

# LWHT Property Management LLC

2858 N. University Drive • Coral Springs, FL 33065  
(954) 340-1113



## 1. Residency and Financials

### 1.1 PARTIES, TERM, AND PREMISES

This Lease is executed by Landlord LWHT Property Management LLC and Tenant *Terrance L. Bradley* for the term 08/01/2024 - 07/31/2025 and for the Premises  
1029 NW 3rd ave  
Unit #1  
Fort Lauderdale, FL 33311

Subject to the terms and conditions set forth in the Lease, Landlord rents to Tenant, and Tenant rents from Landlord, the property described together with the following appliances: Window AC unit, Refrigerator, and Oven/Stovetop. The property and appliances ("Premises") shall be used only by Tenant, and only for residential purposes. Occupancy by guests for more than 14 days in any 30-day period without Landlord's written consent constitutes a breach of the Lease. Landlord grants Tenant permission to reasonably use, during the Lease Term, any and all common areas of the building and development of which the Premises are a part if applicable. No portion of the Premises shall be sublet nor this Agreement assigned. Any attempted subletting or assignment is an incurable breach of contract and forfeits the Security Deposit in full.

### 1.2 RENT, UTILITIES, AND OTHER CHARGES

The total rent for the Lease term is \$16,200.00, payable to in monthly installments of \$1,350.00, in advance on the first (1st) calendar day of each month (regardless of move-in day date). Tenant is responsible for rent charges as of the start date listed herein, including if they decide to take possession at a later date. If Tenant has possession of the premises on the first calendar day of a month, the month is due in full.

Utilities included in rent: Water, Sewer, and Curbside Trash Removal. Tenant is responsible to maintain and pay for power to the Premises (information available on FPL.com).

Other charges: a) \$75.00 Flat Fee Late Fee each time their account is not current on the THIRD of the calendar month, regardless of week end or legal holiday; b) \$50.00 Returned Payment fee for each payment returned for any reasons; c) \$50.00 Admin charge any time Landlord sends a legal notice for reasons of any unpaid charges or lease violation. All fees described in this section are deemed additional rent and subject to the fees described in this paragraph.

**Landlord reports both timely payments and past dues to credit bureaus. All past due balances are placed in collections.**

### 1.3 PAYMENT OPTIONS

**ALL PAYMENTS DUE UNDER THE CONTRACT ARE PAYABLE THROUGH LANDLORD'S RESIDENT PORTAL WWW.LWHTPM.COM** Landlord will not accept checks, cash, or any other payments. Any unauthorized payment will be returned to Tenant at their expense and Late fee will post if relevant. Payments received are applied to the open charges in the order they became due. If this causes the account to not be current by the end of the grace period, then Late Fee shall apply. Tenant is responsible for all expenses incurred by Landlord for the purpose of collecting past due monies. Landlord reserves the right to require certified funds at their discretion if there are past due or bounced payment issues.

### 1.4 SECURITY DEPOSIT

A Security Deposit of \$ is due to Landlord no later than move in. If this Lease is not the initial Lease executed by the Parties and for the same Premises, then the remaining Security from the expiring lease is hereby transferred under this Lease. Landlord shall hold Security Deposit in a separate non-interest bearing account in a Florida banking institution (JP Morgan Chase Bank, 8975 W Atlantic Blvd, Coral Springs, FL 33071.) Items recoverable from Security Deposit include any unpaid monies described in the Lease; cost of any necessary repairs and/or cleaning to the Premises; any utility bills Tenant was responsible left unpaid; and termination damages.

Should monies payable by Tenant to Landlord become overdue and unpaid or should Tenant fail to keep or perform any of the terms of this Lease, then Landlord may, at their option apply all or any portion of the Security Deposit to the payment of such overdue amount or to cure Tenant's violation or to compensate Landlord for any loss or damage incurred due to such violation or breach by Tenant. Should the entire Security Deposit or any portion thereof be applied by Landlord in accordance with this provision, then Tenant shall within five (5) days after written demand by Landlord, remit to Landlord a sufficient amount to restore Security Deposit to the original amount or Tenant shall be deemed to be in default of this Lease Agreement. In the event that Tenant should breach any of the terms of this Lease Agreement, Tenant hereby forfeits their Security Deposit to Landlord along with any and all prepaid rents.

Your lease requires payment of certain deposits. The landlord may transfer advance rents to the landlord's account as they are due and without notice. When you move out, you must give the landlord your new address so that the landlord can send you notices regarding your deposit. The landlord must mail you notice, within 30 days after you move out, of the landlord's intent to impose a claim against the deposit. If you do not reply to the landlord stating your objection to the claim within 15 days after receipt of the landlord's notice, the landlord will collect the claim and must mail you the remaining deposit, if any. If the landlord fails to timely mail you notice, the landlord must return the deposit but may later file a lawsuit against you for damages. If you fail to timely object to a claim, the landlord may collect from the deposit, but you may later file a lawsuit claiming a refund. You should attempt to informally resolve any dispute before filing a lawsuit. Generally, the party in whose favor is rendered will be awarded costs and attorney fees payable by the losing party. This disclosure is basic. Please refer to Part II of Chapter 83, Florida Statutes, to determine your legal rights and obligations.

