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AL CAIN AWARD NOMINATION

Name _____

Years in OD Shag Club	
Offices Held	
Committees Chaired or Served as a Member	
Major Events Chaired or Served as a Member	
Promotes the OD Shag in communications and community activities	
Regularly Participates in Club Activities (please describe)	
Examples of positive representation of the OD Shag Club	

If you would like to add a narrative to support your nomination, please attach to this form and send to the President of the OD Shag Club.

Revised 01-10-14

Residential Lease for Unit in Condominium or Cooperative

FLORIDA ASSOCIATION OF REALTORS®



INSTRUCTIONS:

1. Licensee: Give this disclosure to the Landlord prior to your assisting with the completion of the attached Lease.
2. Licensee: As the person assisting with the completion of the attached form, insert your name in the first (5) blank "Name" spaces below.
3. Licensee: SIGN the disclosure below.
4. Landlord/Owner and Tenant: Check the applicable provision regarding English contained in the disclosure and SIGN below.
5. Licensee: Retain a copy for your files for at least 6 years. Landlord/Owner and Tenant: Retain a copy for your files. This disclosure does not act as or constitute a waiver, disclaimer or limitation of liability.

THIS FORM WAS COMPLETED WITH THE ASSISTANCE OF:

_____	_____
Licensee Name	Name of Brokerage/Business
_____	_____
Address	Phone Number

DISCLOSURE:

_____ told me that he / she is a nonlawyer and may not give legal advice, cannot tell me what my rights or remedies are, cannot tell me how to testify in court, and cannot represent me in court.

Rule 10-2.1(b) of the Rules Regulating the Florida Bar defines a paralegal as a person who works under the supervision of a member of the Florida Bar and who performs specifically delegated substantive legal work for which a member of the Florida Bar is responsible. Only persons who meet the definition may call themselves paralegals.

_____ informed me that he / she is not a paralegal as defined by the rule and cannot call himself/herself a paralegal.

_____ told me that he/she may only help me type the factual information provided by me in writing into the blanks on the form.

_____ may not help me fill in the form and may not complete the form for me.

If using a form approved by the Supreme Court of Florida, _____ may ask me factual questions to fill in blanks on the form and may also tell me how to file the form.

Landlord/Owner: _____ I can read English.
 _____ I cannot read English but this notice was read to me by _____

Tenant: _____ I can read English.
 _____ I cannot read English but this notice was read to me by _____

_____ in _____ which I understand.

 (Licensee Signature) (Landlord Signature) (Tenant Signature)

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RESIDENTIAL TERM LEASE AGREEMENT

"NOTICE: MICHIGAN LAW ESTABLISHES RIGHT AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH-IN-RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON."

Move in Date _____

Clause 1. Identification of Landlord and Tenant
 This agreement is entered into on the date above indicated between _____ (tenant) and _____ (Landlord).
 Each tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

Clause 2. Identification of Premises
 Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at:
 Street address _____
 Unit # (if applicable) _____
 City _____ State: Michigan _____
 Zip Code _____
 Together with the following furnishings and appliances: _____

Rental also includes _____

Clause 3. Limits on Use and Occupancy
 The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and the following minor children: _____
 Occupancy by guests for more than 2 weeks is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

Clause 4. Term of the Tenancy
 The term of the rental will begin on _____, and end on _____. If Tenant vacates before the term ends, Tenant will be liable for the balance of the remainder of the term. If lease term ends tenant is still required to give a 30 days notice before vacating the premises.

Clause 5. Rent Amount and Payment of Rent
 Total amount of rent due for lease period is \$ _____. payable in monthly installments of \$ _____ and payable in advance on the 1st day of each month. If rent is paid on or before the first day of the month there is a \$ _____ discount off the monthly rent.

VIRGINIA LEASE TO OWN AGREEMENT

(Pursuant to § 55.1-287.1)

This Lease to Own Agreement (hereinafter referred to as "Option to Purchase Agreement") is made on _____ (month, day, year) between _____ (the "Seller/Landlord") and _____ (the "Buyer/Tenant") (hereinafter known as the "Parties").

WHEREAS, Seller/Landlord is the fee owner of certain real property being, lying and situated in _____ County, _____ Virginia each real property having a street address of _____ (the "Property");

WHEREAS, Seller/Landlord and Buyer/Tenant have together executed a prior lease agreement, the subject of which is the abovesubscribed Property (the "Lease Agreement");

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and fulfillment of which is hereby acknowledged, Seller/Landlord hereby grants to Buyer/Tenant an exclusive option to purchase the abovesubscribed "Property."

