



## Conditional Use – No New Construction

Property address or Location 722 GRAND ST Unit A, FORT PIERCE, FL. 34949  
 Parcel ID #(s) 2401-503-0094-000-6  
 Project description SHORT TERM RESIDENTS 31 DAY OR MORE, BUT LESS THAN 6 MONTHS

Ann F. Harris  
 Property Owner(s)  
28 260 AVE NE  
 Street Address  
ATHENS, GA 30317  
 City State Zip  
(404) 520-3909  
 Phone Number  
SIRRAH4137@att.com  
 Email Address

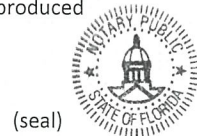
Applicant/Representative, Title, Company  
 Street Address  
 City State Zip  
 Phone Number  
 Email Address

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Ann F. Harris  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie  
 The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of Dec, 2019, by  
Ann F Harris who is personally known to me or has produced  
GA DC as identification.

[Signature]  
 Signature of Notary



Joseph Gomez  
 Commission # GG161404  
 Expires: November 16, 2021  
 Bonded thru Aaron Notary

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Intake Date Stamp



# CONDITIONAL USE: NO NEW CONSTRUCTION

**Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:**

- If no site improvements are required:
  - As-built survey
  - Floor plan of existing building(s)
- If parking and drainage improvements are required:
  - As-built survey;
  - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - Lighting plan
- Complete, notarized application

**Application Type:**

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

**Site Information:**

Building Size \_\_\_\_\_ Parking Spaces: \_\_\_\_\_

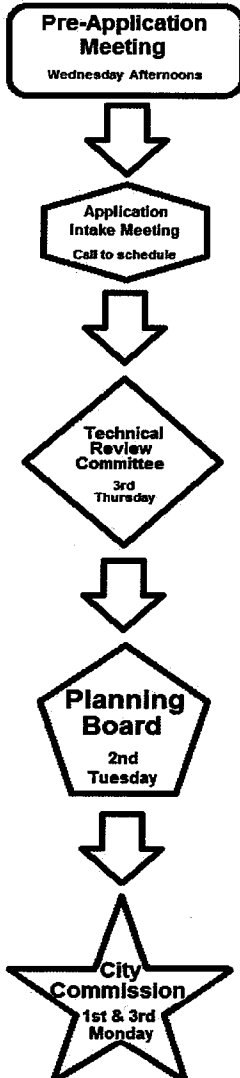
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



## SHORT TERM RENTAL CONDITIONAL USE APPLICATION NARRATIVE

The subject property (722 Granada Street, Fort Pierce, Fl. 34949) was purchased by Ms. Renee Snowten (Philadelphia, PA) and Dr. Ann Faith Harris (Atlanta, GA) in June 2018 as a vacation/investment and secondary residence for the above-mentioned parties respectively. The property has two units. Unit B is rented on an annual lease basis while Unit A has been reserved for use by the owners. The owners have a property manager who assists in managing the property as needed.

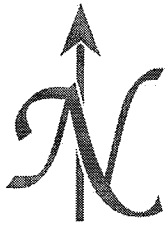
Over the past year, the owners have made some needed repairs and maintenance to the building accordingly. The owners are both retired government workers who live on a fixed income but visit the property regularly. Dr. Harris does plan, at a future date, to make this property her primary residence, but currently both she and Ms. Snowten spend extended stays at the property as a secondary residence. The owners note that there have been some periods of time that they did not visit or utilize the property and see the opportunity to rent Unit A occasionally for adult vacationers on a short-term basis as a way to earn supplemental income.

The owners are seeking a conditional use application to allow them to rent Unit A on a short terms basis (31 days or more but less than 6 months) no more than 3 times a year.