By initialing below, you acknowledge and agree to the terms in Section 1.

X TLB  
Terrance L. Bradley

## 2. Policies and Procedures

### 2.1 ANIMALS

The right to have a pet is subject to Landlord approval and the Rules and Regulations of any condominium or homeowners association governing the Premises if applicable. Flea and tick treatment to Premises is Tenant's responsibility and Tenant shall keep the Premises and common areas free from feces and further agrees to keep the animal under control, i.e. barking, on a leash. Any fines or violations assessed by virtue of the animal shall be due by Tenant.

A \$250.00 pet fee per animal authorized by Landlord is due. Landlord may at their discretion refuse any dangerous breed animals, exotic pets, or any other animal that Landlord has reasonable reason to believe may be dangerous to others or cause damages to the premises. Animal(s) authorized on premises:

### 2.2 VEHICLES

All vehicles present on the Premises belonging or brought in by Tenant or Tenant's guests of any type must comply to all applicable laws and Association rules. Landlord shall not be liable for any damages or loss of any type caused by the application of Association rules. Vehicle(s) authorized on premises:

### 2.3 CONDITION OF THE PREMISES

Tenant must properly use, operate and safeguard the Premises and maintain them in clean and sanitary condition. Tenant must operate kitchen ventilation when using kitchen appliances, and operate bathroom ventilation when using water. Tenant shall not keep any dangerous or flammable items that might increase the danger of fire or damage on the Premises. Tenant shall not keep any water-filled furniture on the Premises. Tenant shall not create any environmental hazards on or about the Premises. Tenant shall not damage, deface, impair, temper with or remove and part of the Premises belonging to Landlord, nor permit any person to do so. Tenant is obligated to maintain all available AC and HVAC systems running to maintain a temperature of no more than 78F and acceptable humidity levels. Tenant may not make any alterations or improvements to the Premises without obtaining prior written consent from Landlord. Tenant may hang pictures and install window treatments in the Premises provided they remove such items before the end of the Lease Term and repair all damage resulting from the installation/removal.

If the premises are damaged or destroyed other than by the wrongful or negligent acts of Tenant so that the enjoyment of the premises is substantially impaired - for instance fire or extensive mold - Tenant or Landlord may immediately terminate the rental agreement. If the damage is limited to a portion of the premises, Tenant may vacate the part of the premises rendered unusable by the casualty, in which case the Tenant's liability for the rent shall be reduced by the fair rental value of that part of the Premises damaged or destroyed. If the rental agreement is terminated, Landlord shall comply with F.S. Section 83.49(3).

If the premises are damaged or destroyed as the result of wrongful or negligent acts of Tenant or Tenants' guests or invitees, Landlord only shall have the right to terminate the rental agreement and Tenant shall be responsible for all losses, including, but not limited to, damage and repair costs as well as loss of rental income.

### 2.4 ACCESS TO THE PREMISES, EMERGENCY ENTRY

Tenants shall make the premises available to Landlord for the purposes of reasonable inspections, repairs, improvements, to supply agreed

services, to show the premises to prospective buyers / tenants, or in case of emergency. Except in case of emergency, Landlord shall in good faith try to reach Tenant to schedule entry. If Landlord cannot reach Tenant or if Tenant unreasonably withdraws consent, twenty-four (24) hour written notice shall be deemed reasonable, and reasonable hours shall be defined as 7am to 7pm Monday through Friday. Tenants shall not add, alter or re-key any locks to the premises without Landlord's written consent. At all times Landlord shall possess all key(s) and/or codes allowing entry. Any damages and/or costs incurred due to Landlord's inability to enter the premises because of Tenant's actions will be charged to Tenant.

## 2.5 INITIAL WALK THROUGH INSPECTION

The initial move in walk through inspection is conducted with Tenant and Landlord's Agent. Any issues discovered by Tenant and documented in writing to Landlord within 7 (seven) days will serve as basis for any claims on security deposit at the end of the Lease. If Tenant is more than one legally-responsible person, each individual is responsible to be present at move-in. Should any individual tenant not be present, they hereby expressly accept that the other tenant(s) or tenant(s)' agent present at move-in shall be deemed to act as their Agent for the purpose of the inspection and waive any right to refute any part of the inspection after execution by the tenant(s) or tenant(s)' agent(s) present. Due to public health reasons, Landlord retains the right to opt for a contact-less move in inspection.

## 2.6 TENANT'S PERSONAL PROPERTY

**BY SIGNING THIS LEASE, TENANT EXPRESSLY AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE PREMISES DUE TO THE DEATH OF THE LAST REMAINING TENANT, LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF TENANT'S PROPERTY.**

By initialing below, you acknowledge and agree to the terms in Section 2.

X TLB  
Terrance L. Bradley

# 3. Responsibilities

## 3.1 INDIVIDUAL LIABILITY

Each Tenant who signs this Agreement, whether or not said person is or remains in possession, shall be jointly and severally liable for the full performance of each and every obligation of the Lease term.

