

The security deposit is not to be considered prepaid rent, nor shall any damages claimed, if any, be limited to the amount of said security deposit. NOTE: Security funds are deposited in a non-interest bearing security escrow account. The LANDLORD hereby notifies the TENANT that the LANDLORD, or his Agent, will submit to the TENANT an itemized list of any damages claimed to have been caused by the TENANT and return the security deposit less damages and other lawful deductions, within thirty (30) days after termination of the tenancy.

The LANDLORD agrees to pay a Broker/Agent fee of 10% of the total rent hereof to HOME LAND REALTY upon receipt of the initial rental payment for this Lease from the TENANT.

The parties hereto, in consideration of these presents, agree as follows:

1. That no more than _____ persons will occupy said premises DAY AND NIGHT.
2. That no more than _____ vehicles are allowed DAY AND NIGHT. Vehicles are to be parked in the designated driveway area only. Parking elsewhere on the property is prohibited and may result in damage to sprinkler systems, septic components and landscaping. Parking on neighboring properties or on the street is prohibited – vehicles will be ticketed and towed at TENANT'S expense.
3. That no pets of any description shall be kept in or upon the lease premises.
4. The TENANT will leave the premises in the same general and good and habitable condition.
5. The TENANT will supply the TENANT'S own bed linens and towels.
6. Smoking is prohibited inside the dwelling.
7. Candle burning, use of a wood burning fireplace or fire pit is prohibited.
8. This property is not to be used for functions, i.e. wedding receptions, family reunions, or any gathering involving more than the maximum number of occupants specified in this LEASE unless permission is obtained from the LANDLORD.
9. Furnishings, appliances and equipment are not to be moved under any circumstances.
10. Beach Access: Trespassing on private property is expressly forbidden. TENANT may access the beach only at authorized access points.
11. A deduction will be made from the security deposit for any of the following:
 - a. Late check-out (property must be vacated and keys returned to HOME LAND REALTY by 10:00 A.M.)
 - b. Damage to the property or contents and/or missing items.
 - c. Extra cleaning expenses beyond the normal change-over cleaning.
 - d. Inspection, repair or excess maintenance caused by TENANT misconduct or misuse of the property or contents.
12. The TENANT agrees to allow the LANDLORD or his agent to enter and view the premises, both inside and outside to inspect the premises, to make