



Four Corners Property Management Residential - Property Management LEASE ONLY Agreement

Felicia Deluca

Pursuant to this Residential Lease-Only Agreement _____ (the "Owner"), as Owner of the property described as: 3542 Fairwaters Court, Clermont in Lake County, Florida (the "Property") hereby employs and grants Four Corners Property Management, a dba of FHG Realty, a Florida limited liability company (the "Manager"), the exclusive right to rent and lease Owner's property described above pursuant to the terms of this Agreement.

1. Marketing. The Manager shall implement a marketing program for the purpose of securing tenant prospects and agrees to provide current leasing information to prospective tenants or cooperating brokers in order to facilitate leasing of the Property. The means and methods used in Manager's marketing program shall be within the sole and absolute discretion of Manager.

2. Tenant Matters. Owner authorizes Manager to:

(A) Subject to general leasing guidelines (the "Guidelines") as agreed to between Owner and Manager, secure a tenant to lease the Property. Manager will screen applicants per the Guidelines and applicable law and will present qualified applicants to Owner. Owner will make final approval/denial decisions within 24 hours of receipt, subject to fair housing and screening criteria. Manager is also authorized to use the Manager's discretion in negotiating rental terms in accordance with the Guidelines. In furtherance of the Manager's obligations contained herein, Manager is authorized to place a lockbox on the Property and to market and show the Property to prospective tenants.


(B) Enter into and execute rental agreements (the "Lease") on behalf of Owner, as well as lead based paint hazards certification on Owner's behalf when and if applicable. (Owner agrees to execute a special power of attorney granting Manager the authority to act on Owner's behalf with respect to this subparagraph 2(b)).

(c) Coordinate tenant relations solely through the execution of the initial Lease, including communications necessary to finalize Lease terms and deliver possession of the Property to the tenant. Manager's authority under this subsection shall terminate upon execution of the Lease and tenant move-in. Owner acknowledges that all ongoing tenant relations, rent collection, lease enforcement, renewals, terminations, notices, evictions, legal actions, and related matters are the sole responsibility of the Owner, and any costs associated there with shall be the responsibility of the Owner.

3. Special Charges. Manager may collect and retain from tenants any or all of the following: a charge for returned or non-negotiable checks, a credit report fee, an administrative charge, and Manager's commission for leasing services (collectively, "Special Charges").

4. Security Deposits. The Manager may collect tenant security deposits **solely in connection with the execution of the initial Lease**. Security deposits collected shall be deposited in an FDIC insured account in the State of Florida in accordance with the Landlord Tenant Act and the applicable tenant's Lease (the "Tenant Deposit Account") **and shall be disbursed to Owner or as directed by Owner upon tenant move-in**. Manager shall have **no ongoing responsibility** for the holding, administration, or disbursement of security deposits after execution of the Lease and tenant possession. Manager does not act as an escrow agent beyond the execution of the initial Lease and tenant possession

5. Expenses of the Owner. All operating, repair and maintenance expenses, including but not limited to any custom advertising campaigns requested and approved in advance by Owner, association dues and assessments, legal fees, utilities, tenant credit analysis costs, and any other fees due under this Agreement, or otherwise related to operating

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the Property, (collectively, "Owner Expenses") shall be the sole responsibility of the Owner. Owner acknowledges that **Manager does not collect ongoing rental income, establish repair reserves, pay mortgage payments, taxes, insurance, or other expenses, nor make deductions from rental income**, as Manager's services under this Agreement are limited solely to lease-only services.

In no case does the Manager agree to use its own funds for the payment of Owner Expenses, mortgage payments, or any other expenses. In the event any rent check **collected solely in connection with lease execution** is returned insufficient, an appropriate adjustment in the fee and balance paid to Owner shall be made in the next ensuing month.