## 3.2 QUIET ENJOYMENT

Tenants shall be entitled to quiet enjoyment of the premises. Tenants shall not use the premises in such a way as to violate any law or ordinance, commit waste or nuisance, or annoy, disturb, inconvenience, or interfere with the quiet enjoyment of any other or nearby resident. If the Premises are subject to the Rules and Regulations of a condominium association or homeowners' association, Tenant is responsible to actively inform themselves of such rules and regulations and comply with them.

## 3.3 MAINTENANCE

**Tenant must promptly report any maintenance issues to Landlord by phone (954) 340-1113x1 (24/7) or through their resident account accessible via the website WWW.LWHTPM.COM.**

Landlord is responsible for the maintenance of or assuring that the condominium / homeowners' association reasonably maintains: locks and keys, clean and safe condition of common areas, pest control of common areas, running water, hot water, landscaping of common areas, air conditioning, appliances provided by Landlord, fixtures, pool including filters, machinery and equipment. Landlord reserves the right to provide maintenance through third-party vendors.

Landlord is NOT responsible for securing/boarding up the property should it become threatened by a hurricane. If the premises have hurricane protection (panels, shutters) then Tenant is OBLIGATED to secure the premises as recommended by local authorities in the case of storm/hurricane watches and warnings.

Tenant is responsible for the replacement of air conditioning filters every month, any batteries, light bulbs, fluorescent lights as needed, window mesh screens; pest control except on common areas, clogged sinks, clogged shower drains. Tenant is also responsible for all repairs under \$250.00 (two hundred fifty and no/100 dollars). Should Landlord perform minor repairs upon Tenant's request, Landlord reserves the right to charge Tenant for such repairs. Tenant reserves the right add a 10% administrative fee to all repairs payable by tenant to cover for administrative processing. Tenant is subject to all applicable provisions of building, housing, and health codes, keeping the Premises clean

and sanitary and remove all garbage from the dwelling unit, repairs due to damages or misuse by Tenant.

Tenant shall not have the right or authority to encumber the Premises or to permit any person to claim or assert any lien for the improvement or repair of the Premises made by Tenant. Tenant shall notify all parties performing work on the Premises at Tenant's request that the lease does not allow any liens to attach to Landlord's interest.

### 3.4 EXTENDED ABSENCE AND ABANDONMENT

Tenant must notify Landlord if they will be absent from the Premises for more than half a rental installment. During such absence, Landlord may enter the premises reasonably to maintain the property, or for urgent needed repairs. In the absence of actual knowledge of abandonment, it is presumed that Tenant has abandoned the Premises if they are absent for a period of time equal to one-half of a rental installment, or if Tenant's account is not current and Tenant removes a substantial portion of their belongings from the premises. However, this presumption shall not apply if the Tenant's account is current or Tenant has notified Landlord, in writing, of an intended absence. Any such abandonment allows Landlord to immediately retake possession without Court intervention and to recover any amounts due from Tenant.

By initialing below, you acknowledge and agree to the terms in Section 3.

X TLB  
Terrance L. Bradley

## 4. General Clauses

### 4.1 LANDLORD CONTACT INFORMATION

**Landlord's contact information** is LWHT Property Management LLC, 2858 N University Dr, Coral Springs, FL 33065. Phone (954) 340-1113 Website: [www.lwhtpm.com](http://www.lwhtpm.com).

### 4.2 LEASE TERMINATION AND FINAL WALKTHROUGH

THIS LEASE DOES NOT INCLUDE AN OPTION FOR LIQUIDATED DAMAGES/EARLY TERMINATION CLAUSE. Should Tenant vacate before the natural expiration of the Term, Landlord reserves the right to retake possession of the dwelling unit for the account of the tenant, holding the tenant liable for the rent stipulated to be paid under the rental agreement.

Upon Tenant vacating the premises, a final walkthrough is conducted by Landlord, in the absence of Tenant. Tenant is responsible to document the condition of the vacated premises themselves prior to Landlord's final walkthrough. Any damages beyond reasonable wear and tear that were not present at move-in will be included in the move-out charges deducted from the Security Deposit. When no forwarding address is provided, Landlord will use the property address as last known address for Tenant. Should Landlord need to issue a new check due to Tenant providing an inaccurate forwarding address or Tenant's failure to have their mail forwarded, Tenant hereby authorizes Landlord to deduct a \$35.00 (thirty-five no/100 dollars) processing fee without the need to send a new notice of intention to impose a claim on the Security Deposit.

X TLB  
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### 4.3 RENEWAL OF LEASE

Should Tenant remain in possession after the natural expiration of this lease without executing a new lease with Landlord, they will be doing so against Landlord's will and they will be responsible for double the rental amount on the leased Premises for as many months as they refuse to surrender possession. Tenant acknowledges that in the case of lease renewals or modifications such as adding/removing a tenant, the governing Association (if any) may request that Tenant fill out certain forms or pay certain fees that Landlord has no control over and shall not be deemed responsible for.

