

Residential Lease Agreement (No Purchase Option)

Property: 320 Citrus Grove Blvd N, Polk City, FL 33868

Landlord: CFR Investments LLC **Contact:** 813-810-2287 / chad@cfrfl.com **Mailing Address:** 4921 W Sam Allen Rd, Plant City, FL 33565

Tenants: - Tamarah Snapp (859-962-0415 / snappt@gmail.com) - Shirley Cowan (859-962-7606 / sdcowan2447@gmail.com)

Authorized Occupant(s): - Gunnar Roberts (grandson) - Skylar Roberts (granddaughter)

1. Lease Term

Length: 12 months **Start Date:** May 1, 2026 **End Date:** April 30, 2027

2. Rent & Payments

Monthly Rent: \$1,750.00 **Due Date:** 1st of each month

Accepted Payment Methods for Monthly Rent: - ACH bank transfer - Venmo - Zelle - CashApp - Cash (must be delivered in person) - Personal checks accepted with Landlord approval on a case-by-case basis

3. Move-in Costs

Item	Amount
First Month's Rent	\$1,750
Last Month's Rent	\$1,750
Security Deposit	\$300
Pet Deposit	\$0 (ESA - waived)
Total Due	\$3,800

Payment Schedule:

Payment	Amount	Due Date
Deposit to hold unit	\$300	Upon signing
Second payment	\$2,000	March 18, 2026
Balance due at move-in	\$1,500	May 1, 2026

Payment Requirement: All payments must be made via **certified check, cashier's check, money order, or cash only**. Personal checks and electronic payments (Venmo, Zelle, CashApp) are **not accepted** for move-in funds.

4. Security Deposit Disclosure

The security deposit of \$300.00 shall be held in a **non-interest bearing account** in accordance with Florida Statute §83.49.

Security Deposit (\$300): Refundable within 15-30 days after Tenant vacates, less any lawful deductions for: - Unpaid rent or fees - Damages beyond normal wear and tear - Cleaning costs if Premises not left in clean condition - Other charges permitted by Florida law

Note: Pet deposit waived due to Emotional Support Animal (ESA) status.

5. Utilities

Tenant must establish and maintain all utility accounts (electric, water, sewer, trash) in Tenant's name prior to move-in.

Utility accounts must remain active and in good standing throughout the lease term. Failure to maintain active utilities is a material breach of this Lease.

6. Maintenance & Tenant Responsibilities

Tenant is responsible for: - Interior cleanliness and sanitary conditions - Yard and exterior upkeep - Monthly HVAC filter replacement - Smoke detector battery replacement - Promptly reporting leaks, mold, electrical issues, or damages - Minor repairs under \$200

Landlord is responsible for: - Structural repairs (roof, foundation, walls) - Major plumbing and electrical systems - HVAC system repairs (not filters) - Appliances provided with the unit

7. Toilet & Drain Clause

Tenant is responsible for **all** toilet or drain clogs.

No wipes, sanitary products, paper towels, grease, or foreign objects may be flushed.

If a clog cannot be cleared with a plunger: - Tenant must hire a licensed plumber - If Landlord must coordinate access, a **\$200 fee** applies - Misuse-related repairs must be paid by Tenant

8. Appliances

The following appliances are provided: - Refrigerator - Stove - Dishwasher

Washer and dryer are **not included**.

9. Pets / Emotional Support Animal

ESA on file: Border Collie, approximately 47 lbs (ESA registered) **Pet Deposit:** Waived (Emotional Support Animal)

Tenant agrees to: - Keep animal under control at all times - Clean up after animal immediately - Be liable for any damage caused by the animal - Comply with all local animal ordinances

No additional pets or animals without prior written consent from Landlord.

10. Occupancy

The Premises shall be occupied **only** by the named Tenants and authorized occupants listed above.

Maximum occupancy: Named Tenants plus **two (2) guests** at any time.

Guests may not stay longer than **14 consecutive days** without prior written approval from Landlord.

11. Subletting

Subletting or assignment of this Lease is **prohibited** without prior written consent from Landlord.

12. Smoking

No smoking inside the home. Smoking is permitted outside only.

13. Renter’s Insurance

Renter’s insurance is **strongly recommended**. Landlord is **not responsible** for any loss, theft, or damage to Tenant’s personal property, regardless of cause.

14. Late Fees

Item	Fee
Late fee (after 3-day grace period)	\$80 + \$10/day
Returned payment fee	\$50

15. Landlord Entry

Landlord shall provide **24-hour notice** before entering the Premises, except in emergencies.

16. Early Termination

Tenant may terminate this Lease early only with Landlord's written consent and payment of an early termination fee equal to **two (2) months' rent** (\$3,500).

17. Move-Out & Termination Notice

Either party must provide **sixty (60) days written notice** prior to the end of the lease term or prior to vacating.

Upon move-out, Tenant shall: - Return all keys to Landlord - Remove all personal property - Leave Premises in clean, broom-swept condition - Repair any damage beyond normal wear and tear - Provide forwarding address for security deposit return

18. Lease Renewal

At the end of the initial 12-month term, this Lease shall automatically convert to a **month-to-month tenancy** at a rate of **\$2,100.00 per month**, unless: - Either party provides 60 days' written notice of intent not to renew - The parties execute a new lease agreement

19. Condition of Premises

Tenant accepts property "**as-is**" except for repairs agreed upon in writing prior to move-in.

20. No Purchase Rights

This Lease does not include any option to purchase, right of first refusal, or ownership interest in the property.

21. Camper/RV Storage

Tenant is permitted to store **one (1) camper/RV** in the backyard under the following conditions: - **Storage only** — no occupancy permitted - Must be maintained in reasonable condition

If camper is occupied: Additional rent of **\$300/month** applies, and occupant must be added to Lease and pass background check.

22. Radon Disclosure

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.

Additional information regarding radon and radon testing may be obtained from your county health department.

23. Governing Law

This Lease shall be governed by the laws of the State of Florida and the Florida Residential Landlord and Tenant Act (Florida Statutes Chapter 83, Part II).

Signatures

By signing below, all parties agree to the terms and conditions of this Lease Agreement.

LANDLORD:

_____	_____
Chad Rogers, Managing Member CFR Investments LLC	Date

TENANTS:

_____	_____
Tamarah Snapp	Date

_____	_____
Shirley Cowan	Date

Emergency Contacts: Tamarah Snapp: 859-962-0415 / snappt@gmail.com | Shirley Cowan: 859-962-7606 / sdcowan2447@gmail.com

Lease prepared: February 24, 2026