6. Maintenance of Property. The Owner acknowledges that **Manager does not manage or maintain the Property** under this Agreement. All maintenance, repairs, and upkeep of the Property, Owner's appliances, and other personal property existing therein, including any furnished items, shall be at Owner's sole expense and responsibility. Manager shall have **no obligation or authority** to arrange, supervise, or perform maintenance or repairs, nor to engage contractors on Owner's behalf, as Manager's services under this Agreement are limited solely to lease-only services.

7. Enforcement of Leases. The Owner acknowledges that **Manager does not enforce the terms of the Lease** under this Agreement. All enforcement of the Lease, including compliance with the Florida Residential Landlord Tenant Act and any applicable Fair Debt Collection Practices Act (FDCPA), and any negotiation or settlement of disputes relating to the Property, any Lease, or any tenant, shall be the sole responsibility of the Owner. Manager shall have **no authority or obligation** to enforce, negotiate, or settle any such matters, as Manager's services under this Agreement are limited solely to lease-only services.

8. Legal Fees for Legal Advice. The Owner agrees to pay any expenses incurred by Owner in obtaining legal counsel and assistance regarding legal issues affecting or relating to the Property or the Lease. The Owner also agrees to pay the expense of any legal proceedings affecting the Property, including cost of appeal if any. **Manager shall have no obligation to obtain legal counsel or participate in legal proceedings**, as Manager's services under this Agreement are limited solely to lease-only services.

9. Manager's Supervision. The Owner acknowledges that **Manager does not supervise or control any persons or contractors** for the maintenance or repair of the Property under this Agreement. All persons contracted for maintenance or repair of the Property shall be under the control and supervision of the Owner and shall be deemed contractors of the Owner and not contractors of the Manager.

10. Owner Obligations. Owner agrees to:

a. Cooperate with Manager in carrying out the purpose of this Agreement, including, but not limited to, any repairs or replacements reasonably necessary **to render the Property in a condition ready to rent to a prospective tenant**, prior to lease execution.

b. Provide Manager with keys, fobs, remotes, codes, and/or registration to all locking doors, garages, mailboxes, entry systems, and/or access control devices to or for the Property **for purposes of marketing, showing, and lease execution only**.

c. Provide complete and accurate information to Manager including disclosing all known facts that materially affect the value of the Property by completion of property information and mold disclosures. If the Property was built in 1977 or earlier, Owner will provide Manager with all information Owner knows about lead-based paint and lead-based paint hazards in the Property and with all available documents pertaining to such paint and hazards, as required by federal or any other applicable law. Owner understands that the law requires the provision of this information to Manager and to prospective tenants before the tenants become obligated to lease the Property. Owner acknowledges that Manager will rely on Owner's representations regarding the Property when dealing with

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prospective tenants.

d. Owner is solely responsible for maintaining any property and liability insurance Owner deems appropriate. Manager does not procure, manage, or verify Owner insurance. Owner is encouraged to consult Owner's insurance professional.

e. Give written notice to Manager before entering into an agreement to convey or lease the Property; provided, however, that Manager has the sole right to lease the Property during the term of this Agreement.

f. Upon termination of this Agreement, assume all obligations of any contracts that Manager entered into on Owner's behalf **in connection with lease-only services**.

g. Pay, in accordance with payment terms, all amounts billed by Manager for authorized expenditures upon notice of the expense **related solely to lease-only services**.

h. To indemnify and hold harmless Manager and Manager's officers, directors, agents and employees from all claims, demands, causes of action, costs and expenses, including reasonable attorneys' fees at all levels, and from liability to any person, to the extent based on (1) Owner's misstatement, negligence, action, inaction or failure to perform the obligations of this contract or any Lease or agreement with a vendor; (2) the existence of undisclosed material facts about the Property; (3) Manager's performance, at Owner's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended; or (4) services or products provided and expenses incurred by any vendor. This subparagraph shall survive Manager's performance hereunder and any transfer of title to the Property.

i. To reasonably inspect the Property before allowing the tenant to take possession and to make the repairs necessary to transfer a reasonably safe dwelling unit to the tenant.

j. To exercise reasonable care to repair dangerous defective conditions upon notice of their existence by the tenant, after a tenant takes possession.