Landlord will make a good faith effort to provide Tenant with their renewal terms within no less than sixty (60) notice. However, Landlord reserves the right to increase the rent by more than five (5) per cent, including with less than sixty (60) days notice to Tenant.

#### 4.4 HOLD HARMLESS NOTICE AND ACKNOWLEDGMENT

Tenant expressly releases Landlord from any and all liability for any damages or injury to Tenants, or any other person, or to any property, occurring on the premises unless such damage is the direct result of the negligence or unlawful act of Landlord or Landlord's agents. Tenant agrees that they shall not seek any monetary or other damage against Landlord for beyond its interest in the Premises for any default in the performance of any of the terms, conditions, covenants, agreements, or obligations to be performed by Landlord hereunder and that it shall not seek any specific performance of any of the foregoing by injunction or other court order, but shall look solely to the Premises for the satisfaction of any and all rights which it may have by reason of any such default thereunder.

Landlord is not liable for any damage or injury to Tenant, Tenant's guests or Tenant's personal property or to any person entering the Premises, for injury to person or property arising from fire, theft, vandalism or casualty occurring on the Premises. Tenant agrees to indemnify and hold Landlord harmless from all claims, costs, and expenses arising from injury to person or property to Tenant or any of Tenant's guests regardless of the cause, unless the injury is due to Landlord's negligent or intentional conduct. Tenant has the obligation to maintain appropriate insurance coverage to protect themselves, their belongings, and their liability. Tenant acknowledges that they have read, understand and agree with the above notice. Tenant has received no representations or warranties, either expressed or implied, as to the overall safety of the Premises, the community and/or any security system or procedures in place.

#### 4.5 DISCLOSURES

**Service member.** If Tenant is a member of United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces, the Tenant has rights to terminate the Lease as provided in Section 83.682, Florida Statutes.

**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.

**Lead-based paint.** Lead Warning Statement. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Landlord has NO knowledge of lead-based paint and/or lead-based paint hazards in the housing. Landlord has NO reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### 4.6 DEFAULTS, REMEDIES, AND ATTORNEY FEES

**Should Tenant fail to pay rent when due, Landlord may terminate this lease by giving three (3) days written notice to the Tenant. If the Tenant fails to pay the rent within that (3) day Notice period, this Lease may be terminated and the Landlord may pursue those remedies available to them by law, including eviction proceedings.** Should Tenant fail to comply with any term, provision, condition or covenant of this Lease or the laws of the State of Florida, the Landlord Shall notify the Tenant of such breach in writing and if such breach is not remedied within 7 days after receipt of said notice, this Lease agreement shall be terminated and the Landlord may pursue those remedies available to it by law, including eviction proceedings and / or suit for damages.

In any lawsuit brought to enforce Lease or other applicable law, the party in whose favor a judgment or decree has been rendered may recover reasonable court costs, including attorneys' fees, from the non prevailing party.

#### 4.7 MISCELLANEOUS

Landlord shall have the right to subordinate this lease agreement at all times to the lien of any mortgagee(s) now or hereinafter placed upon Landlord's interest in the premises and the Tenant agrees to execute and deliver upon any further documents desired by the Landlord or mortgagee(s) to effectuate this paragraph. This lease shall not be recorded in the Public Records.

The Lease is binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.

The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.

All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida. The place for filing any suits or other proceedings with respect to the Lease shall be the county in which the Premises is located. Landlord and Tenant will use good faith in performing their obligations under the Lease. Time is of the essence of the performance of each party's obligations under the Lease.

By initialing below, you acknowledge and agree to the terms in Section 4.

X TLB  
Terrance L. Bradley

## Required Notice of Rental Housing Rights and Resources

Pursuant to Broward County Ordinance 2022-31, landlords and other lessors of residential rental property in Broward County are required to distribute this notice to persons applying to rent a rental unit. Where no application is required, this notice must be provided prior to the tenant beginning to occupy the rental unit.

This notice provides a general overview of rental rights and related resources for tenants in Broward County but is not intended to provide legal advice by either the County or the landlord providing the notice.

### TENANTS HAVE RIGHTS

Just as tenants have responsibilities under Florida law and through lease agreements – including paying rent, keeping the unit clean and in working order, and not disturbing the peace – landlords have certain requirements and restrictions as well, such as providing a clean and safe property by maintaining the major systems and the building structure. Landlords in Broward County are also required to provide notice to tenants informing them when a late fee has been incurred.

### KNOW THE LAW

Tenants in Florida can have either a written or an oral lease agreement. Because there are more likely to be misunderstandings with an oral lease, if possible, it is recommended that tenants have a written lease agreement with the landlord. Prior to entering into a lease, tenants should review their lease regarding their responsibilities and should also be familiar with Florida's Landlord/Tenant Law in Florida Statute Chapter 83, Part II. The State of Florida provides a free brochure with an overview of Florida's Landlord/Tenant Law that is available at [FloridaConsumerHelp.com](http://FloridaConsumerHelp.com) or by calling 1-800-HELP-FLA (435-7352) or 1-800-FL-AYUDA (352-9832) en Español.