The parties hereto hereby agree as follows:

I. TERM OF RIGHTS. The option to purchase period commences on _____ (month, day, year) and expires at 11:59 PM _____ (month, day, year).

II. CONSIDERATION FOR OPTION. As consideration for this Option to Purchase Agreement, the Buyer/Tenant shall pay the Seller/Landlord a non-refundable fee of _____ Dollars (\$ _____), receipt of which is hereby acknowledged by the Seller/Landlord. This amount shall be credited to the purchase price at closing if the Buyer/Tenant timely exercises the option to purchase, provided that the Buyer/Tenant: (a) is not in default of the Lease Agreement, and (b) closes the conveyance of the Property. The Seller/Landlord shall not refund the fee if the Buyer/Tenant defaults in the Lease Agreement, fails to close the conveyance, or otherwise does not exercise the option to purchase.

III. LEASE PAYMENTS / SECURITY DEPOSIT. Tenant shall pay Landlord the annual rent of _____ Dollars (\$ _____) during said term, in monthly payments of _____ Dollars (\$ _____), each payable monthly on the _____ day of each month in advance at such place as we may from time to time specify by written notice to you. Tenant shall pay a security deposit of _____ Dollars (\$ _____) to be returned upon termination of this Lease and the payment of all rents due and performance of all other obligations.

IV. ACQUISITION PRICE. The total purchase price for the Property is _____ Dollars (\$ _____). Provided that the Buyer/Tenant timely exercises the option to purchase, is not in default of the Lease Agreement, and closes the conveyance of the Property, the Seller/Landlord shall credit towards the purchase price at closing the sum of _____ Dollars (\$ _____) from each monthly lease payment that the Buyer/Tenant timely made. However, the Buyer/Tenant shall receive no credit at closing for any monthly lease payment that the Seller/Landlord received after the date specified in the Lease Agreement.

Form 1041

Page 1 of 4

How do i write a simple rental agreement. How to write a lease rental agreement. Virginia residential lease agreement template. Residential lease agreement template virginia free. What is a standard residential lease agreement. How to write a simple rental lease agreement.