k. To provide Manager with updated contact information, including phone number, email address and physical mailing address, and to designate a person who is authorized to speak on behalf of Owner.

l. To immediately provide Manager with notice of any violation and/or pertinent community or association notices or policy changes that may impact rental of the Property and/or tenants' rights.

m. To acknowledge that **Manager has no ongoing responsibility for tenant communications after execution of the Lease and tenant possession**. All communications regarding the Property, the Lease, or the tenant after lease execution shall be directed by the Owner and shall be the sole responsibility of the Owner.

n. Owner acknowledges that any homeowner association, condominium association, or third-party approval required for leasing the Property is solely the responsibility of the Owner and/or Tenant. Manager does not guarantee approval and shall not be responsible for application denials, delays, or non-refundable application fees.

11. Compensation. Owner agrees to compensate Manager as follows:

a. Tenant Procurement: In consideration for services performed in securing a tenant, **Owner hereby authorizes Manager to retain a fee in the amount of one (1) full month's rent**. Owner agrees that Manager is the sole procuring cause of any Lease, whether written or oral, that may be entered into during the term of this Agreement, even if said Lease is negotiated or procured in whole or in part by Owner.

b. Construction and/or Property Rehabilitation: Intentionally omitted. Manager does not arrange, manage, oversee, or participate in any construction, repair, or rehabilitation services under this Agreement, as Manager's services are limited solely to lease-only services.

c. Payment. Owner acknowledges and agrees that payment of any fee due to Manager pursuant to this Section **11** or otherwise will be due and payable upon receipt of Manager's invoice for same. Upon delivery of the invoice, Manager may either (i) request payment of the invoice amount directly from Owner or (ii) retain payment from any amounts held on account for Owner **solely in connection with lease execution**, including, without limitation, any advance rents paid by tenant.

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d. Sale to Tenant: If Tenant purchases the Property, Owner agrees to pay the Broker a sales fee equal to **three percent (3%)** of the sales price **pursuant to a separate written brokerage agreement**, if applicable.

12. Property Condition.

a. FLOOD NOTIFICATION. Have you, the Owner, been notified by any City or County governmental agency, or are you aware that the Property is in a flood hazard area? ___ Yes No

i. In order to fulfill Owner’s and Manager’s obligations of disclosure **in connection with leasing**, if the Property has been flooded within the past five (5) years and such fact is known to the Owner, the Owner shall disclose such information. As provided in the Landlord Tenant Act, the landlord (i.e., Owner) shall include such information prominently and in writing as part of any written rental agreements. Failure to provide such information entitles a tenant who is a party to the rental agreement to sue the landlord of the premises in a court of appropriate jurisdiction and to recover the personal property damages sustained by the tenant from flooding of the premises.

b. LEAD-BASED PAINT DISCLOSURE. If the Property was built prior to 1978, Owner shall complete the Disclosure and Acknowledgment of Lead-Based Paint and, as provided under Federal Statute, a copy of the Disclosure along with a copy of the pamphlet *Protect Your Family from Lead in Your Home* shall be provided to potential tenants **prior to lease execution**.

c. OTHER PROPERTY DEFECTS. To fulfill the Owner’s and Manager’s obligations of disclosure **in connection with leasing**, the Owner will disclose any property defects it has knowledge of to Manager, and Manager shall disclose such defects to a potential tenant.

13. Fair Housing Laws. Owner and Manager shall not refuse to lease or rent, or refuse to negotiate for the lease or rent of the Property or otherwise make the Property unavailable to any person because of race, color, religion, sex, familial status, or national origin. All parties acknowledge that Manager shall offer the Property for lease under the same terms to all persons regardless of race, color, religion, sex, familial status, or national origin.

