

# 1. Residency and Financials

## 1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

[REDACTED]

and the owner/agent:

CWS Marketing Group, Inc

You've agreed to rent the property located at

1300 South Miami Ave #5210  
Miami, FL 33131

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/agent listed.

The unit will be occupied exclusively by the resident(s) listed above. The Owner/Agent must approve unauthorized occupants living on the premises for longer than 7 consecutive days.

## 1.2 LEASE DURATION

The terms of this tenancy shall commence on 07/01/2025 and end on 06/30/2026, and thereafter, shall be month-to-month on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated.

## 1.3 RENTS AND CHARGES

You shall pay \$4,500.00 per month for rent.

The first month's rent in amount of \$4,500.00.

Every month thereafter, you must pay your rent on or before the 1st day of each month with 4 days of grace period. The following late fees will apply for payments made after the grace period:

**Late fee Charges:** \$ \$180.00 Flat Fee

A charge of \$100.00 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized.

In addition to lease payments described above, the tenant shall pay a Non-refundable Pet fee in the amount of **\$250.00 per Pet**.

**Pet descriptions:**

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

## 1.4 SECURITY DEPOSIT

No security deposit was transferred to the Landlord from the prior owner, and the Landlord is not collecting a security deposit from the Tenant under this agreement.

## 1.5 UTILITIES

LANDLORD will pay for the following utilities:

NONE

TENANT will pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. LANDLORD does not guarantee or warrant that there will be no interruption of utility service. TENANT shall contact the utility service provider in the event of an interruption of service. If TENANT's electricity is ever interrupted, TENANT must use only battery-operated lighting.

## 1.6 INSURANCE

---

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We urge 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.

## 1.7 KEYS AND LOCKS

---

You will be provided the following keys:

Front door

All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall be liable for the entire cost all of key and lock replacements. You shall not change the locks or add a deadbolt lock without our written consent.

All keys must be returned to us when you vacate the unit. You will be charged for the cost of new locks and keys that are not returned.

## 1.8 LAWN AND POOL MAINTENANCE

---

Does not apply

By initialing below, you acknowledge and agree to the terms in Section 1.

X 

# 2. Policies and Procedures

## 2.1 COMMUNITY POLICIES OR RULES

---

You and all guests and occupants must comply with any written community rules and policies, including instructions for care of our property. Any rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if distributed and applicable to all units in the community.

## 2.2 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, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Lease Contract.

### 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.

### Smoke Detectors

The Unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

## Safety and Crime Free

You or any guest or resident under your control, should not engage in any criminal activity in your unit or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. 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.

## 2.3 PARKING

You will park on the property at your own risk. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from existing, are parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes.

## 2.4 PETS

Pets (including mammals, reptiles, birds, fish, and insects) are allowed only if we have so authorized in writing. You must remove an illegal animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. We will authorize a service animal for a disabled person. We may require a written statement from a qualified professional, verifying the need for the service animal.

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 deodorizing and shampooing.

## 2.5 PROPERTY MANAGEMENT

TENANT agrees that Golden Realty Gwu, Inc is currently managing the property. In the event the record Owner manages the property now or in the future, TENANT agrees that Golden Realty, its agents, successors and assigns will not be responsible for any management or maintenance of the property and TENANT shall look solely to the Owner, deal directly with the Owner and hold the owner, its agents, successors and assigns harmless in the event of any maintenance requests, problems, litigation or disputes arising out of the tenancy or any deposits.

## 2.6 PAYMENTS METHOD:

Online via the "Tenant's Portal. (The tenant portal activation link will be sent to tenants by email).

-**Credit Card:** 2.99% of the total amount per transaction-

-**Debit Card:** \$9.99 flat fee per transaction

**eCheck (ACH):** \$2.49 flat fee per transaction

-Money order or cashier check send to: Golden Realty Gwu at 3301 N University Dr suite #100. Coral Springs FL 33065.

By initialing below, you acknowledge and agree to the terms in Section 2.

X 

# 3. Responsibilities

## 3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. You shall maintain the premises in good, clean and tenantable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. You may not paint or make any permanent alteration without our written consent.

### 3.2 REQUESTS, REPAIRS, MALFUNCTIONS

---

You shall report any damage or problem immediately upon discovery or you may be held responsible for the cost. 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 the property, or your health, or safety. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

Landlord shall be responsible for major maintenance or major replacement of equipment, except for equipment for which Tenant has accepted responsibility for major maintenance or major replacement in the previous paragraph.

Major maintenance or major replacement means a repair or replacement that costs more than \$150.00.

