



TENANT'S DISCLOSURE

EQUAL HOUSING OPPORTUNITY

Keyes, its sales associates and employees (collectively, "Broker") are committed to providing equal and fair housing opportunities to all persons regardless of race, color, religion, national origin, gender, age, familial status, disability or any other protected status. Keyes policy is to comply with the letter and spirit of all fair housing and anti-discrimination laws and regulations.

LEGAL REQUIREMENT

All leases for real property are required to be in writing and signed by all parties to be enforceable. Keyes recommends that you consult with an attorney prior to entering into this or any other contract.

ESCROW

Deposits held by The Keyes Company will be deposited in a Florida financial institution selected by it. The Keyes Company may obtain from the financial institution a direct or indirect benefit in connection herewith, including interests or other earnings.

PROFESSIONAL SERVICES FEE

You agree to pay The Keyes Company a professional services fee of \$50.00 upon the execution of or upon the delivery of possession of the Property to Tenant, which ever occurs first. This fee will not be due if, for any reason, commencement of the lease does not occur.

OFFERS AND SHOWINGS ON PROPERTY

Even though you may have entered into an authorized brokerage relationship with Keyes, you understand that multiple offers may be presented on the property on which you make an offer, including offers through other Keyes sales associates who have entered into brokerage relationships with other prospective buyers. A Landlord or landlord's representative may not treat the existence, terms, or conditions of offers as confidential unless confidentiality is required by law, regulation of confidentially agreement between the parties. Keyes is not obligated to show you any particular property unless compensation acceptable to Keyes is offered. A landlord is under no obligation to negotiate offers in the order received and it is the landlord's discretion as to which offer to accept, reject or negotiate. You should not assume that your offer has been accepted until a fully executed contract has been delivered to you.

INSPECTIONS

Keyes recommends that you exercise the right to have the property inspected by duly qualified and licensed inspectors at Tenant's expense prior to the occupancy date. You agree not to rely on Keyes to determine the property condition, CCCL impact, boundaries, square footage, nature or extent of any easements or encroachments, or to inspect, re-inspect or perform your walk-through inspection of the property, as they are not qualified to do so. Florida's conditions can be contributing to mold growth. You should pay attention to visual signs of the presence of mold or mildew odors. If this is a concern to you, you should add a clause to your contract offer that gives you the right to conduct a mold inspection to determine whether mold is present. For more information, visit the EPA website at www.epa.gov/laq and click Mold Resources.

CONDOMINIUMS, HOMEOWNER'S ASSOCIATIONS AND DEED RESTRICTIONS

All properties located in a Condominium or governed by Homeowner's Association are subject to restrictions, rules and Regulations. Keyes recommends that you contact the Developer or Association directly prior to entering into a contract to lease to determine any matters that are important to you, including, but not limited to, whether there is any pending or threatened or whether current or anticipated repairs or improvements to the property or common elements could occur. Certain neighborhoods and communities have deed restrictions that may affect your use of the property. If the property is affected by the restrictions, you should consult with an attorney to determine the nature of the restrictions prior to entering into a contract to lease. The property may be subject to the zoning ordinances and restrictions and limitations of record (including Condominium Declaration, if a condo) and subject to any easements for public utilities which may be of record. Approval of Tenant by the Condominium Association if the property is a condominium may be required. Tenant may need to make prompt and complete application for such approval. Any fees charged for obtaining such approval shall be paid by Tenant.

SCHOOL DISTRICTS

School boundaries are subject to change. As a result, the information available to the Landlord or the Realtor may not be accurate or current, even though it appears to be from a reliable source. If this information is a concern to you, contact the local school board directly to verify the correct school boundaries for the particular property prior to entering into a contract.

SEXUAL OFFENDERS

The Florida Department of Law Enforcement (FDLE) maintains a list of sexual predators/offenders to enable the public to request information about these individuals who may be living in their communities. If this a concern to you, contact FDLE directly prior to entering into a contract at 1-888-357-7332 (toll free) via email at sexpred@fdle.state.fl.us, or logon to www.fdle.state.fl.us.

Tenant _____ Date _____ Tenant _____ Date _____

NOTE: If any provision herein is deemed invalid or unenforceable, the remaining provisions shall remain valid and enforceable.