence on common issues in the numerous claims involved.

COUNT I- DECLARATORY RELIEF

54. Plaintiff and Class Members adopt and restate 1-53, including sub-parts, as if fully set forth herein.

55. This is a count for declaratory relief pursuant to Chapter 86 of the Florida Statutes.

56. Section 86.011 provides the Court jurisdiction to declare the existence or nonexistence of any immunity, power, privilege or right; or of any fact upon which the existence or nonexistence of such immunity, power, privilege or right now exists or will arise in the future.

57. Florida Statutes section 86.021 expressly provides that any person whose rights, status, or other equitable or legal relations are affected by a statute, or any regulation made under statutory authority, or other article, memorandum, or instrument in writing may have determined any question of construction or validity arising under such statute, regulation, or other article, memorandum or instrument in writing, or any part thereof and obtain a declaration of rights, status, or other equitable or legal relations thereunder.

58. Plaintiff and Class Members are in doubt as to their right to payment from Defendants for and seeks a declaratory decree finding that:

- a. Defendants provided and/or caused the Subject Property to be uninhabitable pursuant to Florida Statutes Chapter 83 to Plaintiff and Class Members;
- b. In providing and/or causing an uninhabitable dwelling to Plaintiff and Class Members, Defendants violated Florida Statutes Chapter 83;
- c. Defendant Northland Rialto acted in a way that caused the events on March 19, 2026;
- d. Defendant Northland Investment acted in a way that caused the events on March 19, 2026;
- e. Defendant Northland Rialto entered into a binding contract with Plaintiff/Class Members to provide a habitable dwelling unit to Plaintiff/Class Members;
- f. Defendants Northland Rialto breached their contract with Plaintiff/Class Members;
and
- g. Defendants conceded to liability because of the attempted \$1,000.00 payment per unit.

59. As a direct and proximate result of Defendants' acts and omissions, Plaintiff and Class Members sustained damages and have been deprived of a habitable dwelling unit, and have incurred costs associated with moving, relocation expenses, and loss of use and enjoyment.

60. The existence of another potentially adequate remedy does not preclude a judgment

for declaratory relief. Fla. Stat. § 86.111.

61. Plaintiff and Class Members are entitled to supplemental relief pursuant to Florida Statutes section 86.061, including the payment moving expenses, relocations expenses and loss of use and enjoyment.

62. Pursuant to Florida Statutes section 86.081, Plaintiffs and Class Members are entitled to costs as are equitable.

WHEREFORE, Plaintiff and Class Members respectfully request that the Court enter a final declaratory decree judgment finding that:

- a. Defendants provided and/or caused the Subject Property to be uninhabitable pursuant to Florida Statutes Chapter 83 to Plaintiff and Class Members;
- b. In providing and/or causing an uninhabitable dwelling to Plaintiff and Class Members, Defendants violated Florida Statutes Chapter 83;
- c. Defendant Northland Rialto acted in a way that caused the events on March 19, 2026;
- d. Defendant Northland Investment acted in a way that caused the events on March 19, 2026;
- e. Defendant Northland Rialto entered into a binding contract with Plaintiff/Class Members to provide a habitable dwelling unit to Plaintiff/Class Members;
- f. Defendants Northland Rialto breached their contract with Plaintiff/Class Members; and
- g. Defendants conceded to liability because of the attempted \$1,000.00 payment per unit.
- h. Plaintiff and Class Members are entitled to costs and pre-judgment interest; and
- i. Plaintiff and Class Members are entitled to supplemental relief and a monetary award that compensates Plaintiff and Class Members moving expenses, relocation expenses, and loss of use and enjoyment.

COUNT II- BREACH OF CONTRACT
(as to Defendant Northland Rialto)

63. Plaintiff and Class Members adopt and restate 1-53, including sub-parts, as if fully set

forth herein.

64. Defendant made an offer to Plaintiff and Class Members to lease dwelling units withing the Subject Property. Ex. A attached hereto.

65. Plaintiff and Class Members accepted Defendant's offer.

66. As consideration, Plaintiff and Class Members paid a sum certain for the lease of the dwelling units.

67. A binding and valid contract existed between the parties.

68. Defendant breached the contract as the dwelling units within the Subject Property became uninhabitable.

69. As a direct and proximate cause of Defendant's breach, Plaintiff and Class Members have suffered damages, including cost of moving, cost associated with relocation, and loss of use and enjoyment of the dwelling units.

WHEREFORE, Plaintiff and Class Members demand damages in excess of \$50,000.00, plus costs, pre-judgment/post-judgment interest, attorneys fees pursuant to the contract, and whatever further relief the Court may deem appropriate.

COUNT III- VIOLATION OF FLORIDA STATUTES CHAPTER 83
(as to Defendant Northland Rialto)

70. Plaintiff and Class Members adopt and restate 1-53, including sub-parts, as if fully set forth herein.

71. Florida Statutes Chapter 83 states that a landlord must, at all times during the tenancy:

- a. comply with the requirements of applicable building, housing, and health codes; or
- b. Where there are no applicable building, housing, or health codes, maintain the roofs, windows, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads
.....

72. Defendant failed to comply with applicable building codes, and failed to maintain the building, walks, foundation and other structural components in good repair and capable of resisting normal forces and loads, because on March 19, 2026, the Subject Property had cracks in the building affecting dwelling units and became uninhabitable.

73. Further Plaintiff and Class Members were forced to relocate because of the violation.

74. As a direct and proximate cause of Defendant's violation, Plaintiff and Class Members have suffered damages, including cost of moving, cost associated with relocation, and loss of use and enjoyment of the dwelling units.

WHEREFORE, Plaintiff and Class Members demand damages in excess of \$50,000.00, plus costs, pre-judgment/post-judgment interest, attorneys fees pursuant to Fla. Stat. § 83.48, and whatever further relief the Court may deem appropriate.

COUNT IV- NEGLIGENCE
(as to Defendant Northland Investment)

75. Plaintiff and Class Members adopt and restate 1-53, including sub-parts, as if fully set forth herein.

76. At all times material and relevant hereto, Defendant Northland Investment through its agents and employees, owed a duty to its residents to exercise reasonable and ordinary care to maintain its premises, including the Subject Property, in a condition reasonably safe for use by its occupants, including Plaintiff and Class Members.

77. At all times material and relevant hereto, Defendant Northland Investment's employees, agents, apparent agents, officers, and representatives acted within the course and scope of their respective relationship with Defendant Northland Investment in furtherance of its interests. Therefore, Defendant Northland Investment is bound by the acts and omissions of its employees, agents, apparent agents, officers, and representatives.

78. At all times relevant hereto, Northland Investment had a duty to ensure the safety of Plaintiff and Class Members on the Subject Property and ensure that the Subject Property was habitable.

79. At all times relevant hereto, Northland Investment had a duty to do the following and ensure that:

- a. All work on the Subject Property is permitted and properly undertaken;
- b. The Subject Property remained habitable pursuant to Florida Chapter 83; and

c. Otherwise exercise reasonable care so that the Subject Property remained habitable.

80. At all times relevant hereto, Northland Investment breached its duty by failing to and failed to ensure that:

- a. All work on the Subject Property is permitted and properly undertaken;
- b. The Subject Property remained habitable pursuant to Florida Chapter 83; and
- c. Otherwise exercise reasonable care so that the Subject Property remained habitable.

81. As a direct and proximate result of the Northland Investment's negligence Plaintiff and ClassMembers, were injured, and have suffered damages, including cost of moving, cost associated with relocation, and loss of use and enjoyment of the dwelling units.

WHEREFORE, Plaintiff and Class Members demand damages in excess of \$50,000.00, plus costs, pre-judgment/post-judgment interest, and whatever further relief the Court may deem appropriate.

COUNT V- NEGLIGENCE
(as to Defendant Northland Rialto)

82. Plaintiff and Class Members adopt and restate 1-53, including sub-parts, as if fully set forth herein.

83. At all times material and relevant hereto, Defendant Northland Rialto through its agents and employees, owed a duty to its residents to exercise reasonable and ordinary care to maintain its premises, including the Subject Property, in a condition reasonably safe for use by its occupants, including Plaintiff and Class Members.

84. At all times material and relevant hereto, Defendant Northland Rialto's employees, agents, apparent agents, officers, and representatives acted within the course and scope of their respective relationship with Defendant Northland Rialto in furtherance of its interests. Therefore, Defendant Northland Rialto is bound by the acts and omissions of its employees, agents, apparent agents, officers, and representatives.

85. At all times relevant hereto, Northland Rialto had a duty to ensure the safety of Plaintiff and Class Members on the Subject Property and ensure that the Subject Property was habitable.

86. At all times relevant hereto, Northland Rialto had a duty to do the following and ensure that:

- a. All work on the Subject Property is permitted and properly undertaken;
- b. The Subject Property remained habitable pursuant to Florida Chapter 83; and
- c. Otherwise exercise reasonable care so that the Subject Property remained habitable.

87. At all times relevant hereto, Northland Rialto breached its duty by failing to and failed to ensure that:

- a. All work on the Subject Property is permitted and properly undertaken;
- b. The Subject Property remained habitable pursuant to Florida Chapter 83; and
- c. Otherwise exercise reasonable care so that the Subject Property remained habitable.

88. As a direct and proximate result of the Northland Rialto's negligence Plaintiff and Class Members, were injured, and have suffered damages, including cost of moving, cost associated with relocation, and loss of use and enjoyment of the dwelling units.

WHEREFORE, Plaintiff and Class Members demand damages in excess of \$50,000.00, plus costs, pre-judgment/post-judgment interest, and whatever further relief the Court may deem appropriate.

DEMAND FOR TRIAL BY JURY

Plaintiff and Class Member demands a trial by jury of all issues so triable as a right.

Dated: March 25, 2026.

Respectfully Submitted,

BRYSON HARRIS SUCIU & DEMAY, PLLC

Attorneys for Plaintiff

201 Sevilla Avenue, Suite 200

Coral Gables, FL 33134

By: /s/ Patrick S. Montoya, Esq.

Patrick S. Montoya, Esq.

Florida Bar No. 524441

Markus M. Kamberger

Florida Bar No. 111566

pmontoya@brysonpllc.com

mkamberger@brysonpllc.com

**LAW OFFICES OF ANDREW B. PERETZ,
P.A.**

Attorneys for Plaintiff

West Marine Tower

One East Broward Boulevard, Suite 700

Fort Lauderdale, FL 33301

Tele: (954) 558-8829

Andrew B. Peretz

Florida Bar No. 938599

aperetz@peretzlawpa.com

EXHIBIT A

Date of Lease Contract: June 11, 2025
 (when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

Moving In — General Information

1. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract):

Adriana Swissa

and us, the owner: Northland Rialto LLC

(name of apartment community or title holder). You've agreed to rent Apartment No. 242, at 7343 Sand Lake Road

(street address) in Orlando (city), Florida, 32819 (zip code) (the "dwelling unit" or the "premises") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written or electronic notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

The Owner or Manager of these apartments is Northland Rialto LLC

whose address is 7343 W Sand Lake Rd Orlando 32819

Such person or company is authorized to receive notices and demands in the landlord's behalf.

A lease termination notice must be given in writing. Notice to the landlord must be delivered to the management office at the apartment community or any other address designated by management as follows: 7343 W Sand Lake Rd Orlando 32819

Except as otherwise required by applicable law, any notice required by this Lease or law shall be in writing and shall be deemed to be delivered to you if: (a) delivered personally; (b) sent electronically via email to any email address on file with us as provided by you; (c) posted to the door of your address shown above; or (d) mailed by U.S. First Class Mail to your address shown above.

2. OCCUPANTS. The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract):

No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than 14 days without our prior written consent. If the previous space isn't filled in, two days per month is the limit.

3. LEASE TERM AND TERMINATION NOTICE REQUIREMENTS.

The initial term of the Lease Contract begins on the 20th day of June, 2025, and ends at 11:59 p.m. the 19th day of August, 2026.

This Lease Contract will automatically renew month-to-month unless either party gives at least 60 days' written notice of termination or intent to move-out as required by this paragraph and paragraph 47 (Move-Out Notice). If the number of days isn't filled in, at least 30 days' notice is required. In the event you fail to provide us with the required number of days' written notice of termination and intent to vacate coinciding with the lease expiration date, as required by this paragraph and paragraph 47 (Move-Out Notice), you acknowledge and agree that you shall be liable to us for liquidated damages in the sum of \$ 2345.00 (equal to one month's rent) if we give you the advanced written notice required by Fla. Stat. § 83.575(2). This liquidated damages amount is exclusive to insufficient notice under this paragraph and paragraph 47 (Move-Out Notice), and does not limit collection rights with regard to other amounts potentially owed to us. If the lease term is not a month-to-month tenancy, we must notify you with written notice no later than 60 days before the end of the lease term if the lease will not be renewed.

Month-to-Month Tenancies: In the event this Lease Contract renews on a month-to-month basis, you must pay the amount of rent we charge at the time the month-to-month tenancy commences pursuant to this paragraph and paragraph 15 (Rent Increases and Lease Contract Changes), inclusive of any applicable month-to-month fees and/or premiums. We may change your rent at any time thereafter during a month-to-month tenancy by giving you no less than 30 days' written notice. You will be required to abide by all notice requirements set forth in the lease and remain liable to pay all other applicable charges due under the lease during your month-to-month tenancy unless specifically changed in writing. All sums due under this paragraph shall be additional rent. We may require you to sign an addendum written for month-to-month tenants. Either party may terminate a month-to-month tenancy by giving the other party written notice no later than 30 days' prior to the end of the monthly rental period. If you fail to provide us at least 30 days' written notice to terminate a month-to-month tenancy prior to the end of the monthly rental period, you shall be liable to us for an additional 1 month's rent.

4. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 500.00, due on or before the date this Lease Contract is signed.

Any security deposit or advance rent you paid is being held in one of the following three ways as indicated below [Landlord check one option]:

1. In a separate NON-INTEREST bearing account for your benefit in the following bank: Citi Bank

whose address is 11521 US Hwy 1 Palm Beach Gardens FL 33410

2. In a separate INTEREST bearing account for your benefit in the following bank: _____

whose address is _____

If an interest bearing account, you will be entitled to receive and collect interest in an amount of at least 75 percent of the annualized average interest rate payable on such account or interest at the rate of 5 percent per year, simple interest, whichever the landlord elects.

3. In a commingled account at the following bank _____

whose address is _____

provided that the landlord posts a surety bond with the county or state, as required by law, and pays you interest on your security deposit or advance rent at the rate of 5 percent per year simple interest.

AS

Initials of Resident. Resident acknowledges

receiving a copy of F.S. 83.49(2)(d) which provides as follows:

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

5. **KEYS.** You will be provided 2 apartment key(s), 2 mailbox key(s), 1 FOB(s), and/or 2 other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same.

6. **RENT AND CHARGES.** Unless modified by addenda, you will pay \$ 2345.00 per month for rent, payable in advance and without demand:

- at the on-site manager's office, or
- at our online payment site, or
- at www.therialtoorlando.com

Prorated rent of \$ 859.83 is due for the remainder of [check one]: 1st month or 2nd month, on _____.

Otherwise, you must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted, if the payment/ACH is rejected, does not clear, or is stopped for any reason. We may, but are not required to, accept rent through direct debit, ACH or other electronic means established and approved by us. If you don't pay all rent on or before the 3rd day of the month, you'll pay a late charge. Your late charge will be (check one) a flat rate of \$ 200.00 or _____ % of your total monthly rent payment. You'll also pay a charge of \$ 75.00 for each returned check or rejected electronic payment, plus a late charge. If you don't pay rent on time, or fail to pay any rent, utilities or contractual fees due under a prior lease if this is a renewal lease, you'll be delinquent and all remedies under this Lease Contract will be authorized. We'll also have all other remedies for such violation. All payment obligations under this Lease Contract shall constitute rent under this Lease Contract.

We and you agree that the failure to pay rent timely or the violation of the animal restrictions results in added administrative expenses and added costs to us, the same as if we had to borrow money to pay the operating costs of the property necessary to cover such added costs. We both agree that the late fee and animal violations provisions are intended to be liquidated damages since the added

costs of late payments and damages in such instances are difficult to determine. We also both agree that the amount of late rent and animal violation fees charged are reasonable estimates of the administrative expenses, costs, and damages we would incur in such instances.

All of the foregoing charges will be considered to be additional rent.

7. **UTILITIES.** We'll pay for the following items, if checked:

- water gas electricity master antenna.
- wastewater trash cable TV
- other _____

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected — including disconnection for not paying your bills — until the lease term or renewal period ends. Cable channels that are provided may be changed during the lease term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting. If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance. Resident shall not heat the apartment using gas-operated stoves or ovens which were intended for use in cooking.

Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Landlord, they will be allocated first to non-rent charges and to rent last. Failure to maintain utilities as required herein is a material violation of the Lease and may result in termination of tenancy, eviction and/or any other remedies under the Lease and Florida law.

8. **INSURANCE.** We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all Tenants, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA). We require do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like. If no box is checked, renter's insurance is not required.

Additionally, you are [check one] required to purchase personal liability insurance not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

9. **LOCKS AND LATCHES.** Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move into your apartment.

You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law.

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you or your family, occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

10. SPECIAL PROVISIONS. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed Lease Contract form.

See Additional Special Provisions

See any additional special provisions.

11. EARLY MOVE-OUT. Unless modified by an addendum, if you:
 (1) move out without paying rent in full for the entire Lease Contract term or renewal period; or
 (2) move out at our demand because of your default; or
 (3) are judicially evicted.

You will be liable for all rent owed at the time and as it becomes due under the terms of your lease agreement until the apartment is re-rented.

12. REIMBURSEMENT. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment or apartment community due to a violation of the Lease Contract or rules, improper use, or negligence by you or your guests or occupants or any other cause not due to our negligence or fault as allowed by law, except for damages by acts of God to the extent they couldn't be mitigated by your action or inaction. You'll defend, indemnify and hold us harmless from all liability arising from your conduct or that of your invitees, your occupants, your guests, or our representatives who at your request perform services not contemplated in this Lease. Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' negligence or intentional acts: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment. We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.

13. CONTRACTUAL LIEN AND PROPERTY LEFT IN APARTMENT. All property in the apartment or common areas associated with the apartment is (unless exempt under state statute) subject to a contractual lien to secure payment of delinquent rent. The lien will attach to your property or your property will be subject to the lien at the time you surrender possession or abandon the premises. For this purpose, "apartment" includes common areas associated with the apartment and interior living areas and exterior patios, balconies, attached garages, and storerooms for your exclusive use.

Removal After Surrender or Abandonment. We or law officers may, at our discretion, remove, dispose and/or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you surrender, are judicially evicted, or abandon the apartment (see definitions in paragraph 52 (Surrender and Abandonment)).

THE LANDLORD IS NOT REQUIRED TO COMPLY WITH s. 715.104, BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

Storage. We may store, but have no duty to store, property removed after surrender, eviction, or abandonment of the apartment. We're not liable for casualty loss, damage, or theft except for property removed under a contractual lien. You must pay reasonable charges for our packing, removing, storing, and selling any property.

14. FAILING TO PAY RENT. If you don't pay the first month's rent when or before the Lease Contract begins, or any other rent due under this lease we may end your right of occupancy and recover damages, attorney's fees, court costs, and other lawful charges.

15. RENT INCREASES AND LEASE CONTRACT CHANGES.

No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 10 (Special Provisions), by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 19 (Community Policies or Rules). If, at least 5 days before the advance notice deadline referred to in paragraph 3 (Lease Term and Termination Notice Requirements), we give you written notice of rent increases or lease changes effective when the lease term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or lease changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 47 (Move-Out Notice).

16. DELAY OF OCCUPANCY. If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to: (1) abatement of rent on a daily basis during delay; and (2) your right to terminate as set forth below. Termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent paid. Rent abatement or Lease Contract termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

If there is a delay and we haven't given notice of delay as set forth immediately below, you may terminate up to the date when the apartment is ready for occupancy, but not later.

(1) If we give written notice to any of you when or after the initial term as set forth in Paragraph 3 (Lease Term and Termination Notice Requirements)—and the notice states that occupancy has been delayed because of construction or a previous resident's holding over; and that the apartment will be ready on a specific date—you may terminate the Lease Contract within 3 days of your receiving the notice, but not later.

(2) If we give written notice to any of you before the initial term as set forth in Paragraph 3 (Lease Term and Termination Notice Requirements) and the notice states that construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate the Lease Contract within 7 days after any of you receives written notice, but not later. The readiness date is considered the new initial term as set forth in Paragraph 3 (Lease Term and Termination Notice Requirements) for all purposes. This new date may not be moved to an earlier date unless we and you agree.

17. AD VALOREM TAXES/FEEES AND CHARGES - ADDITIONAL RENT.

Unless otherwise prohibited by law, if, during the term of this Lease, any locality, city, state, or Federal Government imposes upon us, any fee, charge, or tax, which is related to or charged by the number of occupants, or by the dwelling unit itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the dwelling unit, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. As examples, these charges can include, but are not limited to: any charges we receive for any zoning violation, sound, noise or litter charge; any charge under any nuisance or chronic nuisance type statute, 911 or other life safety, per person, or per unit charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

18. DISCLOSURE RIGHTS. If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it. At our request, any utility provider may give us information about pending or actual connections or disconnections of utility service to your apartment.

19. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if they are distributed and applicable to all units in the apartment community and do not change dollar amounts on page 1 of this Lease Contract.

20. LIMITATIONS ON CONDUCT. The apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or solicit business or contributions. Conducting any kind of business (including child care services) in your apartment or in the apartment community is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas. You'll be liable to us for damage caused by you or any guests or occupants.

We may exclude, and/or "No Trespass" from the apartment community guests or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community. Tenant agrees that landlord reserves the right to trespass any non-tenant from the leased premises and common areas.

You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

21. PROHIBITED CONDUCT. You, your occupants or guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; engaging in criminal activity that threatens the health, safety, or right to peaceful enjoyment of others in or near the apartment community (regardless of arrest or conviction); storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others. You agree to communicate and conduct yourself at all times in a lawful, courteous, and reasonable manner when interacting with our employees, agents, independent contractors, and vendors; other residents, occupants, guests or invitees; or any other person on the premises. You agree not to engage in any abusive behavior, either verbal or physical, or any form of intimidation or aggression directed at our employees, agents, independent contractors, and vendors; other residents, occupants, guests or invitees; or any other person on the premises. If requested by us, you agree to conduct all further business with us in writing. You agree not to make, post or publish information that contains the personal information or likeness of another person, or is libelous, harassing, abusive, obscene, vulgar,

sexually explicit, or is inappropriate with respect to race, gender, sexuality, ethnicity, or other intrinsic characteristic; or is unrelated to the goods or services offered by or available at this Apartment Community; or is clearly false or misleading. You agree not to use our corporate names, slogans, images, photos, logos, internet domain names, trademarks, copyrights or trade names. Any violation of this paragraph shall be a material breach of this Lease and will entitle us to exercise all rights and remedies under the lease and law.

22. PARKING. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, recreational vehicles, and storage devices by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:

- (1) has a flat tire or other condition rendering it inoperable; or
- (2) is on jacks, blocks or has wheel(s) missing; or
- (3) has no current license plate or no current registration and/or inspection sticker; or
- (4) takes up more than one parking space; or
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- (6) is parked in a marked handicap space without the legally required handicap insignia; or
- (7) is parked in space marked for manager, staff, or guest at the office; or
- (8) blocks another vehicle from exiting; or
- (9) is parked in a fire lane or designated "no parking" area; or
- (10) is parked in a space marked for other resident(s) or unit(s); or
- (11) is parked on the grass, sidewalk, or patio; or
- (12) blocks garbage trucks from access to a dumpster; or
- (13) belongs to a resident and is parked in a visitor or retail parking space.

23. RELEASE OF RESIDENT. Unless you're entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 16 (Delay of Occupancy), 24 (Military Personnel Clause), 32 (Responsibilities of Owner), 47 (Move-Out Notice), or by separate addendum, you won't be released from this Lease Contract for any reason—including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

24. MILITARY PERSONNEL CLAUSE. All parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member's Civil Relief Act, or any applicable state law(s), if you are seeking to terminate this Lease Contract and/or subsequent renewals and/or Lease Contract extensions under the rights granted by such laws.

25. RESIDENT SAFETY AND PROPERTY LOSS. You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors and carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and other access control devices.

Smoke Detectors and Carbon Monoxide Detectors.

We'll furnish smoke detectors and carbon monoxide detectors only if required by statute and we'll test them and provide working batteries when you first take possession. After that, you must test the smoke detectors and the carbon monoxide detectors on a regular basis, you must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable either the smoke detectors nor the carbon monoxide detectors. If you disable or damage the smoke detectors or the carbon monoxide detectors, or fail to replace a dead battery or fail to report malfunctions to us, you will be liable to us and others for any loss, actual damages, fines imposed by any state or local agencies or municipalities, attorney fees and costs.

Casualty Loss. We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. We have no duty to remove any ice, water, sleet, or snow but may remove any amount with or without notice. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the

pipes do not freeze (the appropriate temperature will depend upon weather conditions and the size and layout of your unit). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for those services.

Crime or Emergency. Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, or suspected criminal activity or other emergency involving imminent harm. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures upon the property, they are not a guarantee to prevent crime or to reduce the risk of crime on the property. You agree that no access control or security measures can eliminate all crime and that you will not rely upon any provided access control or security measures as a warranty or guarantee of any kind. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You must also furnish us with the law-enforcement agency's incident report number upon request.

Fire Protection. Please check only one box: Fire protection is NOT available or Fire protection IS AVAILABLE. Description of fire protection available (not applicable unless the box is checked):

- Sprinkler System in apartment
- Sprinkler System in common areas
- Smoke detector
- Carbon monoxide detector
- Fire extinguisher
- Other (Describe): _____

Building, Housing, or Health Codes. We will comply with the requirements of applicable building, housing, and health codes. If there are no applicable building, housing, or health codes, we will maintain the roofs, windows, screens, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads, and the plumbing in reasonable working condition. However, we are not responsible for the repair of conditions created or caused by the negligent or wrongful act or omission of you, a member of your family, or any other person on the premises, in the apartment, or in the common areas of the apartment community with your consent.