14. Dispute Resolution. The parties agree that this Agreement will be construed under Florida law. All disputes between Manager and Owner based on this Agreement or its breach will be mediated under the rules of the American Arbitration Association or other mediator agreed upon by the parties. Mediation is a process in which parties attempt to resolve a dispute by submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a settlement on the parties. The parties will equally divide the mediation fee, if any. In any litigation based on this Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees and costs at all levels, unless the parties agree that disputes will be settled by arbitration as follows: **Arbitration:** Owner and Manager agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the American Arbitration Association or other arbitrator agreed upon by the parties. The arbitrator may not alter the terms of this Agreement. Each party to any arbitration or litigation (including appeals and interpleaders) will pay its own fees, costs, and expenses, including attorneys' fees at all levels, and will equally split the arbitrators’ fees and administrative fees of arbitration.

15. Owner’s Indemnification of Manager.

a. Lease-Only Scope. Owner acknowledges and agrees that Manager’s services under this Agreement are strictly limited to lease-only services, including marketing the Property, coordinating showings, assisting with applicant screening, preparing lease documentation, and coordinating lease execution. Manager does not provide ongoing property management services, including but not limited to rent collection, maintenance coordination, repairs, tenant enforcement, renewals, notices, or legal proceedings.

b. Owner Indemnification (Limited to Leasing Activities) To the fullest extent permitted by law, Owner agrees to defend, indemnify, and hold harmless Manager, its brokers, agents, employees, and representatives from and against any claims, damages, losses, liabilities, costs, or expenses (including reasonable attorneys’ fees) arising solely out of or related to: the condition of the Property; Owner’s disclosures, representations, or omissions; Owner’s failure to

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comply with applicable laws, codes, HOA or condominium requirements; any injury, loss, or damage occurring at the Property during marketing, showings, or lease execution; or any claim by a tenant or third party relating to the lease or tenancy after lease execution, except to the extent caused by Manager's negligence.

c. Exclusions. Owner shall not be required to indemnify Manager for any claims, damages, or liabilities resulting from Manager's negligence, gross negligence, or willful misconduct.

d. Insurance Responsibility Acknowledgment. - Owner acknowledges that Owner is solely responsible for maintaining any property, hazard, or liability insurance for the Property. Manager does not procure, manage, monitor, or verify insurance coverage and makes no representations regarding the adequacy of Owner's insurance. Owner is encouraged to consult with Owner's insurance professional regarding appropriate coverage.

16. Manager Assumes No Liability. Manager assumes no liability whatsoever for any acts or omissions of Owner, or any previous owners or agents or tenants of the Property. Manager assumes no liability for any failure of or default by any tenant in the payment of any rent or other charges due Owner or in the performance of any obligations owed by a tenant to Owner pursuant to any Lease or otherwise. Manager does not assume any liability for previously unknown violations of environmental or any other regulations, which may become known during the period this Agreement is in effect. Any such regulatory violations or hazards discovered by Manager in connection with lease-only services will be brought to the attention of Owner in writing, and Owner shall promptly cure them with no liability to the Manager.

17. Independent Contractor Status. Manager is not the general agent of Owner, but is instead engaged in the business of **leasing real property** as an independent contractor, and in that capacity is serving **solely as a lease-only agent** for the Property. Notwithstanding the foregoing, Manager shall not be liable for any obligation or expenditure incurred on behalf of the Property or Owner within the express scope of the Manager's authority pursuant to the terms of this Agreement.

18. No Requirements to Advance Funds. In no event shall Manager be required to advance any monies on behalf of Owner, lend its credit to the Property, or incur any liability in Manager's own name. If Manager elects to advance any money **solely in connection with lease-only services** to pay any authorized expenses for Owner, such advance must be approved in advance by Owner, and Owner hereby agrees to promptly reimburse Manager in the amount of such advances made. Manager shall not advance any of its own monies, or otherwise pay from its own funds, for any debts of Owner.

19. Representations. Owner represents and warrants that Owner has full power and authority to enter this Agreement; and that, to the best of its current actual knowledge (a) there are no recorded easements, restrictions, reservations, or rights of way which adversely affect the use of the Property for the purposes intended under this Agreement **in connection with leasing**, (b) the Property is zoned for the intended use or not otherwise restricted **for leasing purposes**, (c) all certificates of occupancy or similar requirements for the operation of the Property **for leasing** have been secured and are in effect, and (d) the building(s) and its construction and operation do not violate any applicable statutes, laws, ordinances, rules, regulations, or orders.