### ALL RESIDENTIAL RENTALS MUST BE FIT FOR HABITATION

A rental unit must generally include plumbing and heating that is compliant with all applicable codes, be reasonably free from pests and have fully-functioning and locking doors and windows, among other requirements. Structures in Broward County must also meet all applicable building, housing, and health codes. If there is an issue with your unit for which you are not responsible for in your lease, contact your

landlord as set forth in your lease. If your landlord does not address the issue within a reasonable timeframe, you may be able to report it. Certain issues, such as lack of operable sanitary facilities or water or leaking roofs, can be reported to your **Municipal Building Code Enforcement Department** or call 311.

### DISCRIMINATION AND RETALIATION ARE ILLEGAL

A landlord may not raise your rent or threaten to evict you because you reported a health or safety violation or filed a fair housing complaint. A landlord cannot treat you differently because of your race, nationality, disability, religion, or sexual orientation, or because you pay your rent with Section 8 vouchers or any other governmental assistance, among other criteria. If you feel you have been discriminated or retaliated against, you can contact the **Broward County Professional Standards/Human Rights Section** at (954) 357-6500 or the **Broward County Consumer Protection** at (954) 765-4400.

### YOU HAVE THE RIGHT TO CHALLENGE AN EVICTION AND OTHER UNLAWFUL ACTION

A lease does not prevent you from challenging an eviction. If the landlord is violating the lease agreement, you can always seek relief through the courts. If you cannot afford an attorney, you can contact **Legal Aid Service of Broward County** at (954) 357-5001 to see if you are eligible for free legal assistance.

### FINANCIAL ASSISTANCE

If you face eviction and/or homelessness, financial assistance may be available. There are many local organizations that can help. **Contact Broward County Family Success Center** at (954) 357-5001.



## Required Notice of Rental Housing Rights and Resources

### Resources

**Discrimination (Race, Color, Gender, Age, National Origin, Religion, Disability, Marital or Familial Status, Sexual Orientation, Gender Identity or Expression)**

**Broward County Professional Standards/Human Rights Section**  
(954) 357-6500

**Persons with Disabilities**

**Broward County ADA Officer**

954-357-6500

(954) TTY: 357-6181

For hearing or speech assistance, call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955- 8700(v)

### Section 8

**Broward County Housing Authority**

954 739-1114

**Fort Lauderdale Housing Authority**

954-589-7189

### Housing & Rental Financial Assistance

**Broward County Family Success Center**

954-357-5001

The Broward County Emergency Rental Assistance Program (ERAP) provides financial assistance to qualified residents with rent and/or utilities. Visit the ERAP Application Portal at [broward.org/rentassistance](http://broward.org/rentassistance).

### Eviction Proceedings & Disputes

**Broward County Clerk of the Circuit Court**

(954) 831-6565

**Broward County Sheriff's Office Civil Division**

(954) 831-8787

### Complaints, Security Deposit Disputes & Source of Income Discrimination

**Broward County Consumer Protection**

(954) 765-4400

### Legal Questions or Problems

**Legal Aid Service of Broward County**

(954) 765-8950

### Affirmation of Receipt of Required Notice of Rental Housing Rights and Resources

I/We, \_\_\_\_\_ [tenant(s)], confirm that I/we have received a Required Notice of Rental Housing Rights and Resources on \_\_\_\_\_ [date].

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Tenant Name (Printed)

\_\_\_\_\_  
Landlord Name (Printed)

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Tenant Name (Printed)

**NOTICE:** This signature page should be retained by the landlord and a copy should be given to the tenant(s). The Rental Housing Rights and Resources can be found at [broward.org/planning/renters](http://broward.org/planning/renters).



## Aviso obligatorio sobre los derechos y recursos de viviendas de alquiler

De conformidad con la Ordenanza 2022-31 del condado de Broward, los propietarios y otros arrendadores de propiedades residenciales de alquiler en el condado de Broward deben repartir este aviso a las personas que solicitan alquilar una unidad de alquiler. Cuando no se exija una solicitud, este aviso debe darse antes de que el inquilino empiece a ocupar la unidad de alquiler.

Este aviso da un resumen general de los derechos de alquiler y los recursos relacionados para los inquilinos en el condado de Broward, pero no pretende dar asesoramiento legal ni del condado ni del propietario que da el aviso.

### LOS INQUILINOS TIENEN DERECHOS

Así como los inquilinos tienen responsabilidades según la ley de Florida y mediante los contratos de alquiler, incluyendo pagar el alquiler, mantener la unidad limpia y en buenas condiciones de funcionamiento, y no alterar el orden público, los propietarios también tienen determinados requisitos y restricciones, como dar una propiedad limpia y segura mediante el mantenimiento de los sistemas principales y la estructura del edificio. Los propietarios en el condado de Broward también deben avisar a los inquilinos cuando se cobre un recargo por pago atrasado.