26. CONDITION OF THE PREMISES AND ALTERATIONS. You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in. You must note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided you sign our satellite dish or antenna lease addendum which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors and carbon monoxide detectors, furniture, telephone and cable TV wiring, screens, locks, and access control devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements and/or added fixtures to the apartment (whether or not we consent) become ours unless we agree otherwise in writing. You acknowledge, understand, and agree that we have that right to

make material alterations, changes, or improvements to the apartment at any time during the lease term at our discretion, and you agree not to interfere with or prevent us from completing such alterations, changes, or improvements to the apartment.

Liens for Improvements. The interest of the Owner/Landlord shall not be subject to liens for improvements made by the Tenant(s) or Tenant(s)' contractors as provided in Section 713.10, Florida Statutes. You shall notify all parties performing work on the premises at your request that the Lease DOES NOT allow any liens to attach to Landlord's/Owner's interest, and the knowing or willful failure to provide such notice to the contractor shall render the contract between you and the contractor voidable at the option of the contractor. Any violation of this provision constitutes a material breach and default of the lease entitling us to terminate your Lease and/or to seek all remedies available under this Lease and law.

Pest Control. We will make reasonable provisions for the extermination of rats, mice, roaches, ants, wood destroying organisms, and bed bugs. If you are required to vacate the premises for such extermination, we shall not be liable for damages, but rent shall be abated. If you are required to vacate in order to perform pest control or extermination services, you will be given seven (7) days written notice of the necessity to vacate, and you will not be required to vacate for more than four (4) days. We may still enter your apartment as provided in Paragraph 29 (When We May Enter) of this Lease and F.S. 83.53 or upon 24 hours notice to perform pest control or extermination services which do not require you to vacate the premises. You must comply with all applicable provisions of building, housing and health codes and maintain the apartment and adjacent common areas in a clean and sanitary manner. You must properly dispose of and promptly remove all of your garbage so as to prevent foul odors, unsanitary conditions, or infestation of pests and vermin in your apartment, adjacent common areas (such as breezeways), and other common areas of the apartment community.

Waterbeds. You are allowed to have a waterbed or flotation bedding systems provided it complies with any applicable building codes and provided that you carry flotation or renter's insurance which covers any damages which occur as a result of using the waterbed or flotation bedding system. You must provide us with a copy of the policy upon request. You must also name us as an additional insured at our request.

27. REQUESTS, REPAIRS, AND MALFUNCTIONS. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE TENANT/MAINTENANCE PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs and reconnections. Rent will not abate in whole or in part.

If we believe that fire, catastrophic damage, extermination issues, mold and mildew or any habitability issues whatsoever is substantial, or that performance of needed repairs poses a danger to you, we may terminate this Lease Contract within a reasonable time by giving you written notice.

28. ANIMALS. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the Dwelling or Community unless we've so authorized in writing. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or

other charges. An animal deposit is considered a general security deposit. We will authorize an assistance animal for a disabled person. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal we may require you to execute a separate animal and/or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. We may remove an unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a 24-hour written notice of intent to remove the animal, and (2) following the procedures of paragraph 29 (When We May Enter). We may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, we won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. We'll return the animal to you upon request if it has not already been turned over to a humane society or local authority. You must pay for the animal's reasonable care and kenneling charges. We have no lien on the animal for any purpose.

29. WHEN WE MAY ENTER. Pursuant to Fla. Stat. §803.53, we may enter the dwelling unit at any time for the protection or preservation of the premises, in the case of an emergency, or if you unreasonably withhold consent. If you or any guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed in (2) below may peacefully enter the apartment at reasonable times for the purposes listed in (2) below. If nobody is in the apartment, then such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary in emergencies) if:

- (1) we provide you with written notice to enter at least 24 hours prior to the entry to take place between the hours of 7:30 a.m. and 8:00 p.m.; and

- (2) entry is for: responding to your request; making repairs, improvements, or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke-detector and carbon monoxide detector batteries; retrieving unreturned tools, equipment or appliances; preventing waste of utilities; exercising our contractual lien; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices; removing or rekeying unauthorized access control devices; removing unauthorized window coverings; stopping excessive noise; removing health or safety hazards (including hazardous materials), or items prohibited under our rules; removing perishable foodstuffs if your electricity is disconnected; removing unauthorized animals; cutting off electricity according to statute; retrieving property owned or leased by former residents; inspecting when immediate danger to person or property is reasonably suspected; allowing persons to enter as you authorized in your rental application (if you die, are incarcerated, etc.); allowing entry by a law officer with a search or arrest warrant, or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); showing apartment to government inspectors for the limited purpose of determining housing and fire ordinance compliance by us and to lenders, appraisers, contractors, prospective buyers, or insurance agents; or any other reasonable business purpose.

30. JOINT AND SEVERAL RESPONSIBILITY. Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of lease termination, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Security-deposit refunds and deduction itemizations of multiple residents will comply with paragraph 52 (Deposit Return, Surrender, and Abandonment).

Replacements

31. REPLACEMENTS AND SUBLETTING. Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing.

Procedures for Replacement. If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement residents

must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right to occupancy or a security deposit refund, but will remain liable for the remainder of the original Lease Contract term unless we agree otherwise in writing—even if a new Lease Contract is signed.

Responsibilities of Owner and Resident

32. RESPONSIBILITIES OF OWNER. We'll act with customary diligence to:

- (1) keep common areas reasonably clean, subject to paragraph 26 (Condition of the Premises and Alterations);
- (2) maintain fixtures, furniture, hot water, heating and A/C equipment;
- (3) comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
- (4) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable.

If we violate any of the above or other material provisions of the lease, you may terminate this Lease Contract and exercise other remedies under state statute only as follows:

- (a) you must make a written request for repair, maintenance, or remedy of the condition to us, specifying how we have failed to comply with Florida law or with the material provisions of this lease and indicating your intention to terminate the lease if the violation is not corrected within seven (7) days after delivery of the notice;
- (b) after receiving the request, we have a reasonable time to repair or remedy the condition, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;

- (c) if our failure to comply with Florida law or material provisions of the rental agreement is due to causes beyond our control and we have made and continue to make every reasonable effort to correct the failure to comply, you may also exercise other statutory remedies.

All rent must be current at the time you give us notice of noncompliance.

Recycling Program Disclosure Notification. Where required, this property participates in a recycling program that conforms to all applicable law(s) and general information, education and/or guidelines pertaining to our recycling program will be provided to you.

33. DEFAULT BY RESIDENT. You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) you or any guest or occupant violates this Lease Contract, apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (3) you abandon the apartment; (4) you give incorrect or false answers in a rental application;

(5) you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; or (6) any illegal drugs or paraphernalia are found in your apartment.

Termination of Rental Agreement - Your Failure to Pay Rent Due. If you default by failing to pay rent when due and the default continues for three (3) days, not counting Saturday, Sunday, and court-observed legal holidays, after delivery of a written demand for payment of the rent or possession of the premises, we may terminate the rental agreement. Termination of this lease for non-payment of rent, or termination of your possession rights, filing of an action for possession, eviction, issuance of a writ of possession, or subsequent reletting doesn't release you from liability for future rent or other lease obligations.

Termination of Rental Agreement - Your Failure to Comply with F.S. 83.52 or Material Provisions of the Lease.

(1) If you default by materially failing to comply with F.S. 83.52 or material provisions of this lease, the rules and regulations, or any addenda (other than failure to pay rent due), and the non-compliance is of a nature that YOU SHOULD NOT BE GIVEN AN OPPORTUNITY TO CURE or if your non-compliance CONSTITUTES A SECOND OR CONTINUING NON-COMPLIANCE WITHIN TWELVE (12) MONTHS OF A SIMILAR VIOLATION, we may terminate the lease by delivering written notice specifying the nature of the non-compliance and our intention to terminate the lease. Upon receiving such a lease termination notice without opportunity to cure or constituting a second violation within 12 months, you will have seven (7) days from delivery of the notice to vacate the apartment and premises. Examples of non-compliance which are without opportunity to cure include, but are not limited to, destruction, damage, or misuse of our or other resident's property by your intentional acts or a subsequent or continued unreasonable disturbance.

(2) If you default by materially failing to comply with F.S. 83.52 or material provisions of this lease, the rules and regulations, or any addenda (other than failure to pay rent due), and the non-compliance is of a nature that YOU SHOULD be given an opportunity to cure it, we may deliver a written notice to you specifying the nature of the non-compliance and notifying you that unless the non-compliance is corrected within seven (7) days of delivery of the notice, we may terminate the lease. If you fail to correct the violation within seven (7) days of receiving such notice or if you repeat same conduct or conduct of a similar nature within a twelve (12) month period, we may terminate your lease without giving you any further opportunity to cure the non-compliance as provided above. Examples of non-compliance in which we will give you an opportunity to cure the violation include, but are not limited to, unauthorized pets, guests, or vehicles, parking in an unauthorized manner, or failing to keep the apartment and premises clean and sanitary. We will also have all rights under Florida law and this lease to tow or remove improperly parked vehicles in addition to our remedy of terminating the lease for such violations.

Termination of this lease for non-compliance with F.S. 83.52 or material provisions of the lease, termination of your possession rights, filing of an action for possession, eviction, issuance of a writ of possession, or subsequent reletting doesn't release you from liability for future rent or other lease obligations.

Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then: (1) holdover rent

is due in advance on a daily basis and may become delinquent without notice or demand; (2) we may file a holdover eviction lawsuit pursuant to Fla. Stat. §83.58 to recover possession of the dwelling unit, double the amount of rent due for each day that you continue to holdover and refuse to surrender possession during the holdover period, breach of contract damages, attorney fees and court costs as may be applicable; or (3) at our option, we may extend the Lease Contract term—for up to one month from the date of notice of Lease Contract extension—by delivering written notice to you or your apartment while you continue to hold over.

Other Remedies. We may report unpaid amounts to credit agencies. If we, or a third-party debt collector we use, try to collect any money you owe us, you agree that we or the debt collector may call you on your cell phone and may use an automated dialer. If you default and move out early, you will pay us any amounts stated to be rental discounts (in paragraph 10 (Special Provisions)), in addition to other sums due. Upon your default, we have all other legal remedies under state statute. Unless a party is seeking exemplary, punitive, sentimental or personal-injury damages, the prevailing party may recover from the non-prevailing party attorney's fees and all other litigation costs. Attorney fees and all other expenses shall be deemed "costs". Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorney's fees and litigation costs). All unpaid amounts bear 18% interest per year from due date, compounded annually. You must pay all collection-agency fees if you fail to pay all sums due within 10 days after we mail you a letter demanding payment and stating that collection agency fees will be added if you don't pay all sums by that deadline. Unless modified by Addendum, you will also be liable for all of our actual damages related to your breach of the Lease Contract.

Choice of Remedies and Mitigation of Damages. If you move out early, you'll be subject to paragraph 11 (Early Move-Out) and all other remedies. If we regain possession of the apartment as a result of your breach of the lease, or because you surrendered possession of the apartment, or because you abandoned possession of the apartment, or because we obtained possession through eviction proceedings, unless modified by Addendum, we may either (a) treat the lease as terminated and re-take possession FOR OUR OWN ACCOUNT; (b) re-take possession of the apartment FOR YOUR ACCOUNT and attempt in good faith to re-let it on your behalf; or (c) take no action to obtain possession or re-let the apartment and continue to collect rent from you as it comes due. If we take possession of the apartment for our own account, then you will have no further liability for rents under the remainder of the lease. If we take possession of the apartment for your account and attempt to re-let it, you will remain liable for the difference between the rental remaining due under the lease and the amount we are able to recover by making a good faith effort at re-letting the premises on your behalf. We are not required to make an election of which remedies we choose to pursue nor notify you of which remedies we will select.

Lease Renewal When A Breach or Default Has Occurred. In the event that you enter into a subsequent Lease prior to the expiration of this Lease and you breach or otherwise commit a default under this Lease, We may, at our sole and absolute discretion, terminate the subsequent Lease, even if the subsequent Lease term has yet to commence. We may terminate said subsequent Lease by sending you written notice of our desire to terminate said subsequent Lease.

Remedies Cumulative. Except where limited or prohibited by law, any remedies set forth herein shall be cumulative, in addition to, and not in limitation of, any other remedies available to Landlord under any applicable law.

General Clauses

34. ENTIRE AGREEMENT. You understand and acknowledge that neither we nor any of our representatives have authority to make any statements, promises or representations in conflict with or in addition to the information contained in this Lease Contract or by a separate written agreement signed by you and us, and we hereby specifically disclaim any responsibility for any such statements, promises or representations. You acknowledge that you have not relied upon any such statements, promises or representations in signing this Lease Contract and waive any rights or claims arising from any such statements, promises or representations. Any current or prior understandings, statements, representations and agreements, oral or written, including but not limited to, renderings or representations in brochures, advertising or sales materials and

oral statements of our representatives, if not specifically expressed in this Lease Contract, Addenda or separate writing, are void and have no effect. You acknowledge and agree that you have not relied on any such items or statements in signing this Lease Contract.

