

Navy to Navy Homes

Tenant: _____

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Renting A Home:

There are many reasons to consider renting a home. Whether you are seeking a long term lease or your needs are short term, the real estate professionals at Navy to Navy Homes can help. Our firm manages single family residences (homes, condos, town homes, etc.) in a variety of Jacksonville and Pensacola neighborhoods. We offer something for every budget.

This is a brief overview of some of our policies and terms will assist.

To view a copy of the standard Lease Agreement with all Terms & Conditions please access our website at www.navytonavy.com

Money Due Before Occupancy:

Tenant will pay the sum of \$_____ in accordance with this paragraph before occupying the property. Tenant will not be entitled to move in or the keys to the property until all money due before occupancy has been paid.

First Month's Rent	\$_____	due _____
Security Deposit	\$_____	due _____
Pet Fee	\$_____	due _____
Lease Prep/ Onboarding Fee	\$ <u>150</u>	due _____

Rental Policies:

Lease Term

Our standard lease term is twelve months requiring a 60-day notice to renew for an additional twelve month term or vacate at the end of the initial lease term. If your move in date is after the first of the month, the lease will end the last day of the prior month.

Rent

Rent is due on the first of each month. There is a four day grace period and rent is considered late on the fifth calendar day of each month. There is a late fee for all rents received after midnight on the fourth.

Should tenancy not begin on the first day of the month, rent may be prorated, based on date of occupancy. Termination of tenancy shall occur at the end of a calendar month.

Deposits and Fees

The application fee is \$75.00 per adult (50% active duty military personnel credit at move in). All residents over the age of 18 must complete an application and have a background check.

Initial _____ Initial _____

Depending on credit scores & background criteria, additional fees and/or higher security deposits may be required to rent a home from Navy to Navy Homes. Our standard security deposit is equal to one month's rent submitted by money order or Cashier's check.

Tenants have **two** business days to sign both the lease and the breakdown document- Renting a Home with Navy to Navy.

An initial Lease Preparation fee of \$100.00 exists for all new leases and \$50.00 for each subsequent lease term renewal.

A one-time Onboarding fee of \$50.00 exists for all new occupants. (waived for active duty military) It is a singular fee paid when tenants are entered into our systems/platforms for the first time. This fee may apply if any tenants are added to the lease any time after the original beginning of the lease.

Any changes to the initial lease or move-in dates will require a \$50.00 processing fee to facilitate.

Pets

All animals occupying homes must supply their Pet Profile from PetScreening.com to Navy to Navy Homes for approval. **With approved pets there is \$300.00 non-refundable pet fee for the first pet and \$150.00 additional for each additional pet.** Individual home owners may limit the type/breed or number of pets they are willing to accept. Due to insurance regulations, certain breeds of dogs and types of animals (exotic & domestic) may not be considered.

Tenants with animals of any sort agree to a mid-lease property-inspection. Approximately mid-lease during every 12mth lease term, Tenants with animals will pay **\$75.00** for a Mid-Lease Property Inspection / Pet damage Assessment. Service Animals and Emotional Support Animals verified through PetScreening.com will be exempt from fee.

Expenses

Lawn maintenance, utilities, cable/satellite and pest control are the responsibility of the tenant, unless otherwise stated in the lease.

Lawn maintenance is understood to include regular mowing, edging and weed eating, in accordance with neighborhood restrictive covenants. It also is understood to include periodic fertilization, weed/insect control treatments and supplemental watering, in accordance with utility company restrictions.

Insurance

Tenants are encouraged to carry renter's insurance and have Navy to Navy Homes added as a Certificate Holder. This should be in place effective the lease start date with a copy provided to Navy To Navy Homes LLC with coverage provided throughout the lease term.

Initial _____ Initial _____

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Use Of Premises

Tenant will maintain the premises in a clean and sanitary condition and may not have trampolines, athletic equipment, recreational equipment, or any items or activities which can cause interference with the insurance coverage to include not placing or use of any above ground pools or hot tubs of any size on the premises without Landlord's approval. (See Lease for a fully detailed description of Use of Premises)

Smoking

Smoking is not permitted on the premises by Tenant, guests or invitees at any time.

Inspections

Move-in inspections are done prior to tenants occupying the home to document the accurate move-in condition. Additionally, tenants will be given 72 hours, following the start of the lease, to conduct an additional walk through of the home using the MyWalkThru.com App. All items that the tenant wants to annotate, in addition to the move-in inspection, must have an accompanying photo taken in the app.

N2N will conduct quarterly inspections to ensure the property is in good order for both you and the owner – the first and third quarter will be drive-by inspections. The second and fourth quarter inspections will be conducted by a professional inspection company completing a full internal / external inspection with a report generated (fourth quarter will be a move-out inspection if not renewing for an additional 12 month lease term). Inspection includes 360° photographs and still photographs for documentation of the condition of the home.

By agreeing to rent a home with Navy to Navy Homes, you are agreeing to allow these interior inspections to take place.

For tenants with animals occupying the home, the second quarter inspection can coincide with the mid-lease pet damage assessment, so no additional inspection will be necessary.

Security Deposit / Vacating

Upon end of tenancy, Navy to Navy Homes will provide move-out cleaning instructions/checklist to tenants and occupants. Items not completed in accordance with the checklist may result in damage beyond normal "Wear and Tear" and may be deducted from the security deposit.

Navy to Navy Homes will have the floors and the interior of the property professionally cleaned once vacated and tenant agrees that **approximately \$500** (prices will vary depending on type/degree of cleaning) will be deducted from their security deposit for these services plus any damage not considered normal "Wear and Tear"

If the initial lease term is extended, the tenant should have the carpets professionally cleaned by a N2N vendor at their expense with each renewal term.

We want to thank you for your interest in renting a home with Navy To Navy Homes and look forward to working with you in the near future.

Initial _____ Initial _____

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