### CONOZCA LA LEY

Los inquilinos en Florida pueden tener un contrato de alquiler escrito u oral. Como es más probable que haya malentendidos con un contrato de alquiler oral, si es posible, se recomienda que los inquilinos tengan un contrato de alquiler por escrito con el propietario. Antes de celebrar un contrato de alquiler, los inquilinos deben revisar su contrato de alquiler en relación con sus responsabilidades y también deben estar familiarizados con la Ley de propietarios/inquilinos de Florida en el capítulo 83, en la parte II de los Estatutos de Florida. El estado de Florida da un folleto gratis con un resumen de la Ley de propietarios/inquilinos de Florida que está disponible en [FloridaConsumerHelp.com](http://FloridaConsumerHelp.com) o llamando al 1-800-HELP-FLA (435-7352) o al 1-800-FL-AYUDA (352-9832) en español.

### TODOS LOS ALQUILERES RESIDENCIALES DEBEN SER APTOS PARA VIVIR

Por lo general, una unidad de alquiler debe incluir plomería y calefacción que cumplan todos los códigos aplicables, estar razonablemente sin plagas y tener puertas y ventanas que funcionen bien y con seguro, entre otros requisitos. Las estructuras en el condado de Broward también deben cumplir todos los códigos aplicables de construcción, vivienda y salud. Si hay un problema con su unidad del que no es responsable en su contrato de alquiler, comuníquese con su propietario como se establece en su contrato de alquiler.

Si el propietario no trata el problema en un tiempo razonable, podría denunciarlo. Algunos problemas, como la falta de instalaciones sanitarias en buenas condiciones o agua o techos con goteras, se pueden informar al Departamento de Cumplimiento del Código de Construcción Municipal (Municipal Building Code Enforcement Department) o se puede llamar al 311.

### LA DISCRIMINACIÓN Y LAS REPRESALIAS SON ILEGALES

Un propietario no puede aumentar el alquiler ni amenazarlo con desalojarlo porque usted denunció un incumplimiento de salud o seguridad o presentó una queja de vivienda digna. Un propietario no puede tratarlo diferente por su raza, país de origen, discapacidad, religión u orientación sexual, o porque paga su alquiler con vales de la Sección 8 o cualquier otra ayuda del gobierno, entre otros criterios. Si siente que lo discriminaron o que sufrió represalias, puede comunicarse con la Sección de normas profesionales/derechos humanos del condado de Broward al (954) 357-6500 o con la protección al consumidor del condado de Broward al (954) 765-4400.

### TIENE DERECHO A IMPUGNAR UN DESALOJO Y OTRA ACCIÓN ILEGAL

Un contrato de alquiler no le impide impugnar un desalojo. Si el propietario no respeta el contrato de alquiler, siempre puede buscar protección judicial en los tribunales. Si no puede pagar un abogado, puede comunicarse con el Servicio de ayuda legal del condado de Broward al 954-765-8950 para saber si es elegible para recibir ayuda legal gratis.

### AYUDA ECONÓMICA

Si enfrenta el desalojo o no tiene donde vivir, es posible que tenga ayuda económica disponible. Hay muchas organizaciones locales que pueden ayudar. Comuníquese con el Family Success Center del condado de Broward al (954) 357-5001.

## Aviso obligatorio sobre los derechos y recursos de viviendas de alquiler

### Recursos

**Discriminación (raza, color, sexo, edad, país de origen, religión, discapacidad, estado civil o familiar, orientación sexual, identidad o expresión de género)**

**Sección de normas profesionales/derechos humanos del condado de Broward**  
(954) 357-6500

**Personas con discapacidades**

**Funcionario de ADA del condado de Broward**  
954-357-6500

(954) TTY: 357-6181

Para recibir ayuda con la audición o el habla, llame a los números del servicio de retransmisión de Florida, al (800) 955-8771 (TDD) o al (800) 955-8700 (v)

### Sección 8

**Autoridad de vivienda del condado de Broward**  
954 739-1114

**Autoridad de vivienda de Fort Lauderdale**  
954-589-7189

**Ayuda económica para vivienda y alquiler**  
Family Success Center del condado de Broward  
954-357-5001

El Programa de ayuda de emergencia para el alquiler del condado de Broward (ERAP) da ayuda económica a los residentes que califican con el alquiler o los servicios públicos. Visite el portal de solicitudes de ERAP en [broward.org/rentassistance](http://broward.org/rentassistance).

**Procedimientos de desalojo y conflictos**

**Secretario del Tribunal de Circuito del condado de Broward**  
(954) 831-6565

**División civil de la oficina del sheriff del condado de Broward**  
(954) 831-8787

**Quejas, conflictos sobre depósitos de seguridad y discriminación por fuente de ingresos**

**Protección al consumidor del condado de Broward**  
(954) 765-4400

**Preguntas o problemas legales**  
Servicio de ayuda legal del condado de Broward  
(954) 765-8950

**Acuse de recibo del aviso obligatorio sobre los derechos y recursos de viviendas de alquiler**

Nosotros, \_\_\_\_\_ [inquilinos], confirmamos que recibimos un aviso obligatorio sobre los derechos y recursos de viviendas de alquiler el \_\_\_\_\_ [fecha].