35. NO AUTHORITY TO AMEND UNLESS IN WRITING.

This Lease Contract is the entire agreement between you and us. Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease Contract or any part of it, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

- 36. NO WAIVER.** No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, liens, or other rights isn't a waiver under any circumstances.
- 37. NOTICE.** Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax or electronic signatures are binding. All notices must be signed. Email addresses are used for the purpose of informing residents about events and promotions concerning the premises, notifications relating to safety and maintenance, and notifications concerning your contractual obligations under this Lease. Generally, you may opt out of such emails related to events and promotions, but you acknowledge that we reserve the right to send you, and you agree to receive, information via email regarding safety, maintenance, notices, and communications on other issues, including those related to contractual obligations. You understand that opting out of emails related to events and promotions may result in you not receiving emails regarding safety, maintenance, and other issues. Any notice that Landlord gives to any Resident in this Lease, or any adult occupant, or sent to any email address on file as provided by any Resident, constitutes notice to all persons named as a Resident in this Lease.
- 38. MISCELLANEOUS.**
- A. Any dimensions and sizes provided to you relating to the dwelling unit are only approximations or estimates as actual dimensions and sizes may vary.
 - B. Exercising one remedy won't constitute an election or waiver of other remedies.
 - C. Unless prohibited by law or the respective insurance policies, if you have insurance covering the dwelling unit or your personal belongings at the time you or we suffer or allege a loss, you and we agree to waive any insurance subrogation rights.
 - D. All remedies are cumulative.
 - E. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf.
 - F. All provisions regarding our non-liability or non-duty apply to our employees, agents, and management companies.
 - G. This Lease Contract binds subsequent owners.
 - H. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
 - I. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
 - J. All Lease Contract obligations must be performed in the county where the dwelling unit is located.
 - K. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
 - L. You affirmatively state that you are not a criminal sex offender.
 - M. You understand, acknowledge and agree that this contract is personal in nature, and our agreement to enter into this contract is based in part on your personal credit. You shall not assign, sell, hypothecate, or transfer any rights, duties, obligations, benefits, or claims under this Lease and/or to the security deposit and/or advanced rent, including but not limited to any rights to receive any payments or refund of all or any portion of the security deposit, advanced rent, or rights to any claims or causes of action that you may have against the landlord, its agents, employees, or officers, stemming from this Lease, including, but not limited to, claims or causes of action arising under a statute, contract, or tort. Any assignment or purported assignment in violation of this provision is unenforceable and shall be deemed null and void.
- 39. RADON GAS:** We are required by Florida Statute 404.056(5) to give the following notification to you. "Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon gas and radon testing may be obtained from your county health department."

40. WAIVER OF JURY TRIAL. In order to minimize legal expenses and, to the extent allowed by law, you and we agree that the trial of any lawsuit, claim, counterclaim, demand, action or cause of action based on statute, common law, equity, tort, personal injury, contract and/or in any way related to this Lease Contract, related to your tenancy, and/or related to your relationship with us, shall be to a judge and not a jury. YOU AND WE VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL.

41. CONDOMINIUM OR HOME OWNERS ASSOCIATION RULES:
To the extent applicable, you acknowledge that you have reviewed, understand and will abide by any Condominium or Home Owner Association Rules and Regulations ("HOA Rules") that may be in effect and promulgated from time to time. Your failure to abide by any HOA Rules is a material breach of this Lease Contract. A copy of the HOA rules is on file at the office.

42. CONTACTING YOU. By signing this Lease Contract, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your Lease Contract including any number (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.

43. OBLIGATION TO VACATE. If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with the Lease Terms paragraph, and we accept such written notice, then you are required to vacate the apartment and remove all of your personal property therefrom at the expiration of the Lease term, or by the date set forth in the notice to vacate, whichever date is earlier, without further notice or demand from us.

Although the property may currently be providing cable on a bulk basis to the resident, the property may, with 30 days notice to the resident, cease providing cable and the resident will contract directly with the cable provider for such services.

44. FORCE MAJEURE. If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

Furthermore, if such an event damages the property to materially affect its habitability by some or all residents, we reserve the right to vacate any and all leases and you agree to excuse us from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

45. PAYMENTS. Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Contractual Lien and Property Left In Apartment) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent — regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments. We do not have to accept and may reject, at any time and at our discretion, any third party checks or any attempted partial payment of rent or other payments.

46. ASSOCIATION MEMBERSHIP. We represent that either: (1) we or; (2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.

Address and phone number of owner's representative for notice purposes

7343 W Sand Lake Rd

Orlando FL 32819

(407) 630-8718

Name and address of locator service (if applicable)

SPECIAL PROVISIONS (CONTINUED FROM PAGE 3) This community participates in a valet trash program. It is your responsibility to bring your trash receptacle in by 9:00 am. Failing to do so may result in a fine of \$25.00 per incident". If you have a reserved EV parking spot you are responsible for any damage to the EV charger. Only registered vehicles are permitted to park in reserved parking spots.





ADDITIONAL SPECIAL PROVISIONS
Becomes part of Lease Contract



DWELLING DESCRIPTION. 7343 Sand Lake Road
(street address), 242 (unit no. if applicable) in Orlando (city),
Florida, 32819 (zip code).

LEASE CONTRACT DESCRIPTION. Lease Contract Date: June 11, 2025
Owner's name: Northland Rialto LLC

Residents (list all residents): Adriana Swissa

For all after hours lock out calls, we will only open the door for you or occupants listed
in the Lease Contract and who have provided proper photo identification. We will assess a
charge of \$200 for after hours lock out calls. "After hours" is defined as any time the
community's management office is not open for business. All residents requesting to transfer
to another apartment must submit a completed, signed Northland Resident's Request to
Transfer at least 30-days before the proposed date of transfer. If such transfer is
approved, resident must pay a one-time, non-refundable Transfer Fee of \$1,500.00 prior to
occupancy of the new apartment. This does not apply to transfers at the end of a Lease
Contract.

Resident or Residents (All residents must sign)
Adriana Swissa
Date of Signing Addendum
06/11/2025

Owner or Owner's Representative
Date of Signing Addendum



**LEASE CONTRACT ADDENDUM
CHOICE OF DAMAGES, EARLY TERMINATION OF LEASE CONTRACT**



DWELLING UNIT DESCRIPTION. Unit No. 242, 7343 Sand Lake Road
Orlando (city), Florida, 32819 (street address) in (zip code).

LEASE CONTRACT DESCRIPTION. Lease Contract Date: June 11, 2025
Owner's name: Northland Rialto LLC

Residents (list all residents):

Adriana Swissa

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

In accordance with Florida Statutes §83.595, in the event you breach the Lease Contract for the dwelling unit, and we have obtained a writ of possession, or you have surrendered possession of the dwelling unit before the lease term expires, or you have abandoned the dwelling unit, you may choose to pay a liquidated damage or early termination fee amount instead of other statutory damages to which we may be entitled. As such, you may elect to pay a fixed amount as specified below under Choice 1 (pursuant to Fla. Stat. §83.595(4)) OR you may elect to allow us to charge what is otherwise allowed by statute under Choice 2 (pursuant to Fla. Stat. §83.595(1), (2) or (3)). This choice must be made at the time the Lease Contract is signed. If no choice is made, and you breach the Lease Contract as set forth herein, then we will charge what is allowed by Florida Statutes and the Lease Contract.

Mark only one Choice.

<p>Choice 1</p> <p><input checked="" type="checkbox"/> <u>AS</u> Initial</p>	<p>You agree to pay \$ <u>4690</u> (an amount that does not exceed 2 month's rent) to us as liquidated damages or early termination fee in accordance with Fla. Stat. §83.595(4) if you breach the Lease Contract and we have obtained a writ of possession, or if you have surrendered possession of the dwelling unit before the lease term expires, or if you have abandoned the dwelling unit, or if you elect to terminate the Lease Contract before the lease term expires. You understand and accept this liquidated damage or early termination fee specified herein, which election is made by you at the inception of the Lease Contract.</p> <p>In the event this Choice 1 is elected, then we are entitled to rent and all other charges (including property damages to the dwelling unit beyond normal wear and tear) accrued through the end of the month in which we retake possession of the dwelling unit, in addition to the liquidated damages or early termination fee amount set forth in this paragraph in accordance with Fla. Stat. §83.595(4). However, we waive the right to seek additional rent beyond the month in which we retake possession.</p>
<p>Choice 2</p> <p><input type="checkbox"/> _____ Initial</p>	<p>You do not agree to liquidated damages or early termination fee and you acknowledge that we may seek damages as provided by law in accordance with Florida Statutes §83.595(1), (2) or (3) if you breach the Lease Contract and we have obtained a writ of possession, or if you have surrendered possession of the dwelling unit before the lease term expires, or if you have abandoned the dwelling unit, or if you elect to terminate the Lease Contract before the lease term expires.</p> <p>In the event this Choice 2 is elected, you may owe future rents as they become due under the lease.</p>

Resident or Residents
(All Residents must sign here)

<u>Adriana Swissa</u>	<u>06/12/2025</u>
Resident	Date
_____	Date
Resident	Date
_____	Date
Resident	Date
_____	Date
Resident	Date
_____	Date
Resident	Date

Owner or Owner's Representative
(signs here)

Date of Lease Contract
June 11, 2025

Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for an animal, you'll be held liable if it causes any damage or disturbs other residents.

In this document, the terms "you" and "your" refer to all residents listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the owner named in the Lease Contract (not to the property manager or anyone else).

1. DWELLING DESCRIPTION.
7343 Sand Lake Road

(street address), 242 (unit no. if applicable) in Orlando (city), Florida, 32819 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: June 11, 2025
 Owner's name: Northland Rialto LLC

Residents (list all residents):
Adriana Swissa

The term of this Addendum is as follows:
 Begins on _____, _____ and ends on _____, _____.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. A. NO APPROVED ANIMALS. If this box is checked, you are not allowed to have animals (including mammals, reptiles, birds, fish, rodents, and insects), even temporarily, anywhere in the dwelling or community unless we've authorized so in writing. We will authorize support and/or service animals for you, your guests, and occupants pursuant to the parameters and guidelines established by the Fair Housing Act, HUD regulatory guidelines, and any applicable state and/or local laws.

B. CONDITIONAL AUTHORIZATION FOR ANIMAL. If this box is checked you affirmatively represent and warrant that as of the date of this Lease and throughout the term of the Lease each of the animals described below is suited for living in the community; does not pose a danger or threat of any kind to any person or property; has not displayed vicious, aggressive or dangerous behavior; and has never before injured you or any other person or animal or caused any damage to your or another person's property. You affirmatively represent and warrant that you have never had a claim or lawsuit filed against you or anyone else for an injury or damage caused by or related to your ownership or possession of the animal. You understand and agree that our approval of the animal to live in the dwelling is expressly conditioned upon truthful disclosures and representations above, that nothing occurs during the term of the Lease that would make the disclosures or representations inaccurate or untrue and that we would not have approved the animal had you disclosed

that it was dangerous, unsuited for dwelling living, or had previously injured someone or damaged property. You may keep the animal that is described below in the dwelling until the Lease Contract expires.

But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.

4. ANIMAL DEPOSIT. An animal deposit of \$ _____ will be charged. We *[check one]* will consider, or will not consider this additional security deposit the general security deposit for all purposes. The security deposit amount in the Lease Contract *[check one]* does, or does not include this additional deposit amount. Refund of the animal deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

5. ADDITIONAL MONTHLY RENT. Your total monthly rent (as stated in the Lease Contract) will be increased by \$ 25.00. The monthly rent amount in the Lease Contract *[check one]* includes does not include this additional animal rent.

6. ADDITIONAL FEE. You must also pay a one-time fee of \$ 375.00 for the animal. It is our policy to not charge a deposit for support animals.

7. LIABILITY NOT LIMITED. The additional monthly rent and additional security deposit under this Animal Addendum do not limit residents' liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.

8. DESCRIPTION OF ANIMAL(S). You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)—mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect—into the dwelling or community.

Animal's name: _____
 Type: _____
 Breed: _____
 Color: _____
 Weight: _____ Age: _____
 City of license: _____
 License no.: _____
 Date of last rabies shot: _____
 Housebroken? _____
 Animal owner's name: _____

Animal's name: _____
 Type: _____
 Breed: _____
 Color: _____
 Weight: _____ Age: _____
 City of license: _____
 License no.: _____
 Date of last rabies shot: _____
 Housebroken? _____
 Animal owner's name: _____

In doing this, we must follow the procedures of the Lease Contract, and we may board the animal or turn the animal over to a humane society or local authority. We'll return the animal to you upon request if we haven't already turned it over to a humane society or local authority. We don't have a lien on the animal for any purpose, but you must pay for reasonable care and kenneling charges for the animal. If you don't pick up the animal within 5 days after we remove it, it will be considered abandoned.

16. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC.

You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

17. MOVE-OUT. When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services.

18. JOINT AND SEVERAL RESPONSIBILITY. Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.

19. GENERAL. You acknowledge that no other oral or written agreement exists regarding animals. Except for written rule changes under paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

This is a binding legal document. Read it carefully before signing.

Resident or Residents
(All resident's must sign)

Adriana Swissa

Owner or Owner's Representative
(Signs below)

Date of Signing Addendum





UTILITY AND SERVICES ADDENDUM



This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated June 11, 2025 between Northland Rialto LLC

("We" and/or "we" and/or "us") and Adriana Swissa

("You" and/or "you") of Unit No. 242 located at 7343 Sand Lake Road (street address) in Orlando, FL 32819

and is in addition to all terms and conditions in the Lease. This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.