Making a lease in Virginia could be good for you because of these benefits: the roles and responsibility are included by everyone, neither parts have been surprised for how long the lease contract lasts everyone when the rented payments They are due to any owner who chooses not to make this document common problems such as the bad communication of the start and end dates for the rental and questions about payment dates. The applicant must enter their contact information, previous rental information, employment information and some financial information. The original tenant will be fully responsible for the Sublessee and any violation of the subbestitto, "a lease agreement is made up of two contracts; a lease and option contract. It may be possible to apply these funds for the cost of deposit e Closing if the option is written in that way and the lender agrees. If you ever need support from a lawyer due to lost payments or another problem, the adhesion to your missile lawyer provides The optional benefit of Document Defensã e Â® for greater protection. Having said that, since Virginia is the home of popular destinations such as Shenandoah National Park, George Washington's Mount Vernon and Busch Gardens and College as the University of Virginia, College of William & Mary and Virginia Tech, you shouldn't have any lack of visitors and tenants if you are nearby. Only because this is a legal document does not mean that The language must be imaginative and confused. This rental agreement is the same as any other standard residential lease contract, in the sense that the two parties are bound by the same laws on compliant rental with state statutes. To complete the contract of In Virginia with the lawyer rocket, you will need the following details: the position and description of your own ownership of your tenant for how long the lease lease the type of public services and services are included as rent and e e The commissions will be accused and when they will be due as you could hope, the lease agreements in Virginia built with a rocket lawyer also contain guidelines relating to animals/pets, past payments, smoking and/or narcotics, guests to short or long-term resolution of the lease. After completing a lease in Virginia on the missile lawyer, you will be able to recover it at any time, everywhere. There are free lease contracts available online. Determine the term. If the option expires and you are not able to close the agreement, the contract should explain if the money can be refunded. An option is generally a short-term contract from 1 to 3 years. The management of the ownership and the laws on the real estate sector differ according to which state-and even in city-vivi. You could also explore the other legal documents of the landlord in our library. Even if you are offering a friend's property, your lease in Virginia is a step that should never be forgotten. More you are specific, less possibilities you have to face disputes in the future [source: latham], I include the details relating to the deposit. The owners and tenants often use Virginia leasing agreements as a means of establishing the details of a new lease. The tenant (subbook), being bound by their lease contract with their owner, must request authorization before submitting a subbloor contract to a potential Sublese. Look for the laws of your region by consulting a lawyer or contacting the Town Hall [Source: all companies]. Write an explicit and easy to understand contract. Before signing your Virginia rental contract, you may also want to read a call lawyer. Check the state law to determine if defined as a basic, legally sufficient examination. In terms of properties, a lease contract protects you as owner in order not to be blocked with difficult tenants or unexpected costs at the end of the lease. This is not an easy task in an uncertain real estate market. If the La Approves the Sublease, the tenant can negotiate the terms with Sublese. Determine if the payments are refundable. If the values of the owners are falling, the tenant will be reluctant to make an offer that reflects the current prices. You can base the lease contract on one of these agreements [Source: DOC Stoc] Include all the necessary clauses. The owner in charge of renting a residential property to an interested party submit this document to a potential tenant (after checking them using a rental application form). Cié guarantees that your terms are included and attenuated and that in the event of a dispute, your terms will hold up in court. Suitable for rental of every type of residential property, our rental contract for Virginia can be used by any owner of ownership in Virginia Beach, Norfolk, Chesapeake and any other city or common who is in the old state of the domination. A greater customization is allowed if necessary. The tenant has the right to move away from the agreement. When you use a missile lawyer, you are not just filling in a contract for leasing virginia or filled pdf contract; You are making a completely customizable digital legal document. The tenant offers to buy a property in a future date, for a declared quantity of money and the seller agrees not to accept other offers while the lease is in force. Although the lawyer can charge a commission for the review of the contract, you save you money that you may have lost by signing a poorly written agreement [source: all companies]. This application form, once completed by the tenant, provides the owner with the information necessary to decide whether or not the individual would be a good tenant. Make sure all the signatories receive their copy completely performed. These contracts are complicated and it is advisable to maintain the services of a lawyer. With the lawyer Razzo, your lease Virginia contract can be adapted to you and yours need. Just touch or click on the button that says "Create document" and answer a series of questions. One of the most common disputes between owners and tenants is the return of the security deposit. This route, in most cases, ends up being considerably less expensive than the intake of a conventional supplier, whose hourly taxes could come from several hundred dollars to thousands in total. Read the suggestions listed below to know how you can write a lease. The fair value of the current market does not probably be accepted if the values of the properties are increasing. Take a lawyer to write the option. The residential lease of Virginia Standard is a legal contract negotiated between two parties; A tenant and a landlord. If the tenant cannot pay money due in those five days, the owner can resolve the lease and keep possession of the property. The owner has the right to charge a commission for processing and others ... Virginia's monthly rental contract is used by the owners to rent ownership for tenants for an indefinite period of time with the tenant who pays the rent on monthly base. An owner can deliver this warning to a tenant only once than five (5) days passed from the expiry date of the rent. Rocket Lawyer premium members can request advice from an on call lawyer with experience in real estate issues or send other questions. Another approach that is worth taking into consideration is to pass through the prosecutor services. Before accepting a tenant as a tenant of a particular commercial property, the owner examines the company interested in the space by carrying out a check of the previous ones, a check of the A control of the chronology of rents and any other control process that they consider appropriate. Determine the future sale price. The seller agrees not to sell the property during this period to anyone different from the person who holds the option. As owner of property, you can be sure that Rocket Rocket It's here at your side. A option contract is unilateral and binding only for the owner. After the Sublease contract Virginia is used by a tenant who tries to rent the whole or part of their current space for rent. The options to be purchased are often used by people who cannot currently get a mortgage loan, but hope to do it in the future. There is a legal option, there must be a significant option consideration, both in the form of initial payment of a tenant of 1 to 5 percent of the sale price, or a rental of market value or both. The rental laws are constantly evolving and can differ by position. During the construction of the rental contract, it is also possible to add details relating to furnishings, insurance requirements and maintenance procedures. In Virginia, lease contracts must also include references to Virginia Residential Landlord Tenant Act (the "Vrita"). Signed by the tenant (the "leased") and the landlord (the "lessor"), this document can help to define the respective expectations of each part and reduce the risk of disagreements. As with any other legal contract, Virginia lease contracts are not legally binding until all parties have signed. It is rare to have a financial contingency that reimburses money if you don't can get a mortgage loan. The two parties involved in the agreement are the owner and the tenant. If you have doubts in relation to the laws about Virginia rental, you can always ask a lawyer. Finding a lawyer to comment on your contract may take a long time if you do it alone. Most of the real estate agents are not experts in dealing with options contracts and pre-stopd modules that most of the use could be the best solution for you. The answer to this question could depend on your specific needs; But, regardless of your position, there are some factors that you may want to notice while you decide whether to invest in the rent for rent is right for you. Determine payments. The If include of the genre ... the Virginia Five module (5) Day to Stoper is used to warn a tenant to have defaulting the payment of the rent. Before entering a lease with a tenant, consult a real estate lawyer to ensure that the lease is legally binding and complies with the laws of your state. As a member of a missile lawyer, you can modify it, make copies, save it as a PDF document or Word files, sign it electronically via Rocketsignã e € and/or print it when necessary. The terms contained in the agreement should be fair for both sides and all conditions must be read carefully before the signatures are inscribed. Your Virginia lease is provided with a list of suggestions on Cié that you can do later. The failure to liberate the property could lead to an eviction process ... Virginia's rental demand is a document completed by a potential tenant who wishes to rent residential properties by an owner. The seller benefits from a tenant who deals with the property. The lease contract can include a wide range of stipulations, including a pet policy, which installations can be carried out, those who cover which repairs and penalties for late payments. You can touch or click "Create document" to check our Virginia rental contract. It clearly explains what damage will prevent the tenant from receiving their security deposit at the end of the lease [Source: all activities]. Agrees with a lawyer. Furthermore, the rental contract with the terms and conditions, such as the rights and responsibility of the owner and tenants, who are ... a commercial lease of Virginia is a document built for the purposes of The terms for the rent of retail, offices or industrial ones. When you enter any company, it is always more secure for both sides to sign a contract in order to explicitly declare all expectations. Write a lease that both sides will understand and respect, they will respect. Include the following: the rate of the tax on ownership, any restrictions on the amounts of the deposit, the extension of the tenants' rights, the information requested and, ultimately, how much the eviction process could be a challenge if there are problems. Most of the options, however, are never exercised. The tenants benefit by trying the house before buying while earning time to build savings and credit. credit.