20. Furnishing Documents. Owner agrees to promptly furnish Manager all documents and records required to **facilitate leasing of the Property**, including, but not limited to prior leases (including amendments and pertinent correspondence relating thereto), property information necessary for marketing and tenant screening, and any documents reasonably required for lease execution. If the Property is leased as furnished, Owner is solely responsible for preparing and maintaining any inventory of furnishings. Manager does not verify the condition, completeness, or accuracy of any inventory.

21. Attorney's Fee. In any action between Owner and a tenant in which Manager is made a party because of acting as an agent **in connection with lease-only services under this Agreement**, Manager will recover reasonable attorneys' fees and costs, to be charged and awarded as court costs in favor of the prevailing party. **Manager shall**

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not interplead escrowed funds, as Manager does not hold escrow or security deposits beyond lease execution under this Agreement.

22. Term. This Agreement shall commence 02/25/26 and shall continue for up to 180 days until the earlier of (i) execution of a Lease and tenant possession, or (ii) sixty (60) days' written notice has been received by either party hereto to cancel said Agreement. In the event the Owner elects to cancel the Agreement prior to execution of a Lease, Manager shall be entitled to compensation for services performed up to the date of cancellation. No ongoing fees shall accrue after lease execution, as this Agreement is limited solely to lease only services.

Protection Period: If, within 30 days after termination or expiration of this Agreement, Owner enters into a Lease with any prospective tenant introduced to the Property by Manager during the term of this Agreement, Manager shall be deemed the procuring cause and entitled to compensation as set forth herein.


23. Default. The following shall be considered events of default under this Agreement (collectively, "Event of Default"):

- a. Failure to Pay Fees.** Owner fails to timely pay any invoice, fee, or amount due to Manager under this lease-only agreement within the time required.
- b. Failure to Provide Accurate Information or Disclosures.** - Owner provides false, misleading, incomplete, or inaccurate information or disclosures regarding the Property, including but not limited to ownership, condition, legal status, HOA or condominium requirements, or any matter material to the leasing of the Property.
- c. Failure to Provide Access or Cooperation.** Owner fails or refuses to provide reasonable access to the Property, including keys, lockbox authorization, gate codes, alarm instructions, or HOA approvals, or otherwise fails to reasonably cooperate with Manager in connection with marketing, showing, or leasing the Property.
- d. Interference With Leasing Efforts.** - Owner interferes with or obstructs Manager's leasing efforts, including but not limited to restricting showings, independently marketing or leasing the Property without notice, contacting applicants in a manner that conflicts with Manager's leasing process, or taking any action that materially impairs Manager's ability to perform lease-only services.
- e. Breach of Agreement** - Owner materially breaches any other provision of this lease-only agreement and fails to cure such breach within a reasonable time after written notice, if cure is reasonably possible.
- f. Remedies Upon Default.** Upon Owner's default, Manager may, at Manager's option: suspend or terminate lease-only services immediately; withdraw marketing of the Property; terminate this Agreement upon written notice; and/or pursue collection of any unpaid fees or amounts due in accordance with this Agreement and applicable law. Manager shall have no obligation to continue lease-only services during the existence of an uncured default.

24. Assignment. Manager may assign all rights, obligations and duties under this Agreement to any party without the express written consent of the Owner. This Agreement is binding on Manager's and Owner's heirs, personal representatives, administrators, successors and assigns.

25. Notice. All notices, requests, demands and other communications given or made pursuant to this Agreement shall be in writing and shall be given by personal delivery, nationally recognized overnight courier (i.e., Federal Express), or by registered or certified mail, return receipt requested, postage and fees prepaid, to the Owner and the Manager at the addresses below:

If to Owner:

Owner(s) Initials  FD

If to Manager:

Name: Four Corners Property Management
Address: Attn: Four Corners Property Management - FHG Realty
1420 Celebration Blvd. #200, Celebration FL 34747

These addresses may be changed by giving written notice of such change to the other party.