\_\_\_\_\_  
Firma del inquilino

\_\_\_\_\_  
Firma del propietario

\_\_\_\_\_  
Nombre del inquilino (en letra de molde)

\_\_\_\_\_  
Nombre del propietario (en letra de molde)

\_\_\_\_\_  
Firma del inquilino

\_\_\_\_\_  
Nombre del inquilino (en letra de molde)

**AVISO: El propietario debe conservar esta página de firmas y se debe entregar una copia a los inquilinos. Los derechos y recursos de viviendas de alquiler se pueden encontrar en [broward.org/planning/renters](http://broward.org/planning/renters).**

## Avi Obligatwa sou Dwa ak Resous Lojman pou Lwe

Dapre Òdonans Konte Broward 2022-31 an, pwopriyetè ak lòt lokatè pwopriyete rezidansyèl nan Konte Broward yo oblije distribiye avi sa a bay moun ki aplike pou lwe yon apatman. Nan zòn kote moun yo pa oblije fè okenn aplikasyon yo, yo dwe bay avi sa a anvan lokatè a kòmanse viv nan apatman li lwe a.

Avi sa a bay yon apèsi jeneral sou dwa pou moun ki gen kontra lokasyon ak resous ki gen rapò ak dwa sa yo pou lokatè nan Konte Broward yo, men li pa gen entansyon bay konsèy jiridik ni pa Konte a ni pa mèt kay la ki remèt avi a.

### LOKATÈ YO GEN DWA

Menmjan lokatè yo gen responsablite dapre lalwa nan Florida ak akò kontra lwaye yo – pa egzanp, pou yo peye lwaye a, kenbe apatman an pwòp epi an bon eta, epi pou yo pa twouble lòd nan espas la – pwopriyetè yo gen sèten kondisyon ak restriksyon tou, tankou pou yo bay yon pwopriyete ki pwòp epi ki an sekirite pandan y ap kontinye kenbe sistèm prensipal yo ak estrikti bilding lan nan bon eta. Pwopriyetè ki nan Konte Broward yo gen obligasyon tou pou yo bay lokatè yo yon avi pou yo fè yo konnen lè yo peye yon frè anreta.

### KONNEN SA LALWA DI

Lokatè nan Florida yo kapab gen swa yon kontra lwaye alekri oswa yon kontra lwaye ki fèt nan bouch. Paske gen plis chans pou gen malantandi ak yon kontra lwaye ki fèt nan bouch, si sa posib, nou rekòmande pou lokatè yo gen yon akò lwaye alekri ak mèt kay la. Anvan yo antre nan siyen kontra lwaye, lokatè yo ta dwe revize kontra lwaye yo konsènan responsablite yo epi yo ta dwe abitye tou ak Lwa konsènan Pwopriyetè/Lokatè nan Florida yo nan Lwa Florida Chapit 83, Pati II. Eta Florid bay yon gid gratis ak yon apèsi sou Lwa konsènan Pwopriyetè/Lokatè k ap viv nan Florida yo, ki disponib nan [FloridaConsumerHelp.com](http://FloridaConsumerHelp.com) oswa lè w rele nan **1-800-HELP-FLA (435-7352)** oswa **1-800-FL-AYUDA (352-9832)** nan lang Panyòl.

### TOUT LWAYE REZIDANSYÈL YO DWE TOU PREPARE POU MOUN ABITE LADAN YO

An jeneral, yon apatman y ap lwe dwe gen plonbri ak chofaj ki respekte tout kòd ki aplikab yo, li pa dwe gen ensèk nuizib epi li dwe gen pòt ak fenèt ki byen fonksyone epi ki fèmen, pami lòt kondisyon. Epi tou, estrikti nan Konte Broward yo dwe respekte tout kòd konstriksyon, lojman ak sante ki aplikab yo. Si w gen yon pwoblèm ak apatman w lan men se pa ou ki responsab li nan kontra lwaye w la, kontakte pwopriyetè w la jan sa endike nan kontra lwaye w la.

Si pwopriyetè w la pa rezoud pwoblèm lan nan yon delè rezonab, ou kapab bay yon rapò sou li. Gen kèk pwoblèm, tankou lè manke bon enstalasyon sanitè k ap fonksyone nòmalman oswa dlo oubyen twati ki koule, ou ka rapòte yo nan **Depatman Ranfòsman Kòd Konstriksyon Minisipal ou a oswa rele 311**.

### DISKRIMINASYON AK REPREZAY ILEGAL

Yon pwopriyetè pa ka ogmante pri lwaye w oswa menase pou l mete w deyò paske ou rapòte yon vyolasyon sante oswa yon vyolasyon sekirite oswa paske w depoze yon plent pou lojman san patipri. Yon pwopriyetè pa ka trete w yon fason diferan akòz ras ou, nasyonalite w, andikap ou, relijyon w oswa oryantasyon seksyèl ou, oubyen paske w peye lwaye w avèk kupon Seksyon 8 oswa nenpòt lòt asistans leta bay, pami lòt kritè. Si w santi yo fè w sibi diskriminasyon oswa y ap tire revanj sou ou, ou ka kontakte **Estanda Pwofesyonèl Konte Broward la/Seksyon Dwa Moun nan (954) 357-6500** oswa biwo **Pwoteksyon Konsomatè nan (954) 765-4400**.