- a) Water service to your dwelling will be paid by you either:
b) Sewer service to your dwelling will be paid by you either:
c) Gas service to your dwelling will be paid by you either:
d) Trash service to your dwelling will be paid by you either:
e) Electric service to your dwelling will be paid by you either:
f) Stormwater service to your dwelling will be paid by you either:
g) Cable TV service to your dwelling will be paid by you either:
h) Master Antenna service to your dwelling will be paid by you either:
i) Internet service to your dwelling will be paid by you either:
j) Pest Control service to your dwelling will be paid by you either:
k) (Other) Amenity Fee/Common Charge service to your dwelling will be paid by you either:

- l) (Other) _____ service to your dwelling will be paid by you either:
- directly to the utility service provider; or
 - bills will be billed by the service provider to us and then allocated to you based on the following formula: _____
 - If flat rate is selected, the current flat rate is \$ _____ per month.
 - 3rd party billing company if applicable

METERING/ALLOCATION METHOD KEY

- "1" - Sub-metering of all of your water/gas/electric use
 - "2" - Calculation of your total water use based on sub-metering of hot water
 - "3" - Calculation of your total water use based on sub-metering of cold water
 - "4" - Flat rate per month
 - "5" - Allocation based on the number of persons residing in your dwelling unit
 - "6" - Allocation based on the number of persons residing in your dwelling unit using a ratio occupancy formula
 - "7" - Allocation based on square footage of your dwelling unit
 - "8" - Allocation based on a combination of square footage of your dwelling unit and the number of persons residing in your dwelling unit
 - "9" - Allocation based on the number of bedrooms in your dwelling unit
 - "10" - Allocation based on a lawful formula not listed here
- (Note: if method "10" is selected, a separate sheet will be attached describing the formula used)

2. If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in common areas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.

If a flat fee method for trash or other utility service is used, Resident and Owner agree that the charges indicated in this Agreement (as may be amended with written notice as specified above) represent a fair and reasonable amount for the service(s) provided and that the amount billed is not based on a monthly per unit cost.

3. When billed by us directly or through our billing company, you must pay utility bills within 7 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any new account, monthly administrative, late fees or final bill fees, you shall pay such fees as indicated below.

New Account Fee:	\$ <u>0.00</u>	(not to exceed \$ <u>0.00</u>)
Monthly Administrative Billing Fee:	\$ <u>9⁹</u>	(not to exceed \$ <u>9⁹</u>)
Late Fee:	\$ <u>10.00</u>	(not to exceed \$ <u>10.00</u>)
Final Bill Fee:	\$ <u>0.00</u>	(not to exceed \$ <u>0.00</u>)

If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.

4. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of \$ 50.00.
5. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the dwelling due to such outages, interruptions, or fluctuations.
7. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.
8. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
9. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants and/or the identity of occupants.
10. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.
11. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.
12. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract.

With each monthly payment of rent you will also be required to pay an additional common charge in the amount of \$150.00 for pest control, trash service, renter's insurance compliance, monitoring account processing, smart rent technology package and internet service. The new account fee is for the purpose of setting up trash services. The final bill fee is for the closure of trash accounts. Allocation of stormwater will be billed based on apartment type.

Resident Signature *Adriana Swiss* Date 06/11/2025
Resident Signature _____ Date _____
Management _____ Date _____

Date: June 11, 2025
 (when this Addendum is filled out)

Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

1. DWELLING UNIT DESCRIPTION.

Unit No. 242, 7343 Sand Lake Road
 _____ (street address) in
Orlando
 (city), Florida, 32819 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: June 11, 2025
 Owner's name: Northland Rialto LLC

Residents (list all residents):
Adriana Swissa

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. PURPOSE: This addendum modifies the Lease Contract to address any infestation of bed bugs (*Cimex lectularius*) that might be found in the dwelling or on your personal property. We will rely on representations that you make to us in this addendum.

4. MANAGEMENT REPRESENTATION AND INSPECTION: Management represents that it is not aware of any current infestation or presence of bed bugs in the dwelling unit. Under Florida law, only a licensed pest control professional, hereinafter "Pest Control" is permitted by law to inspect for insects and render an opinion as to infestation or the lack thereof. You acknowledge that you have either: (a) inspected the dwelling before moving in or signing this addendum, and you did not find any evidence of bed bugs or bed-bug infestation; or (b) you will inspect the dwelling within 48 hours of receiving keys for possession of the dwelling and will notify us of any bed bugs or bed-bug infestation. If you do not notify us of any bed bugs within 48 hours of receiving keys for possession of the dwelling, you agree and represent that your dwelling does not have bed bugs at the time you took possession of the dwelling.

5. BEDBUG INFORMATION: Resident represents and agrees that he or she has read the information about bed bugs provided by Management and is not aware of any infestation or presence of the bed bugs in Resident's current or previous dwelling(s), home(s), furniture, clothing, or personal property and possessions and has fully disclosed to Management any previous bed bug infestation or issues which Resident may have experienced or are experiencing and has not been subjected to or living in an environment, dwelling, or home in which there was a bed bug infestation or presence. Resident represents that if he or she WAS previously living in a dwelling

or home that had a bed bug infestation that he or she has had all furniture, clothing, and personal property or belongings professionally and properly cleaned and treated by Pest Control that shall certify such items are free of further infestation. In the event Resident discloses a previous experience of bed bug infestation, Management shall have the right to see documentation of the treatment from Pest Control and inspect Resident's personal property and possessions to confirm the absence of bed bugs.

6. USED AND DISCARDED ITEMS: Resident acknowledges that used, abandoned or discarded furniture, clothing, and personal property can contain bed bugs which may infest the dwelling and be extremely difficult to control, and the costs associated with treating bed bugs are expensive. Resident represents and agrees that he or she shall not allow such property to enter the dwelling without confirming the absence of bed bugs or having such items properly and professionally cleaned and treated by Pest Control before bringing such items into the dwelling. Resident shall be required to provide proof that any such item has been inspected and or treated by Pest Control.

7. ACCESS BY MANAGEMENT AND PEST CONTROL AND RESIDENT COOPERATION: Resident shall allow Management, Maintenance staff and Pest Control to have full access to the dwelling at reasonable times and hours for inspection, pest control, and treatment of bed bugs if any exist. Resident and the Resident's family members, occupants, social guests, and invitees shall cooperate and shall not interfere in any way with inspections or treatments, or this shall constitute a material breach of the lease agreement. Upon confirmation of the presence or infestation of bed bugs, Resident must cooperate and coordinate with Management and Pest Control to treat and attempt to eliminate the bed bugs. Resident must follow all directions of Management and Pest Control to treat the dwelling. Management and Management's Pest Control shall have the right to set all conditions necessary for inspection and treatment of the premises for the presence or infestation of bed bugs. Simultaneously as we treat the dwelling, unless otherwise prohibited by law, you must, at your expense, have your personal property, furniture, clothing, and possessions treated according to accepted treatment methods by a licensed pest-control company that we approve. The Resident is required to remove or destroy personal property that cannot be treated or cleaned in the opinion of Management or Pest Control and holds Management and Pest Control harmless for any loss or damages to such personal property. Failure to comply shall constitute a material breach of the Lease Contract and this Addendum.

8. NOTIFICATIONS BY RESIDENT: Resident shall promptly notify Management of any conditions that may indicate the presence of bed bugs in the dwelling or in any of Resident's clothing, furniture, and/or other personal property. Resident shall promptly notify Management of any recurring or unexplained bites, irritations, sores of the skin or body which Resident believes are occurring from bed bugs or from any condition or pest believed to be within the dwelling. Resident shall promptly notify Management if he or she discovers any condition or evidence that might indicate the presence or infestation of bed bugs. Resident shall not try to treat the dwelling for a bed bug infestation on his own or hire any outside pest control company and acknowledges that Management has the full right to select its own Pest Control to perform treatments and cleaning of the dwelling and building if necessary. Failure to comply shall constitute a material breach of the Lease Contract and this addendum.

BED BUGS - A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color; although after feeding on the blood of humans and warm-blooded animals—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

Bed bugs don't discriminate

Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

Bed bugs don't transmit disease

There exists no scientific evidence that bed bugs transmit disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease transmitting pests. Again, claims associating bed bugs with disease are false.

Identifying bed bugs

Bed bugs can often be found in, around and between:

- Bedding
- Bed frames
- Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detectors
- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed.

However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.

- While bed bugs typically prefer to act at night, they often do not succeed in returning to their hiding spots without leaving traces of their presence through fecal markings of a red to dark brown color, visible on or near beds. Blood stains tend also to appear when the bugs have been squashed, usually by an unsuspecting host in their sleep. And, because they shed, it's not uncommon for skin casts to be left behind in areas typically frequented by bed bugs.

Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

Bed bug do's and don'ts

- **Do not bring used furniture from unknown sources into your dwelling.** Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.
- **Do address bed bug sightings immediately.** Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.
- **Do not attempt to treat bed bug infestations.** Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- **Do comply with eradication protocol.** If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.





LEASE ADDENDUM FOR
GARAGE, CARPORT AND/OR STORAGE UNIT
Becomes part of Lease Contract



1. DWELLING DESCRIPTION.

7343 Sand Lake Road
(street address), 242 (unit no. if applicable) in Orlando (city), Florida, 32819 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: June 11, 2025
Owner's name: Northland Rialto LLC

Residents (list all residents):
Adriana Swissa

The term of this Addendum is as follows:
Begins on _____ and ending on _____.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. PREMISES. The Premises as defined herein, shall be an enclosed garage, a carport and/or storage unit (hereinafter referred to as the "Premises):

- garage or carport attached to the dwelling;
garage space number(s)
carport space number(s)
and/or
storage unit space number(s)

4. USE. Only those persons whose names appear on this addendum may use the Premises. The Premises may be used solely for private residential storage and under no circumstances shall any business activity be conducted from or in the Premises. No person shall be permitted to sleep in the Premises at any time or remain in the Premises with the door closed.

5. PETS. No pets or animals may be kept in the Premises.

6. DEFAULT AND REMEDIES. If Resident(s) default in complying with this addendum or the law, Owner has the right to retake possession as provided by Florida law and institute eviction proceedings. If Resident(s) or invitees(s) engage in criminal activity on the Premises, such action will be a default for which this addendum and the dwelling tenancy may be immediately terminated. In addition to any of the foregoing, Owner has all other rights and remedies provided by law.

7. RIGHT TO ENTER AND TERMINATE. Resident(s) consent to Owner entering the Premises at any time and for any purpose without notice. Owner reserves the right to terminate this Addendum at any time and for any reason whatsoever and Resident(s) agree to immediately remove all items from the Premises or face eviction proceedings from the Premises and the dwelling.

8. REPAIR AND MAINTENANCE. Resident(s) acknowledge that they have inspected the Premises and are fully satisfied and accept it in "as is" condition. Resident agrees to be fully responsible for any damage caused to the interior of the Premises including but not limited to the walls, ceiling, floor and the door(s).

9. ALTERATIONS. Resident(s) may not make any alterations or additions to the Premises or affix anything to the floor, ceilings or walls.

10. CONTENTS. Nothing may be used or kept in or about the Premises which would in any way affect the terms and conditions of Owner's fire and extended coverage insurance policy, constitute a violation of the law, or otherwise be a hazard in Owner's sole judgment. NO FLAMMABLE OR COMBUSTIBLE LIQUIDS OR GASES, BATTERIES, FIREWORKS, EXPLOSIVES OR ANY OTHER ITEM OR SUBSTANCE, WHICH OWNER DEEMS DANGEROUS OR UNACCEPTABLE, MAY BE KEPT IN THE PREMISES. NO ELECTRICITY MAY BE HOOKED UP TO THE PREMISES AND NO PLANTS MAY BE GROWN IN THE PREMISES.

11. PEST CONTROL. Owner will in no way whatsoever be providing any pest control for the Premises and shall not be liable for any damages caused by pests to the Premises.

12. LIABILITY. Owner will not be liable for any damage, loss, or injury to persons or property occurring within or about the Premises, whether caused by Owner, someone else, weather, fire, wind, rain, water, mold, mildew, microbial growth, flood or any other acts of God. Resident(s) are responsible for obtaining Resident(s)' own casualty and liability insurance, and, agree to save and hold Owner harmless and indemnify Owner from any liability. OWNER STRONGLY RECOMMENDS THAT RESIDENT(S) SECURE INSURANCE TO PROTECT YOUR PROPERTY. Resident(s) agree to save and hold Owner harmless and indemnify Owner from any liability resulting from injuries arising from the use of the Premises.

13. SECURITY. Owner does not provide and has no duty to provide security services for Resident(s)' protection or the protection of Resident(s)' property in the Premises. Resident(s) must look solely to public police for such protection. The Premises has a lock, which Owner does not warrant in any way. In the event any locks are broken, Resident(s) shall be responsible for the cost of replacement of the locks. Resident(s) may not change the lock(s) on the Premises.

14. POLICIES. In addition to the policies herewith and the attached rules and regulations or any other attachments, the receipt of which is hereby acknowledged, Resident(s) agree to observe and be bound by any other reasonable policies or rule changes which may be later implemented by Owner.

15. GARAGE SALES. Resident(s) agree that no "garage sales" shall be permitted in or around the Premises, parking areas or common areas and nothing shall be sold out of or around the Premises, parking areas or common areas without express written permission of the Owner.

This addendum is incorporated into the Lease Contract (the "Lease") identified below and is in addition to all the terms and conditions contained in the Lease. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling:

Property Owner: Northland Rialto LLC
 Resident(s): Adriana Swissa
 Dwelling No. (if applicable):/ #242, 7343 Sand Lake Road, Orlando, FL 32819
 Address:
 Lease Date: 06/11/2025

I. GENERAL CONDITIONS FOR USE OF DWELLING PROPERTY AND RECREATIONAL FACILITIES.

Resident(s) permission for use of all common areas, Resident amenities, and recreational facilities (together, "Amenities") located at the Dwelling Community is a privilege and license granted by Owner, and not a contractual right except as otherwise provided for in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this Addendum, and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be revoked by Owner at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum, or the Community Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to change the character of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion, without notice, obligation or recompense of any nature to Resident. Owner and management may make changes to the Rules for use of any Amenity at any time.