26. Special Power of Attorney. Owner authorizes Manager as attorney-in-fact and agent for Owner solely for lease-only purposes to enter into and execute Leases and rental agreements with respect to the Property in connection with the initial lease execution. Manager is not authorized to collect rents or other funds after lease execution, nor to establish or make deposits into or withdrawals from any tenant deposit account or operating account, as Manager's authority under this Agreement is limited to lease-only services.

27. Governing Law. This Agreement shall be governed by, and construed and interpreted in accordance with the laws of the State of Florida. Venue for any dispute arising out of this Agreement shall lie exclusively in the County in which the Property is located.

28. Survival of Obligations. All representations and warranties of the parties contained herein and all provisions of this Agreement that require a party to insure, defend, reimburse, or indemnify the other party shall survive the termination of this Agreement; and if Manager is or becomes involved in any proceeding or litigation by reason of this Agreement or Manager's performance **of lease-only services hereunder**, such provisions shall apply as if this Agreement were still in effect.

29. Manager's Compliance. Owner agrees that Manager may fully comply with any applicable laws, governing authority having jurisdiction over the Property, or court order, and that Owner shall not interfere, but shall instead fully cooperate with same. In the event any such applicable law, governing authority having jurisdiction over the Property, or court order interferes with Manager's ability to **perform lease-only services or execute a Lease**, the fees described in this Agreement shall continue to apply and accrue during the term of this Agreement, and Owner shall remain liable to Manager for same.

30. Miscellaneous. This Agreement contains the entire agreement between the parties hereto and replaces any and all prior or contemporaneous agreements or understandings, whether written or oral. This Agreement may only be amended or modified by an agreement in writing which expressly references this Agreement signed by all parties to this Agreement. If any provision of this Agreement, or the application of any such provision is held invalid or unenforceable, such provision or application shall be deemed severable and the remaining provisions of this Agreement and their application shall continue in full force and effect. Any delays in the performance of any obligation of Manager or Owner under this Agreement shall be excused to the extent that such delays are caused by wars, national emergencies, natural disasters, strikes, labor disputes, utility failures, governmental regulations, riots, terrorist attacks, adverse weather, and other causes not within the control of Manager or Owner, and any time periods required for performance shall be extended a reasonable time taking into consideration the events causing such delay. No right or remedy herein conferred upon or reserved to either of the parties to this Agreement is intended to be exclusive of any other right or remedy, and each and every right and remedy shall be cumulative and in addition to any other right or remedy given under this Agreement or now or hereafter legally existing upon any breach under this Agreement. The failure of either party to this Agreement to insist at any time upon the strict observance or performance of any of the provisions of this Agreement or to exercise any right as provided in this Agreement shall not impair any such right or remedy or be construed as a waiver or relinquishment of such right with respect to subsequent breaches. Every right and remedy given by this Agreement to the parties hereto may be exercised from time to time and as often as may be deemed expedient by those parties.

Owner(s) Initials _____

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Owner acknowledges that Owner and Manager are subject to and must comply with all federal, state and local laws which prohibit discrimination on the basis of age, race, color, creed, national origin, sex, sexual orientation (where applicable), marital status, handicap or familial status. This Agreement may be executed in counterparts, each of which shall constitute an original, and all of which shall constitute one and the same instrument.

 *Felicia Deluca*

(Owner 1)

Date 02/25/26

(Owner 2)

Date

Owner's Federal Tax Identification Number (for reporting purposes - if applicable)

 *Nijael Loucas*

(Four Corners Property Management Authorized Agent)

Date 02/24/26

Owner(s) Initials _____

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Exhibit A : OWNER ACKNOWLEDGMENT CHECKLIST – LEASE-ONLY SERVICES

(Informational Only)

This Exhibit A is attached to and referenced by the **Residential Lease-Only Agreement** between Owner and Four Corners Property Management / FHG Realty (“Manager”). This checklist is provided **solely for clarity and acknowledgment purposes**. It **does not amend, supersede, or modify** the terms of the Lease-Only Agreement. In the event of any conflict, **the Lease-Only Agreement controls**.