### OU GEN DWA POU W KONTESTE YON DEGÈPISMAN OSWA NENPÒT LÒT AKSYON KI ILEGAL

Yon kontra lwaye pa anpeche ou konteste yon degèpisman. Si pwopriyetè a pa respekte kontra lwaye a, ou ka toujou al chèche sekou nan tribinal yo. Si ou pa gen mwayen pou w pran yon avoka, ou ka kontakte **Sèvis Ed Jiridik Konte Broward la nan 954-765-8950** pou wè si ou kalifye pou asistans legal gratis.

### ÈD FINANSYÈ

Si w ap fè fas ak pwoblèm degèpisman epi/oswa ou sanzabri, gen èd finansyèl ki kapab disponib. Genyen plizyè òganizasyon lokal ki ka ede w. **Kontakte Sant Siksè Fanmi Konte Broward (Broward County Family Success Center) nan (954) 357-5001**.

## Avi Obligatwa sou Dwa ak Resous Lojman pou Lwe

### Resous

**Diskriminasyon (Ras, Koulè, Sèks, Laj, Orijin Nasyonal, Relijyon, Andikap, Eitati famiyal, Oryantasyon Seksyèl, Idantite oswa Ekspresyon Seksyèl)**

**Estanda Pwofesyonèl Konte Broward/Seksyon Dwa Moun (954) 357-6500**

**Moun Ki Gen Andikap yo**

**Ofisye ADA nan Konte Broward**

**954-357-6500**

(954) TTY: 357-6181

Pou w jwenn èd pou tande oswa pou pale, rele Nimewo Sèvis Relè Florida yo, (800) 955-8771 (TDD) oswa (800) 955-8700(v)

### Seksyon 8

**Otorite Lojman nan Konte Broward**

**(954) 739-1114**

**Otorite Lojman nan Fort Lauderdale**

**954-589-7189**

**Èd Finansyèl pou Lojman ak Lwaye Sant Siksè Fanmi Konte Broward**

**954-357-5001**

Pwogram Èd pou moun ki gen ljan pou yo lwe kay Konte Broward la (ERAP) bay rezidan ki kalifye yo èd finansyèl pou yo peye lwaye kay ak/oswa sèvis piblik.

Vizite Pòtay Aplikasyon ERAP la sou [broward.org/rentassistance](http://broward.org/rentassistance).

**Pwosedè Degèpisman ak Konfli**

**Grefye Broward County nan Tribinal**

**Awondisman an**

**(954) 831-6565**

**Seksyon Sivil Biwo Cherif Konte Broward**

**(954) 831-8787**

**Plent, Konfli pou Depo Garanti ak**

**Diskriminasyon ki baze sou Sous Revni**

**Proteksyon Konsomatè nan Konte Broward**

**(954) 765-4400**

**Kesyon oswa Pwoblèm Jiridik**

**Sèvis Ed Jiridik nan Konte Broward**

**(954) 765-8950**

### Konfimasyon Resi pou Avi Obligatwa sou Dwa ak Resous pou Lojman

Mwen/Nou, \_\_\_\_\_ [lokatè(yo)], konfime mwen/nou te resevwa yon Avi Obligatwa sou Dwa ak Resous pou Lojman (Required Notice of Rental Housing Rights and Resources) nan dat \_\_\_\_\_ [dat].

Siyati Lokatè a \_\_\_\_\_

Siyati Pwopriyetè a \_\_\_\_\_

Non lokatè a (Ekri l an Lèt Detache) \_\_\_\_\_

Non Pwopriyetè a (Ekri l an Lèt Detache) \_\_\_\_\_

Siyati Lokatè a \_\_\_\_\_

Non lokatè a (Ekri l an Lèt Detache) \_\_\_\_\_

**AVI: Pwopriyetè a dwe konsève paj siyati sa a epi li dwe bay lokatè a yon kopi.**

**Ou kapab jwenn Avi Obligatwa sou Dwa ak Resous Lojman an nan [broward.org/planning/renters](http://broward.org/planning/renters).**

# LWHT Property Management LLC

2858 N. University Drive • Coral Springs, FL 33065  
(954) 340-1113



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Broward\_Tenant\_bill\_of\_right.pdf

X *Terrance L Bradley*

Lessee

IP Address: 73.1.210.16  
04/10/2024 05:07pm EDT

## LWHT Property Management LLC

2858 N. University Drive • Coral Springs, FL 33065  
(954) 340-1113



## 6. Sign and Accept

### 6.1 SIGNATURES

The following parties have reviewed and accept the terms of this Lease.

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X *Terrance L Bradley*

Lessee

IP Address: 73.1.210.16  
04/10/2024 05:08pm EDT

X *LWHT by Coralie Teichman*

Lessor

IP Address: 76.153.157.139  
07/25/2024 04:02pm EDT