Additionally, Resident(s) expressly agrees to assume all risks of every type, including but not limited to risks of personal injury or property damage, of whatever nature or severity, related to Resident's use of the amenities at the Community. Resident(s) agrees to hold Owner harmless and release and waive any and all claims, allegations, actions, damages, losses, or liabilities of every type, whether or not foreseeable, that Resident(s) may have against Owner and that are in any way related to or arise from such use. This provision shall be enforceable to the fullest extent of the law.

THE TERMS OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER WITH THE HEIRS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND RESIDENT(S) SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY RULES AND REGULATIONS, AND RESIDENT(S) INTEND TO AND SHALL INDEMNIFY AND HOLD OWNER HARMLESS FROM ALL CLAIMS OF SUCH PERSONS AS DESCRIBED IN THE PRECEDING PARAGRAPH. The term "Owner" shall include the Management, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of Owner.

II. POOL. This Community **DOES;** **DOES NOT** have a pool. When using the pool, Resident(s) agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the pool area and Management policies.
- All Swimmers swim at their own risk. Owner is not responsible for accidents or injuries.
- For their safety, Residents should not swim alone.
- Pool hours are posted at the pool.
- No glass, pets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only.
- Proper swimming attire is required at all times and a swimsuit "cover up" should be worn to and from the pool.
- No running or rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture with a towel when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed.
- Resident(s) must accompany their guests.
- Resident(s) must notify Owner any time there is a problem or safety hazard at the pool.

IN CASE OF EMERGENCY DIAL 911

III. FITNESS CENTER. This Community **DOES;** **DOES NOT** have a fitness center. When using the fitness center, Resident agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the fitness center and Management policies.
- The Fitness Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment.
- Resident(s) shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous.
- Resident(s) shall immediately report to Management any equipment that is not functioning properly, is damaged or appears dangerous, as well any other person's use that appears to be dangerous or in violation of Management Rules and Policies.
- Resident(s) shall consult a physician before using any equipment in the Fitness Center and before participating in any aerobics or exercise class, and will refrain from such use or participation unless approved by Resident's physician.
- Resident(s) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center.
- Resident(s) will not admit any person to the Fitness Center who has not registered with the Management Office.
- Resident(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitted in the Fitness Center.

Card # issued: (1) _____ (3) _____ (5) _____
 (2) _____ (4) _____ (6) _____

IV. PACKAGE RELEASE. This Community **DOES;** **DOES NOT** accept packages on behalf of Residents.

For communities that do accept packages on behalf of its Residents:

Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any lost, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same.

V. **BUSINESS CENTER.** This Community **DOES;** **DOES NOT** have a business center. Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center computers without the written approval of Community Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers at any time. Residents will limit time on computers to 60 minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.

VI. **AUTOMOBILES/BOATS/RECREATIONAL VEHICLES.** The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time:

- Only 1 vehicle per licensed Resident is allowed.
- All vehicles must be registered at the Management office.
- Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense after a 48 hour notice is placed on the vehicle.
- Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
- The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
- Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
- Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.

VII. **FIRE HAZARDS.** In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:

- Residents and guests will adhere to the Community rules and regulations, and other Management policies concerning fire hazards, which may be revised from time to time.
- No person shall knowingly maintain a fire hazard.
- Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and will be placed a minimum of 15 feet from any building (if the preceding space is blank, a minimum of 10 ft from any building is required or as amended or otherwise specified in the Florida State Fire Code). Such devices will not be used close to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires. No hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.
- **Fireplaces:** Only firewood is permitted in the fireplace. No artificial substances, such as Durafume® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
- Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
- No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
- Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.

VIII. **EXTERMINATING.** Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed in prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' dwelling and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:

- Clean in all cabinets, drawers and closets in kitchen and pantry.
- If roaches have been seen in closets, remove contents from shelves and floor.
- Remove infants and young children from the dwelling.
- Remove pets or place them in bedrooms, and notify Owner of such placement.
- Remove chain locks or other types of obstruction on day of service.
- Cover fish tanks and turn off their air pumps.
- Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

- Resident will wash all clothing, bed sheets, draperies, towels, etc. in extremely hot water.
- Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.
- Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO EXTERMINATION AND THE USE OF INSECTICIDES

IX. **DRAPES AND SHADES.** Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.

X. **BALCONY or PATIO.** Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.

XI. **SIGNS.** Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.

XII. **SATELLITE DISHES/ANTENNAS.** You must complete a satellite addendum and abide by its terms prior to installation or use.

XIII. **WAIVER/SEVERABILITY CLAUSE.** No waiver of any provision herein, or in any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.



LEASE ADDENDUM
LIABILITY INSURANCE REQUIRED OF RESIDENT
Becomes part of Lease Contract



1. DWELLING DESCRIPTION.

7343 Sand Lake Road
(street address), 242 (unit no. if applicable) in Orlando (city), Florida, 32819 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: June 11, 2025
Owner's name: Northland Rialto LLC

Residents (list all residents):

Adriana Swissa

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. Acknowledgment Concerning Insurance or Damage Waiver.

You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests. You understand that the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$ 300000.00 per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below, at your sole expense.

4. REQUIRED POLICY.

You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$ 300000.00, from a carrier with an AM Best rating of A-VII or better, licensed to do business in Florida. The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.

5. We may provide you with information of an insurance program that we make available to residents, which provides you with an opportunity to buy renter's insurance from a preferred company. However, you are free to contract for the required insurance with a provider of your choosing.

6. SUBROGATION ALLOWED. You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract.

7. YOUR INSURANCE COVERAGE. You have purchased the required personal liability insurance from the insurance company of your choosing listed below that is licensed to do business in this state, and have provided us with written proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide additional proof of insurance in the future at our request.
Insurance Company:

8. DEFAULT. Any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law.

9. MISCELLANEOUS. Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control.

10. SPECIAL PROVISIONS:

Insurance, Indemnification & Property Damage Liability Addendum

This Addendum to your Apartment Lease Contract for apartment number 242 _____ in
the The Rialto _____ Apartment Homes
in 7343 Sand Lake Road, Orlando, FL 32819

is intended to be a part of the Apartment Lease Contract between the parties for leasing a residential rental unit. You are required to secure personal liability coverage prior to your move in date.

Indemnification to Owner. Notwithstanding anything in the Apartment Lease Contract to the contrary, you shall indemnify and hold Owner harmless from any claims, damages, liabilities and expenses (including attorney's fees and costs) for damages or injury to any person or any property occurring within the leased premises, or any part thereof, attributed or caused by your actions or inactions. It is agreed that Owner carries insurance for its own protection; you are not a coinsured under Owner's own insurance nor a beneficiary thereof. You shall be responsible to Owner for all costs of repair for damage as stated herein and in the Apartment Lease Contract regardless of Owner's insurance, including, without limitation, damages resulting from any fire or other casualty.

Required Insurance Policy. As required by the Apartment Lease Contract, you must purchase and maintain personal liability insurance coverage during the Term of the Apartment Lease Contract and any subsequent renewal period your sole expense. The policy is required to cover you and your occupants and guests for personal injury and property damage any of you cause to third parties (including damages to our property, with provisions covering at least perils of fire, explosion, sewer backup, smoke, and accidental water discharge), in a minimum policy coverage amount of three hundred thousand dollars (\$300,000.00) or more, from a carrier with an AM Best rating of A-VII or better licensed to do business in this state. You shall require that Owner be named as an "interested party," and that the carrier provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. Such policy shall be written as a policy not contributing with and not in excess of coverage which Owner may carry. We retain the right to hold you responsible for any loss in excess of your insurance coverage. We may provide you with information of an insurance program that we make available to residents which provides you with an opportunity to buy renter's insurance from an approved company. However, you are free to contract for the required insurance with a provider of your choosing.

Subrogation Allowed. To the extent permitted by applicable law, you and we agree the subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Apartment Lease Contract.

Your Insurance Coverage. You have purchased the required personal liability insurance from the insurance company of your choosing that is licensed to do business in this state and have provided us with a certificate of this insurance prior to the execution and commencement of the Apartment Lease Contract. You will provide additional certificates of insurance in the future at our request.

Administrative Fee. You agree to pay a \$2.00/month administrative fee for Owner's costs associated with monitoring tenant insurance coverage. *This provision is not applicable in Massachusetts.*

Lapse of Insurance Coverage. If you allow your personal liability insurance coverage to lapse during the Term, we will notify you that you are in breach of the Apartment Lease Contract. **UNTIL YOU REINSTATE THE REQUIRED INSURANCE COVERAGE AND PROVIDE OWNER WITH A CERTIFICATE OF SUCH INSURANCE, YOUR RENT WILL BE AUTOMATICALLY INCREASED BY \$28.00/MONTH.** This additional rent will no longer be due once you reinstate the required insurance coverage and provide Owner with certificate of such insurance.

Miscellaneous. Except as specifically stated in this Addendum, all other terms and conditions of the Apartment Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Apartment Lease Contract, the terms of this Addendum shall control.

IT IS RECOMMENDED THAT ALL RESIDENTS OBTAIN PERSONAL PROPERTY AND CONTENTS COVERAGE.

Dated and Effective as of 06/20/2025

Adriana Swisco
Resident

Resident

Resident

Resident

Resident

Resident

Apartment Owner or Owner's Representative



**ADDENDUM PROHIBITING
SHORT-TERM SUBLETTING OR RENTAL**



1. DWELLING UNIT DESCRIPTION.

Unit No. 242, 7343 Sand Lake
Road _____
_____ (street address) in
_____ Orlando
(city), Florida, _____ 32819 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: June 11, 2025
Owner's name: Northland Rialto LLC

Residents (list all residents):

Adriana Swissa

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. SHORT TERM SUBLEASE OR RENTING PROHIBITED.

Without limiting the prohibition in the Lease on subletting, assignment, and licensing, and without limiting any of our rights or remedies, this Addendum to the Lease further supplements and defines the requirements and prohibitions contained in the Lease Contract between you and us. You are hereby strictly prohibited from subletting, licensing, or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight stay or any other stays arranged on Airbnb.com, VRBO, Craigslist, Couchsurfing, HomeAway, VacationRental, TripAdvisor, FlipKey or any other advertising, website, internet, listing service, or other similar internet sites.

4. PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLETTING OR RENTING WEBSITES.

You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com, VRBO, Craigslist, Couchsurfing, HomeAway, VacationRental, TripAdvisor, FlipKey or any other advertising, website, internet, listing service, or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com, VRBO, Craigslist, Couchsurfing, HomeAway, VacationRental, TripAdvisor, FlipKey or any other advertising, website, internet, listing service, or similar internet websites shall be a violation of this Addendum and a breach of your Lease Contract.

5. VIOLATION OF LEASE AGREEMENT. Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time without our prior written consent. Permitting your dwelling to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.

6. REMEDY FOR VIOLATION. Any violation of this Addendum constitutes a material violation of the Lease Contract, and as such we may exercise any default remedies permitted in the Lease Contract, including termination of your tenancy, in accordance with local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawful reason, or by any lawful method.

7. RESIDENT LIABILITY. You are responsible for and shall be held liable for any and all losses, damages, and/or fines that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you agree you are responsible for and shall be held liable for any and all actions of any person(s) who occupy your dwelling in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage, personal injury, disturbance of other residents, and violence or attempted violence to another person. In accordance with applicable law, without limiting your liability you agree we shall have the right to collect against any renter's or liability insurance policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of this Addendum.

8. SEVERABILITY. If any provision of this Addendum or the Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum while preserving the intent of the parties.

9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(All residents must sign)

Adriana Swissa

Owner or Owner's Representative
(Signs below)

Date of Signing Addendum

The Rialto
ASBESTOS NOTICE LETTER

Dear Resident:

Our Property, including potentially the premises covered by your lease, may include asbestos-containing building materials or ACM. Asbestos was commonly used for its fire-resistant features and although not manufactured in the United States anymore is still present in a wide variety of building materials. Asbestos is harmful when asbestos fibers are released into the air and inhaled. This can occur when building materials containing asbestos are damaged or disturbed. The mere presence of ACM does not represent a health hazard however.

A range of building materials may contain asbestos, including: (a) sprayed or textured ceilings and walls; (b) stucco, plaster, or drywall; (c) insulation on structural steel, boilers or hot water tanks; (d) insulation around furnaces or heating and air conditioning ducts; (e) tile and sheet flooring, including asphalt, linoleum, or vinyl; and (f) a number of other caulking, joint compounds, insulations, adhesives, mastics, and spray-applied materials. These items are considered Presumed Asbestos-Containing Materials (PACM). It is important that you do not disturb any ACM or PACM and that you report any evidence of disturbance to Property Management. Report any dust or debris and any change in condition of PACM. Prior to conducting any activity which might disturb PACM, please contact Property Management. If confirmed ACM will be disturbed as part of renovation or maintenance work done by Property Management you will be notified and proper precautions will be undertaken.

Sincerely,

Northland Rialto LLC

Please indicate that you have received a copy of this Asbestos Disclosure by signing below.