### 3.3 RIGHT OF ENTRY AND INSPECTIONS

---

The Landlord, or their authorized agents, shall have the right to enter the premises with reasonable notice, except in the case of an emergency. Entry may be made for the purposes of: (i) inspecting the premises; (ii) responding to maintenance or service requests made by the Tenant; (iii) performing necessary repairs or preventative maintenance; (iv) conducting an appraisal; (v) creating a virtual tour of the unit in preparation for a potential auction or sale of the property; (vi) conducting showings or inspections by prospective buyers following such auction; or (vii) addressing any emergency situation that poses a risk to the property or occupants. Reasonable notice shall typically mean at least 24 hours in advance, unless otherwise permitted by applicable law.

### 3.4 MOVE-OUT

---

You will give us a written notice with your intent to vacate 30 (thirty) days prior to the date of expiration of the Lease Contract. In such notice, you will include your forwarding address.

Surrender, abandonment, and eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and eviction affect your rights to property left in the apartment. Surrender, abandonment, and eviction do not affect our mitigation obligations.

#### **Cleaning**

You must thoroughly clean the unit, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

#### **Charges**

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of our property that was in or attached to the apartment and is missing; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

#### **Deposit Refund**

We'll mail to you at your last known address your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 (thirty) days after the Lease Contract termination and delivery of possession to us.

### 3.5 EARLY TERMINATION AND NOTICE REQUIREMENTS:

---

The Tenant agrees to notify the Landlord in writing if they intend to vacate the premises prior to the expiration of the lease term.

The Landlord agrees to provide the Tenant with at least sixty (60) days' written notice in the event that the Tenant is required to vacate the property prior to the lease termination date.

### 3.6 REPAIR AND MAINTENANCE

---

TENANT acknowledges that TENANT has inspected the Premises and accepts the condition AS IS with no warranties or promises express or implied. TENANT shall maintain the Premises in good, clean and tenable condition throughout the tenancy; keep all plumbing fixtures in good repair, use electrical, plumbing, heating, cooling, appliances and other equipment in a reasonable manner, removing all garbage in a clean sanitary manner. LANDLORD will make necessary repairs to Premises with reasonable promptness after receipt of written notice from TENANT to LANDLORD or its agent for major deficiencies which create unsafe or untenable conditions. Major repairs shall include plumbing leaks, heating/cooling systems failure, provided and built in appliance failure or major structural defects. TENANT shall make or cause to be made at TENANT's expense all other minor repairs such as locks and keys, screen damage, broken windows,

smoke alarm batteries, loose screws, bulb/fuse replacement and any garbage disposal (if provided) condition caused from misuse of the disposal. TENANT shall be fully responsible for, and agrees to maintain and repair at TENANT's expense, the following: If any damage, beyond normal wear and tear, is caused by TENANT or guests, TENANT to pay vendor at time of repair or pay LANDLORD the costs of repair with the next rental payment as additional rent. TENANT must use vendors approved by LANDLORD or its agent. TENANT may not remodel or structurally change the Premises nor remove or add any fixture without written permission from LANDLORD or its agents. All service requests must be made through the property manager if any. Any services ordered directly by the TENANT without written authorization of LANDLORD will be at the TENANT's expense. TENANT is responsible for all minor repairs, \$150.00 or less after accepting the property. Any repair over \$150.00 is the total responsibility of the Owner, unless caused by TENANT's negligence, in which case would become the TENANT's total responsibility.

The Tenant need to change the filter for the air conditioner every month. If tenants failed to do so, and it damages the air conditioner, tenant will be charged for the repair.

For repair and maintenance please submit all work order through the tenant portal or call the office of Golden Realty Gwu at (954) 642-9880.

### 3.7 PEST CONTROL

The LANDLORD will provide one time pest control service at the beginning of the lease. After that the TENANT is responsible to maintain the property. Tenant shall be responsible to hire a pest control company if it's necessary, at their own expenses.

In case of an infestation of any kind of pest, the TENANT shall notify the LANDLORD promptly.

By initialing below, you acknowledge and agree to the terms in Section 3.

X 

## 4. General Clauses

### 4.1 RELEASE FROM LEASE CONTRACT

#### Replacements and Subletting

Replacing a resident, subletting, or assignment is allowed exclusively with our written consent.

If we approve a replacement resident, at our option, the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or the remaining and replacement residents must sign an entirely new Lease Contract.