The Texas commercial lease agreement designates the rights and responsibilities of each party entering into a rental contract for commercial space. This document establishes the relationship between a landlord and a business entity. It is often longer than a standard residential lease. 23/04/2022 · How to Write a Residential Lease. Download: Adobe PDF, MS Word, OpenDocument. Section I. The Parties (1) Date when the Agreement was written; (2) Landlord's name and mailing address; and (3) Tenant(s) name(s). Section II. Lease Type (4) Decide whether this is a fixed lease or a month-to-month lease. If a fixed lease, there will be a start and ... A Lease Agreement with an Option to Purchase is simply a Lease Agreement that includes an option for the Tenant to purchase the rental property during the Lease period. It contains all of the same terms as a typical residential Lease Agreement, but in addition, it also includes an offer from the Landlord for the Tenant to purchase the residential rental property before the end of ... A Lease Agreement with an Option to Purchase is simply a Lease Agreement that includes an option for the Tenant to purchase the rental property during the Lease period. It contains all of the same terms as a typical residential Lease Agreement, but in addition, it also includes an offer from the Landlord for the Tenant to purchase the residential rental property before the end of ... California Required Lease Disclosures. Asbestos Disclosure (required for some) - Any California rental property built before 1979 where the landlord has knowledge of asbestos in the building must include a disclosure in the lease agreement to alert tenants of potential health risks.; Methamphetamine Contamination Disclosure (required for some) - If the landlord has ... 21/02/2022 · A one (1) page lease agreement is made between a landlord and tenant to create a simple rental arrangement. The lease may be for a fixed term or a month-to-month basis with general terms such as monthly rent, start and end dates, and utility responsibilities mentioned. This agreement is for residential use only. Commercial lease agreements contain several more provisions than their residential counterparts—mainly to protect both landlord and tenant. Terms of a commercial lease agreement can differ depending on the property, location, and property owner. Standard commercial leases contain the following terms: Americans with Disability Act (ADA) ...

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