Name: <u>Adriana Swissa</u>	Date: <u>06/12/2025</u>
Name: _____	Date: _____
Name: _____	Date: _____
Name: _____	Date: _____

Lakes, Canals, Ponds, and Waterways Addendum

This is an addendum to your Lease Contract for apartment number 242 in the The Rialto
Apartment Homes in Orlando.

The undersigned, on behalf of herself/himself and any minor resident (collectively, "Resident") acknowledges and understands that any lakes, canals, ponds, or waterways (the "Water Areas") that are located upon the Property exist for aesthetic or water management purposes only and are not provided as an amenity for any resident or non-resident use whatsoever. Resident acknowledges and agrees that the use (including by any resident pet which is otherwise authorized pursuant to the express terms of the lease) of the Water Areas for any purpose, including, without limitation, swimming, wading, boating, canoeing, rafting, kayaking, paddle boarding, fishing, or any other recreational or commercial use (collectively, "Water Activities"), is strictly prohibited. Resident hereby expressly acknowledges the inherent risk of all Water Activities herein forbidden, agrees not to engage in any Water Activities, and agrees to take any and all necessary precautions around the Water Areas so as to prevent any Water Activities or any injuries by or to Resident or Resident's guests, invitees, or other persons at the Property with Resident's consent (collectively, "Resident Parties"). Resident further agrees to assume all risk and, excepting any obligation of the Owner under the law, if any, agrees to hold harmless, defend, and indemnify Owner from and against all claims, injuries to person or property, demands, losses, liabilities, damages, lawsuits, costs, expenses, attorneys' fees and disbursements that arise, directly or indirectly, or are in any way connected with the use by Residents Parties of the Water Areas or the engagement by Resident Parties in any Water Activities.

Dated and Effective as of 06/11/2025

Adriana Swissa

Resident

Apartment Owner or Owner's Representative

Resident

Resident

Resident

Resident

Resident

Updated on 8/8/24

Date: June 11, 2025
(when this Addendum is filled out)

1. DWELLING DESCRIPTION.

7343 Sand Lake Road
(street address), 242 *(unit no. if applicable) in* Orlando *(city), Florida,* 32819 *(zip code).*

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: June 11, 2025
Owner's name: Northland Rialto LLC

Residents *(list all residents):*
Adriana Swissa

The term of this Parking Addendum is as follows:
Begins on _____ and ending on _____

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

RESIDENT AND OWNER AGREE AS FOLLOWS:

3. You agree to properly register all vehicles with management. If you get a new, replacement or temporary vehicle, you must notify us and complete a revised agreement.
4. If you are provided with a parking tag or sticker, it must be properly installed and displayed.
5. Unless your vehicle(s) has been assigned a specific space(s), you may park in any available space(s) in the parking areas, with the exception of spaces reserved for a particular use or any marked handicap space, unless you possess a government issued handicap decal or similar signage.
6. If you are assigned a specific parking space(s), we shall assign you the space(s) and retain the right to change assigned spaces at our sole discretion. You understand and agree that we maintain the absolute right to reassign any assigned parking spaces, if applicable, to any other parking space on the premises, or to revoke such parking space altogether at any time and for any reason whatsoever at our sole election.
7. You understand and accept that we have the right at any time, without notice, to tow unauthorized or non-registered vehicles from any parking space on the property.
8. You agree to use parking spaces in accordance with the terms of the Lease and Community Rules.
9. Any vehicles which are improperly parked or are in violation of this addendum, the terms of the Lease or Community Rules will be towed at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s).

10. You acknowledge and understand that there are inherent risks to parking your vehicle on any part of the property, including damage, theft or loss to your personal property and vehicle. You understand that we will not be held liable for any damage or theft that may occur while your vehicle(s) is parked on any part of the property. Upon signing this agreement you knowingly accept any and all risks of parking any vehicle(s) on the property.

11. Any action by you, any occupant, guest, or visitor that violates this addendum shall constitute a violation of the Lease Contract and shall entitle us to any and all rights and remedies available under the Lease and Florida law for such material violation of the Lease Contract.

12. You understand and agree that any judgment of possession entered against you shall be a judgment for possession of any parking spaces which you are entitled to under this addendum. Once such judgment is rendered and executed upon you, and/or the subject leased dwelling, you shall immediately remove all vehicles from the property parking areas. If you fail to remove your vehicle(s), we shall tow the vehicle(s) at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s).

COST FOR PARKING

Resident agrees to pay a onetime fee of \$ 0.00 per vehicle on or before the _____ day of _____. In alternative, resident agrees to pay \$ 0.00 monthly per vehicle due on or before the _____ day of the month, which is hereby deemed and defined as additional rent. If no amount is filled in parking shall be free for properly registered and authorized vehicles.

Resident understands and accepts that all-parking rights and privileges will immediately be revoked in the case that Resident is 0 days delinquent in paying the required parking fee.

Resident agrees to pay \$ 75.00 NSF fee for all checks returned for non-sufficient funds, which is hereby deemed and defined as additional rent.

VEHICLE INFORMATION:

Vehicle 1
Make: _____
Model & Year: _____
State: _____
License Plate: _____
Permit Number: _____
Phone Number: (407) 713-7423
Parking Space: _____

Vehicle 2
Make: _____
Model & Year: _____
State: _____
License Plate: _____
Permit Number: _____
Phone Number: (407) 713-7423
Parking Space: _____

Vehicle 3
Make: _____
Model & Year: _____
State: _____
License Plate: _____
Permit Number: _____
Phone Number: (407) 713-7423
Parking Space: _____

Date: June 11, 2025
 (when this Addendum is filled out)

Use of any product(s) involving smoking, burning, or combustion is prohibited in any portion of the dwelling and/or entire community. You are entitled to receive an original of this No-Smoking Addendum after it is fully signed. Keep it in a safe place.

1. DWELLING DESCRIPTION.

7343 Sand Lake Road

 (street address), 242 (unit no. if applicable) in Orlando
 (city), Florida, 32819 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: June 11, 2025
 Owner's name: Northland Rialto LLC

Residents (list all residents):
Adriana Swissa

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. DEFINITION OF SMOKING. Smoking refers to any use or possession of a cigar, cigarette, electronic cigarette, hookah, vaporizer, dab pen, juul, bowl, bong, or pipe which can be used to burn, light, vaporize, or ignite a product including, but not limited to, tobacco, marijuana, nicotine salts, THC cartridges, vape liquids, juul pods, oils or any other similar products, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke or vapor from such product.

4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE COMMUNITY IS STRICTLY PROHIBITED. All forms of smoking or possession of smoking products is strictly prohibited inside any dwelling, building, or interior of any portion of the Community. Any violation of the no-smoking policy is a material and substantial violation of this Addendum and the Lease Contract.

The prohibition on use of any burning, lighted, vaporized, or ignited products or smoking extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the community. The no-smoking policy and rules extend to, but are not limited to, the management and leasing offices, building interiors and hallways, building common areas, dwellings, club house, exercise or spa facility, tennis courts, all interior areas of the community, commercial shops, businesses, and spaces, work areas, and all other spaces whether in the interior of the community or in the enclosed spaces on the surrounding community grounds.

5. SMOKING OUTSIDE BUILDINGS OF THE COMMUNITY. Smoking may be permitted only if there are specially designated areas outside the buildings of the community. Smoking must be at least _____ feet from the buildings in the community, including administrative office buildings. If the previous field is not completed, smoking is only permitted

at least 25 feet from the buildings in the community, including administrative office buildings. The smoking-permissible areas are marked by signage. The distance referenced above applies on development grounds **and** may apply even if you are on public property to the extent that your and/or your guest's conduct interferes with other residents' rights to quiet enjoyment of their home and/or the common areas.

Smoking on balconies, patios, and common areas attached to or outside of your dwelling is is not permitted. If neither option is selected, then smoking is not permitted on balconies, patios and common areas.

The following outside areas of the community may be used for smoking: _____

Even though smoking may be permitted in certain limited outside areas, we reserve the right to direct that you and your occupants, family, guests, and invitees cease and desist from smoking in those areas if smoke is entering the dwellings or buildings or if it is interfering with the health, safety, or welfare or disturbing the quiet enjoyment, or business operations of us, other residents, or guests. We reserve the right to modify or change the designated areas through modification to our community policies upon notification to all residents.

6. YOUR RESPONSIBILITY FOR DAMAGES AND CLEANING.

You are responsible for payment of all costs and damages to your dwelling, other residents' dwellings, or any other portion of the community for repair, replacement, or cleaning due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees, regardless of whether such use was a violation of this Addendum. Any costs or damages we incur related to repairs, replacement, and cleaning due to your smoking or due to your violation of the no-smoking provisions of the Lease Contract are in excess of normal wear and tear. Smoke related damage, including but not limited to, the smell of smoke, vapor, or any other byproduct of the referenced products, which permeates sheetrock, carpeting, wood, insulation, or other components of the dwelling or building is in excess of normal wear and tear in our smoke free community.

7. YOUR RESPONSIBILITY FOR LOSS OF RENTAL INCOME AND ECONOMIC DAMAGES REGARDING OTHER RESIDENTS.

You are responsible for payment of all lost rental income or other economic and financial damages or loss to us due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees which results in or causes other residents to vacate their dwellings, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare.

8. LEASE CONTRACT TERMINATION FOR VIOLATION OF THIS ADDENDUM.

We have the right to terminate your Lease Contract or right of occupancy of the dwelling for any violation of this No-Smoking Addendum. Violation of this Addendum is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for rent through the end of the Lease Contract term or the date on which the dwelling is re-rented to a new occupant, whichever comes first. Therefore, you may be responsible for payment of rent after you vacate the leased premises even though you are no longer living in the dwelling.

1. DWELLING UNIT DESCRIPTION.

Unit No. 242, 7343 Sand Lake
Road
(street address) in
Orlando
(city), Florida, 32819
(zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: June 11, 2025
Owner's name: Northland Rialto LLC

Residents *(list all residents)*:

Adriana Swissa

Occupants *(list all occupants)*:

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. PURPOSE OF ADDENDUM. By signing this Addendum, you, without payment or other consideration, agree to grant us permission to use your likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to as "media."

A. CONSENT FOR MINOR OCCUPANTS. By signing this Addendum, if any minor occupants are named above, you further certify that you are the parent, or legal guardian of the minor occupant(s) named above, and you, without payment or other consideration, agree to grant us permission to use their likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to as "media."

4. PHOTO AND VIDEO RELEASE. You hereby grant us and our agents and affiliates (collectively, the "Released Parties") permission and a license to take, use, reuse, and publish the likeness of you and any minor occupants in all photographs or other electronic and/or digital media in any and all of our publications, including, without limitation, any website entries, advertising websites, and any other marketing materials. You understand and agree that these materials will become the property of the Released Parties and will not be returned. You agree to irrevocably authorize the Released Parties to edit, alter, copy, exhibit, publish, or distribute this media for any lawful purpose whatsoever including, without limitation, promotional and advertising uses. You waive the right to inspect or approve the finished product, including any written or electronic copy, wherein your likeness appears now or in the future. In addition, you waive any right to payment, royalties, or any other compensation arising or related to the use of the media.

5. CONSENT TO USE YOUR NAME, LIKENESS, WRITTEN COMMENTS, AND STATEMENTS. You are expressly agreeing to allow us to post your name, picture, written comments, and statements, and/or the names, pictures, written comments, and statements of any minor occupants in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. You hereby grant the Released Parties permission and a license to use, reproduce, and publish any media on its website, social media platforms, or in other marketing-related materials, whether in electronic or print form.

6. RELEASE OF LIABILITY. You hereby release, hold harmless, and forever discharge us from any claims or causes of actions including, without limitation, any and all claims for libel or violation of any right of publicity or privacy, related to our use of the media in any and all of our publications, including any website entries, advertising websites, social media websites, and any other marketing material so long as the claim or cause of action does not result from our intentional misconduct or gross negligence. This consent and release shall be binding upon you and your heirs, legal representatives and assigns.

7. REVOCATION. You have the right to revoke your consent to our use of your name, picture, video, voice, written comments, or statement, and/or the name, picture, video, voice, written comments, or statement of any minor occupants, by written notice to us.

8. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(Signs below)

Adriana Savisa

Date of Signing Addendum

Northland Investment Corporation
Privacy Notice

Northland Investment Corporation (“Northland,” “we,” “us,” or “our”) is committed to maintaining your privacy. This notice explains how we collect, use, share, and protect your information. Our Privacy Policy, available on our website at <https://northland.com/privacy-policy/> (also accessible by scanning the QR code below), provides a fuller description of our privacy practices and your privacy rights. We treat all information that we collect from you in accordance with our Privacy Policy. Please review this notice and our Privacy Policy carefully.