### 4.2 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: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether or where arrest or conviction occurs; you abandon the apartment; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense; any illegal drugs or paraphernalia are found in your apartment; you or any guest or occupant engages in any prohibited conduct; or you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may file a suit for Lease Contract termination after giving you fourteen (14) days written notice of Lease Contract termination. Such notice will state that your Lease Contract will terminate fourteen (14) days of your receipt of the notice, unless the breach is remedied within the fourteen (14) day period.

#### Holdover

You or any occupant, invitee or guest must not hold over beyond the date contained in your move-out notice to vacate (or beyond a different move-out dated agreed to by the parties in writing). If a holdover occurs, then we shall be entitled for damages for the hold-over period plus any expenses incurred due to the breach of this condition of the Lease Contract.

#### Other Remedies

If your rent is delinquent, you immediately forfeit all rights to occupy the apartment any longer, and if you have not vacated the unit by the date specified in the Lease Contract termination notice, you are guilty of a misdemeanor. Each day of your unlawful presence in the apartment constitutes a separate offense. We may report unpaid amounts to credit agencies. Upon your default and early move-out, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies,

including suit for Lease Contract termination, possession, damages, rent, and all other monies due. We may turn any returned checks over to law enforcement officials for prosecution according to law.

#### 4.3 CONTRACT TERMINATION AND DISPUTE

---

This Lease Contract may only be amended, waived, or terminated by our representatives in writing. Any oral promises, representations or agreements by our representatives shall not be considered legally binding. 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 requirement, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

##### **Waiver of Jury Trial**

To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute common law, and/or related to this Lease Contract shall be to a judge and not a jury.

##### **Force Majeure**

We shall be excused from performance of obligations if we are prevented from fulfilling such obligations by an act of God, strikes, epidemics, war, acts of terrorism, riots, or other occurrence, which is beyond our control.

#### 4.4 RENEWAL

---

Lease renewals may be negotiated prior to lease termination date. If LANDLORD consents to TENANT remaining in the premises after the natural expiration of this lease, and no new lease is signed, the tenancy will be extended as a month-to-month tenancy and may be terminated by TENANT giving written notice not less than thirty (30) days prior to the end of any monthly payment period OR LANDLORD giving written notice not less than thirty (30) days prior to the end of any monthly payment period. Termination of the tenancy shall occur on the last day of the month.

Notice from TENANT to LANDLORD must be made by certified mail. All other conditions of this lease remain in effect. Failure to give thirty (30) days notice by TENANT prior to the end of any month-to-month period will result in additional liability of TENANT for the following full monthly rental period. If TENANT fails to vacate after the initial term, or any successive consensual periods after termination, TENANT shall additionally be held liable for holdover (double) rent. TENANT must allowed the LANDLORD during the last thirty (30) days to show the property for prospective tenants.

#### 4.5 RESIDENTIAL PURPOSE ONLY

---

The Premises shall be used for residential purposes only, not for business including but not limited to any type of day care. The Premises shall be used so as to comply with all state, county, and municipal laws and ordinances, and all rules and regulations of any homeowners/condominium association. TENANT shall not use or permit Premises to be used for any disorderly or unlawful purpose. In the even there are any chemicals, cleaning supplies, paint, or harmful or hazardous substances on the premises. TENANT(s) agree that they will promptly and safely dispose of same or use such items, if safe, at their own risk, holding the property owner and Golden Realty gwu Inc, its associates, agents, and employees harmless for any injuries, losses, expenses, or damages sustained.

#### 4.6 INDEMNIFICATION

---

TENANT releases LANDLORD and its agent if any from liability for and agrees to indemnify LANDLORD against all losses incurred by TENANT as a result of (a) TENANT's failure to fulfill any condition of this agreement; (b) any damage or injury happening in or about the Premises to TENANT's invitees or licensees or such person's property; (e) TENANT's failure to comply with any requirements imposed by any government authority; and (d) any judgment, lien or other encumbrance filed against Premises as a result of TENANT's action. In the event of a dispute concerning this tenancy or anything arising out of or created by this agreement, TENANT agrees that if the Premises are being managed by an agent for the record owner TENANT agrees to hold agent, its heirs, successors, employees and assigns harmless and shall look solely to the records owner of the Premises in the event of a legal dispute.

LANDLORD and TENANT waive a jury trial in the event of litigation over a dispute arising from this agreement.

By initialing below, you acknowledge and agree to the terms in Section 4.

X 

## 5. Sign and Accept

### 5.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X

[REDACTED]

Lessee

IP Address: [REDACTED]

06/05/2025 02:12pm EDT

X

[REDACTED]

Lessor

IP Address: [REDACTED]

06/05/2025 05:48pm EDT