LEASE-ONLY SERVICES – SCOPE CONFIRMATION

Owner acknowledges and understands that Manager’s services are **limited strictly to lease-only services**, which generally include: Marketing the Property for Rent, Showing the Property to prospective tenants, Assisting with tenant screening, Preparing and/or executing the initial lease

Owner acknowledges that **Manager’s services end upon lease execution and tenant possession**, as set forth in the Lease-Only Agreement.

ITEMS NOT INCLUDED IN LEASE-ONLY SERVICES

Owner acknowledges that Manager does **not** provide property management services, including but not limited to: Rent collection, Maintenance coordination or repairs, Ongoing tenant communication, Lease enforcement or renewals, Notices, evictions, or legal actions, HOA or condominium compliance monitoring Any such services require a separate written Property Management Agreement.

UTILITIES, MAINTENANCE, TAXES & INSURANCE

Owner acknowledges responsibility for: Utilities (unless otherwise agreed in the lease), Property maintenance and repairs, Property taxes and assessments, Insurance coverage for property and liability. Owner understands that Manager does not verify or manage these items.

PROPERTY ACCESS & SHOWINGS

Owner acknowledges and authorizes, if applicable:

- Lockbox installation for showing purposes
- Use of keys, remotes, fobs, and access devices

Owner understands that Manager is not responsible for loss, theft, unauthorized access, or access issues caused by incorrect codes, HOA rules, or security restrictions.

GATED COMMUNITIES / HOA / CONDOMINIUM APPROVALS

Owner acknowledges that: Association approval may be required, Approval is not guaranteed, Application fees may be non-refundable. Manager does not guarantee approval and is not responsible for denials or delays.

Owner(s) Initials  FD

ALARM SYSTEMS & SECURITY DEVICES

Owner acknowledges that:

- The Property has an alarm or security system
- The Property does not have an alarm or security system

Owner understands that Manager does not activate, deactivate, monitor, or manage alarm systems and is not responsible for false alarms, fines, or monitoring fees.

FURNISHED PROPERTY (IF APPLICABLE)

If the Property is leased as furnished, Owner acknowledges that: Owner is responsible for any inventory of furnishings, Manager does not verify condition or completeness. Any disputes regarding furnishings are solely between Owner and Tenant.

TENANT PERFORMANCE & LEGAL MATTERS

Owner acknowledges that: Manager does not guarantee tenant performance or rent payment ; Owner is responsible for lease enforcement and legal compliance; Manager does not provide legal advice.


The Following Expenses are to be paid by the parties as indicated below :

	Landlord	Tenant	N/A		Landlord	Tenant	N/A
Electric		<input checked="" type="checkbox"/>		Washer/Dryer	<input checked="" type="checkbox"/>		
Gas/Fuel			<input checked="" type="checkbox"/>	AC Filters	<input checked="" type="checkbox"/>		
Cable TV	<input checked="" type="checkbox"/>			Building Exterior	<input checked="" type="checkbox"/>		
Sewer/Water		<input checked="" type="checkbox"/>		Building Interior		<input checked="" type="checkbox"/>	
Pest Control	<input checked="" type="checkbox"/>			Grounds and Planting	<input checked="" type="checkbox"/>		
Association Fees	<input checked="" type="checkbox"/>			Pool and Equipment			<input checked="" type="checkbox"/>

Pets Allowed? Yes No If yes, details (type, quantity, etc) : Case by case basis with non refund

OWNER ACKNOWLEDGMENT

By signing below, Owner acknowledges receipt of this **Exhibit A – Owner Acknowledgment Checklist** for informational purposes only.


 Felicia Deluca

(Owner 1)

Date 02/25/26

(Owner 2)

Date

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