- **What is Personal Information?** We use the term “Personal Information” to mean any information that identifies you as an individual.
- **How does Northland collect information?** We collect information by various means, including through emails or forms available on our website. We may also collect certain information through our interactions with you offline. Please refer to our Privacy Policy for more information on how we collect information.
- **What types of information does Northland collect and how is that information used?** We collect information from you for different purposes. For example, if you are applying for a residence with us, we will use the information that you provide us to determine your lease eligibility. We may also use and/or share your personal information to provide you with certain services, such as to enable smart home amenity features, if available. Lastly, we may use your information for marketing purposes. Please see our Privacy Policy for more information about the information we collect and how we use such information.
- **How does Northland share information?** We may share your information with service providers that perform functions on our behalf, including, for example, payment processing companies and companies that determine creditworthiness. Our Privacy Policy provides more details on how we share your information.
- **Does Northland sell your Personal Information?** We do not sell your Personal Information for monetary value, however, we may disclose a subset of your Personal Information to third parties and such activity could constitute a “sale” under certain privacy laws. For example, we may provide a limited subset of a resident’s Personal Information to companies that provide us with performance-based incentives if that resident subscribes to, or uses, their services (such as cable TV providers). For more information, including on how you can opt-out of our certain uses of your Personal Information, please review our Privacy Policy.
- **How does Northland protect you information?** Although no information or communication system can be 100% secure, we have put in place security systems designed to prevent unauthorized access to or disclosure of your information in our possession. Our Privacy Policy provides more details on how we protect your information.
- **How should I contact Northland if I have questions?** If you have questions about this notice or our privacy practices, please contact us using the methods set out in our Privacy Policy.

I acknowledge my receipt of this Privacy Notice and I agree to the terms of the Privacy Policy.

Signature: Adriana Swissa

Name: Adriana Swissa

Date: 06/12/2025

Signature: _____

Name: _____

Date: _____

Smart Home Addendum

This Smart Home Addendum (this "Addendum") is entered into by you ("you", "your", or "Resident") and Northland Rialto LLC

"Landlord," "we," "us," or "our"). This Addendum governs your use of the smart home and similar internet-of-things (IoT) amenity features (the "Smart Home Amenity Services") made available to you for subscription by our service provider(s) ("Service Provider(s)"), and is incorporated into, and made part of, the FAA Lease Contract between you (for yourself, guests, occupants) and Landlord.

1. Service Provider(s). You acknowledge and agree that the Smart Home Amenity Services are provided to you by our Service Provider(s), and not by us. Between you and Landlord, we only facilitate billing, communications, support, and other aspects of the relationship between you and the Service Provider(s). We do not provide, or assume any other responsibilities with respect to, the Smart Home Amenity Services. SmartRent, Inc. is the current Service Provider of the Smart Home Amenity Services. We may determine to add, remove, or change Service Provider(s) from time to time, and, if we choose to do so, we will provide a reasonable notice of such change to you. In addition to this Addendum, your use of the Smart Home Amenity Services is also subject to the applicable Service Provider's terms and conditions and privacy policy.

2. Your Responsibilities. The Smart Home Amenity Services require certain equipment (as installed in your residence, and other parts of our property) to correctly function. You are responsible for promptly notifying us of any damaged or malfunctioning equipment. You will be responsible for replacement costs and other fees in connection with any damage incurred to equipment beyond that of normal wear-and-tear during the occupancy of the apartment.

3. Fees. You agree to pay the monthly subscription fee for the Smart Home Amenity Services (the "Subscription Fee"). Depending on the location of the property, your Subscription Fee will be included in your monthly rent payment or billed separately.

4. Privacy. In order to enable the Service Provider(s)' provision of the Smart Home Amenity Services, we may collect, share, and otherwise process certain personal information in accordance with our Privacy Policy available at www.northland.com/privacy.

5. Warranties. NEITHER LANDLORD NOR ITS AGENTS MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE SMART HOME AMENITY SERVICES. TO THE EXTENT PERMITTED BY APPLICABLE LAW, LANDLORD AND ITS AGENTS DISCLAIM ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE SMART HOME AMENITY SERVICES. TO THE EXTENT PERMITTED BY APPLICABLE LAW, NEITHER LANDLORD NOR ITS AGENTS SHALL BE LIABLE FOR ANY FAILURES OF ANY PART OF THE SMART HOME AMENITY SERVICES.

By signing below or otherwise authenticating your acceptance, such as by clicking "I Accept" or "I Agree" or similar electronic mechanism, you acknowledge that you have received and reviewed this Addendum, and agree to all of the terms and conditions contained in this Addendum.

Resident

Signature: *Adriana Swissa*

Name: **Adriana Swissa**

Date: 06/11/2025

Resident

Signature: _____

Name: _____

Date: _____

Date: June 11, 2025
(when this Amendment is filled out)

1. DWELLING UNIT DESCRIPTION.

Unit No. 242, 7343 Sand Lake
Road
_____ (street address) in
Orlando
(city), Florida, 32819 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: June 11, 2025
Owner's name: Northland Rialto LLC

Residents (list all residents):

Adriana Swissa

This Amendment constitutes an Amendment to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Amendment vary or contradict any terms or conditions found in the Lease Contract, this Amendment shall control.

We hereby agree to allow you to have a support or service animal as a reasonable accommodation for your disability. You represent and affirm that you have properly licensed the support or service animal if there is any general municipal or governmental licensing requirement for this type of animal and that you have inoculated the animal for rabies and other usual inoculations for this type of animal. You further represent that the support or service animal does not pose a direct threat of harm or danger to any of the other residents, our staff, or any other individuals and will not cause damage to property beyond normal wear and tear. You acknowledge that the ownership of or need for the support or service animal does not entitle you to permit the animal to bother, disturb, threaten or harm other residents or persons without cause. While in common areas the animal must be supervised and the resident must retain control of the animal at all times. Resident is responsible for the proper disposal of animal waste. You acknowledge that if the animal violates the rules in this Amendment, the Animal Addendum or community rules, we have the right to evict both you and the support or service animal, as well as exercise other remedies under the lease.

The resident is responsible for the care of the support or service animal. In the event the support or service animal is sick or injured and you are unavailable to seek treatment for the animal, we will have the right (but not the duty) to contact a veterinarian and incur on your behalf any necessary veterinarian charges to render aid or treatment to the animal.

We will not charge any pet fees or a security deposit for your support or service animal. You will, however, be liable for any damages that this animal may cause.

Specifically in reference to a "service animal," you and we will comply with Fla. Stat. s. 413.08. You further acknowledge that, pursuant to Fla. Stat. s. 413.08, a person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a service animal and being qualified to use a service animal or as a trainer of a service animal commits a misdemeanor of the second degree, punishable as provided in Fla. Stat. s. 775.082 or s. 775.083.

Specifically, in reference to an "emotional support animal," you and we will comply with Fla. Stat. s. 760.27. You acknowledge that, unless otherwise prohibited by federal law, rule, or regulation, we may: (a) deny a reasonable accommodation request for an emotional support animal if such animal poses a direct threat to the safety or health of others or poses a direct threat of physical damage to the property of others, which threat cannot be reduced or eliminated by another reasonable accommodation; (b) if a person's disability is not readily apparent, request reliable supporting information as more fully specified in Fla. Stat. s. 760.27(2)(b) that reasonably supports that the person has a disability; (c) if a person's disability-related need for an emotional support animal is not readily apparent, request reliable information that reasonably supports the persons need for the particular emotional support animal being requested, which may include information identifying the particular assistance or therapeutic emotional support provided by the specific animal from a health care practitioner, as defined in Fla. Stat. s. 456.001; a telehealth provider, as defined in Fla. Stat. s. 456.47; or any other similarly licensed or certified practitioner or provider in good standing with his or her professions regulatory body in another state; (d) if a person requests to keep more than one emotional support animal, request information regarding the specific need for each animal; and (e) require proof of compliance with state and local requirements for licensing and vaccinating each emotional support animal. An emotional support animal registration of any kind, including, but not limited to, an identification card, patch, certificate, or similar registration obtained from the Internet is not, by itself, sufficient information to reliably establish that a person has a disability or a disability-related need for an emotional support animal. A person with a disability or a disability related need is liable for any damage done to the premises or to another person on the premises by his or her emotional support animal. A person who falsifies information or written documentation, or knowingly provides fraudulent information or written documentation, for an emotional support animal, or otherwise knowingly and willfully misrepresents himself or herself, through his or her conduct or through a verbal or written notice, as having a disability or disability related need for an emotional support animal or being otherwise qualified to use an emotional support animal, commits a misdemeanor of the second degree, punishable as provided in Fla. Stat. s. 404.775.082 or s. 775.083.

Therefore, if you misrepresent yourself as qualified to use a service animal, or an emotional support animal, you agree that such conduct constitutes a material violation of the Lease Contract, Florida law and that we shall have all rights and remedies set forth in the Lease Contract, including the right to terminate your lease, seek breach of contract damages, eviction, attorney's fees and court costs to the extent allowed by law.

Technology Package Addendum

This is an Addendum for the Lease Contract for apartment number 242 (the "Unit") in the The Rialto in Orlando, FL 32819 (the "Premises"). Where the terms or conditions found in this Addendum change or modify any terms or conditions found in the Lease Contract, the terms and conditions found in this Addendum shall control. The term "Owner" refers to Northland Rialto LLC

The undersigned(s) (collectively, "Resident" or "you") acknowledge and agree that there is a technology package ("Technology Package") provided by Spectrum (the "Provider") for the Premises by Owner. The Technology Package is designed to enhance the Resident's experience at the Premises by providing certain internet services to the Resident. The Technology Package is not an optional package. Additional monthly rent for the Technology Package will be added to your base monthly rent in the amount set out on the Utility Addendum or Special Provisions in the Lease Contract. Owner shall have the right to increase the additional monthly rent for the Technology Package for any reason, including when the Owner's costs of providing the Technology Package increases, by providing Resident with at least 30 days' prior written notice. In the event of such notice, the increased monthly rent will commence on the first day of the following month, as stated in the notice.

Included and Additional Services: Currently, the Technology Package is comprised of the Provider's Advanced Community WiFi Ultra (500 Mbps x 500 Mbps) internet services. Owner shall have the right to change the services provided via the Technology Package by providing Resident with advance written notice of same. If Resident wishes to obtain additional services beyond the those provided as part of the Technology Package, then Resident shall be the solely responsible to acquire and pay for such additional services directly from the Provider (or another service provider, if available).

Technology Provider: Resident acknowledges and agrees (1) that the Provider is an independent contractor and is solely responsible for any repairs or services to the Technology Package (including any Provider-Supplied Equipment, as defined below), and (2) that the Owner makes no representations or warranties with respect to the Technology Package, the Provider-Supplied Equipment, or any service, repair or warranty related to same.

Use Requirements and Restrictions: Resident's use of the Technology Package is subject to the Provider's terms and conditions of use, acceptable use policies, privacy policies, and other similar policies (including those currently available at: <https://www.spectrum.com/policies/terms-of-service>) (collectively, the "Provider Terms"). Resident shall comply with all rules, regulations, and laws applicable to access and use of the Technology Package, and shall comply with the Provider Terms. Resident shall only use the Technology Package for personal use and shall not to re-sell or re-distribute access to the Technology Package. Upon reasonable notice, Resident shall allow Provider to access the Unit for purposes of assessing Resident's compliance with these obligations and, if Resident fails to comply with (or if Owner or the Provider reasonably believe that Resident appears to be out of compliance with) the obligations and conditions set out in this Addendum (including, without limitation, the Provider Terms),

Resident acknowledges that the Owner or the Provider have the right to immediately suspend the Technology Package, with or without prior notice to you. The Owner, the Owner's managing agents, and, except as set out in the Provider Terms, the Provider are not responsible for security, viruses, controlling spam, malfunctions or interruption of internet service to the Unit. To the extent allowed by applicable law, Resident holds the Owner, the Owner's managing agents, and, unless otherwise set out in the Provider Terms, the Provider harmless from all claims relating to the Technology Package, internet activity, malfunctions or interruption of service, or other fault or harm caused by the Technology Package. Resident agrees to indemnify and hold harmless the Owner against any and all liabilities, including judgments, costs, fees (including reasonable attorney's fees) arising from or related to Resident's breach or failure to comply with this Addendum.

Technology Equipment: The Provider will supply one modem and one wireless router per Unit ("Provider-Supplied Equipment"), and, if any additional equipment is needed or desired, you will be responsible to supply any other additional equipment ("Additional Equipment"). It is the Resident's responsibility to pick up, install, and maintain Non-Provider-Supplied Equipment, in accordance with the Provider's instructions and the Provider Terms. At the end of Resident's occupancy of the Unit, Resident shall be solely responsible for returning Non-Provider-Supplied Equipment to the Provider in accordance with the Provider's instructions and the Provider Terms. In addition, Resident is responsible for repairing any damage caused by adding or removing the Additional Equipment and returning the Unit to the condition prior to installation of the Additional Equipment. Failure to maintain and return either Provider-Supplied Equipment and/or Non-Provider Supplied Equipment may result in additional charges for which Resident shall be solely responsible, and Resident agrees to pay and hold the Owner harmless for such additional charges. You must direct your services requests, inquiries, or other issues related to the Technology Package to Provider.

Discontinuation of Services: Resident acknowledges that, to the extent allowed by applicable law, the Owner may discontinue the Technology Package by providing Resident at least 30 days' prior written notice of such discontinuation of the Technology Package. In the event Owner provides such termination notice, Resident acknowledges that, upon termination of the Technology Package, Resident shall be solely responsible for obtaining any services, including cable and/or internet, directly from a service provider. Owner acknowledges that, upon termination of the Technology Package, the additional monthly rent charged for the Technology Package will be removed from the Resident's account and the Resident will not be charged for the Technology Package for the remainder the Resident's Lease Contract term.

Resident or Residents (all sign below):

Owner or Owner's Representative (signing on behalf of owner):

Adhiana Suissa

Date Resident completed form:

06/12/2025