# BOUNDARY SURVEY

Date Of Field Work - 08/11/2017    Drawn By - O.G.    Order #: 1000012319

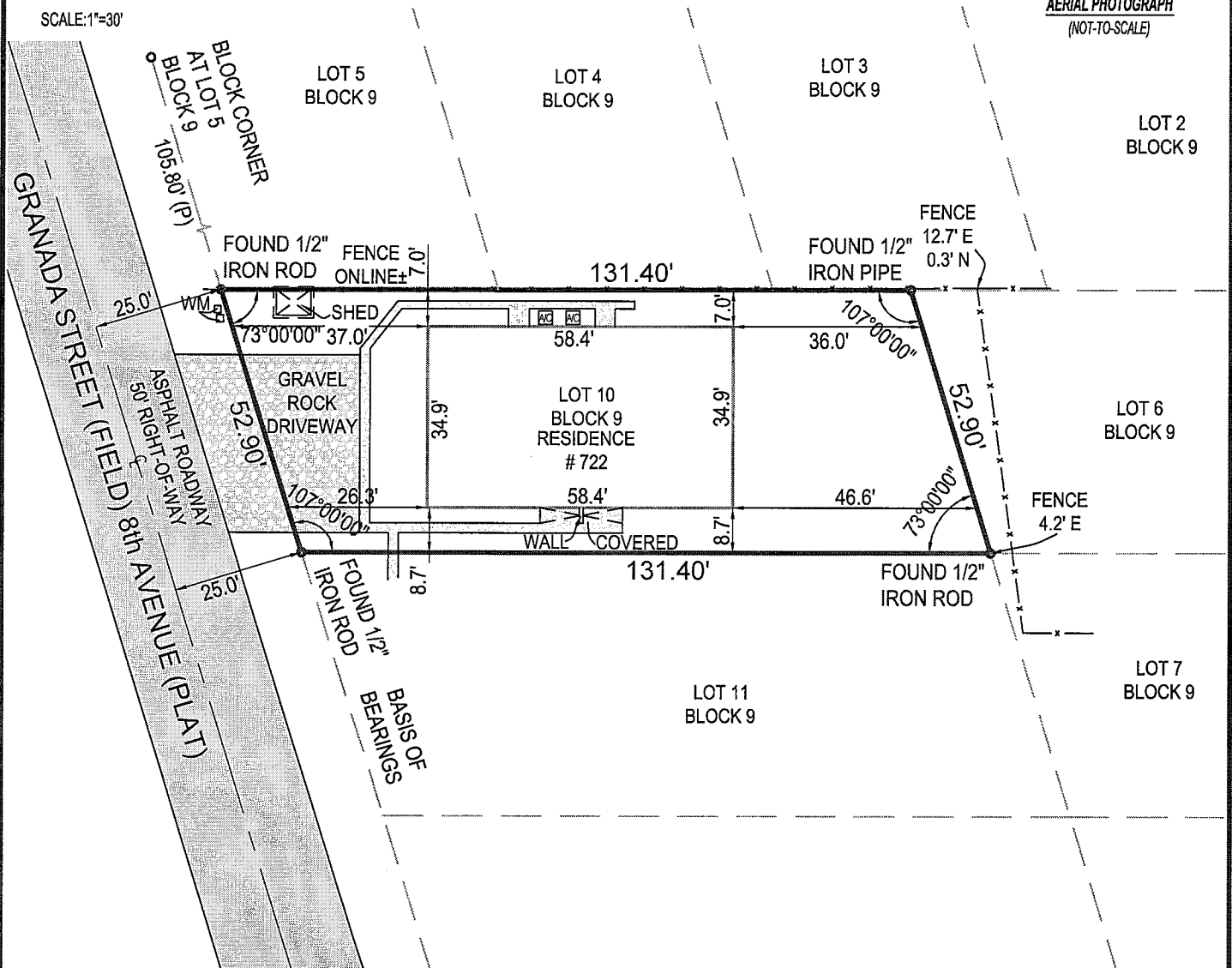
## 722 GRANADA STREET, FORT PIERCE, FL 34949



SCALE: 1"=30'



**AERIAL PHOTOGRAPH**  
(NOT-TO-SCALE)

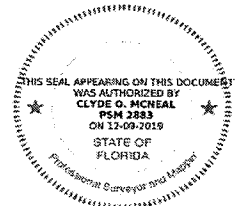
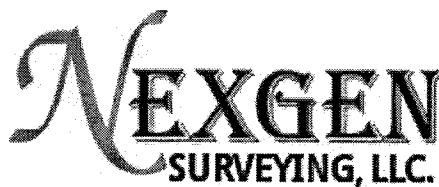


- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

**The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper**

Date of Field Work : 08-11-2017  
 Drawn By: Oleg  
 Order #: 12319  
 Last Revision Date: 08-11-2017  
 Boundary Survey prepared by: LB8111  
 NexGen Surveying, LLC  
 5601 Corporate Way, Suite #103  
 West Palm Beach, FL 33407  
 561-508-6272



# BOUNDARY SURVEY

Date of Field Work: 08/11/2017

Drawn By: O.G.

Order #: 12319

File #: S-18051

722 GRANADA STREET, FORT PIERCE, FL 34949

## LEGAL DESCRIPTION:

LOT 10, BLOCK 9 OF OCEAN VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS OF ST LUCIE COUNTY FLORIDA.

## CERTIFIED TO:

- ELIZABETH H. ROSS AND ALY N. ZAPPEN
- SOUTH FLORIDA TITLE SERVICES, INC.
- EMBRACE HOME LOANS INC.
- ALLIANT NATIONAL TITLE INSURANCE COMPANY

## FLOOD ZONE:

12111C0183J

ZONE: AE

ELEV. 7 FT.

EFF. 2/16/2012

## SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- NO NOTABLE CONDITIONS FOUND

## LEGEND

A/C -AIR CONDITIONER

AL -ARCLength

(C) -CALCULATED

D.E. -DRINAGE EASEMENT

(M) -MEASURED

P.O.B. -POINT OF BEGINNING

P.O.C. -POINT OF COMMENCING

P.B. -PLAT BOOK

P.G. -PAGE

P.U.E. -PUBLIC UTILITY EASEMENT

R -RADIUS

(R) -RECORD

U.E. -UTILITY EASEMENT

WM -WATER METER

-x- -FENCE

# -NUMBER

-ASPHALT

-CONCRETE

-PAVER/BRICK

-WOOD

-LIGHT POLE

-WELL

⊗ -WATER VALVE

⊕ -CENTER LINE

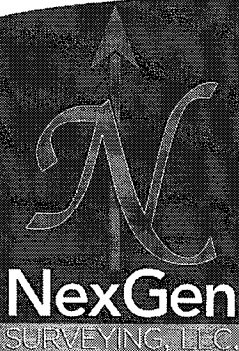
▭ -CATCH BASIN

⊕ -FIRE HYDRANT

⊕ -POLE

⊕ -MANHOLE

XXX -TOPOGRAPHIC ELEVATION



[www.NexGenSurveying.com](http://www.NexGenSurveying.com)

(561) 508-6272

5601 Corporate Way

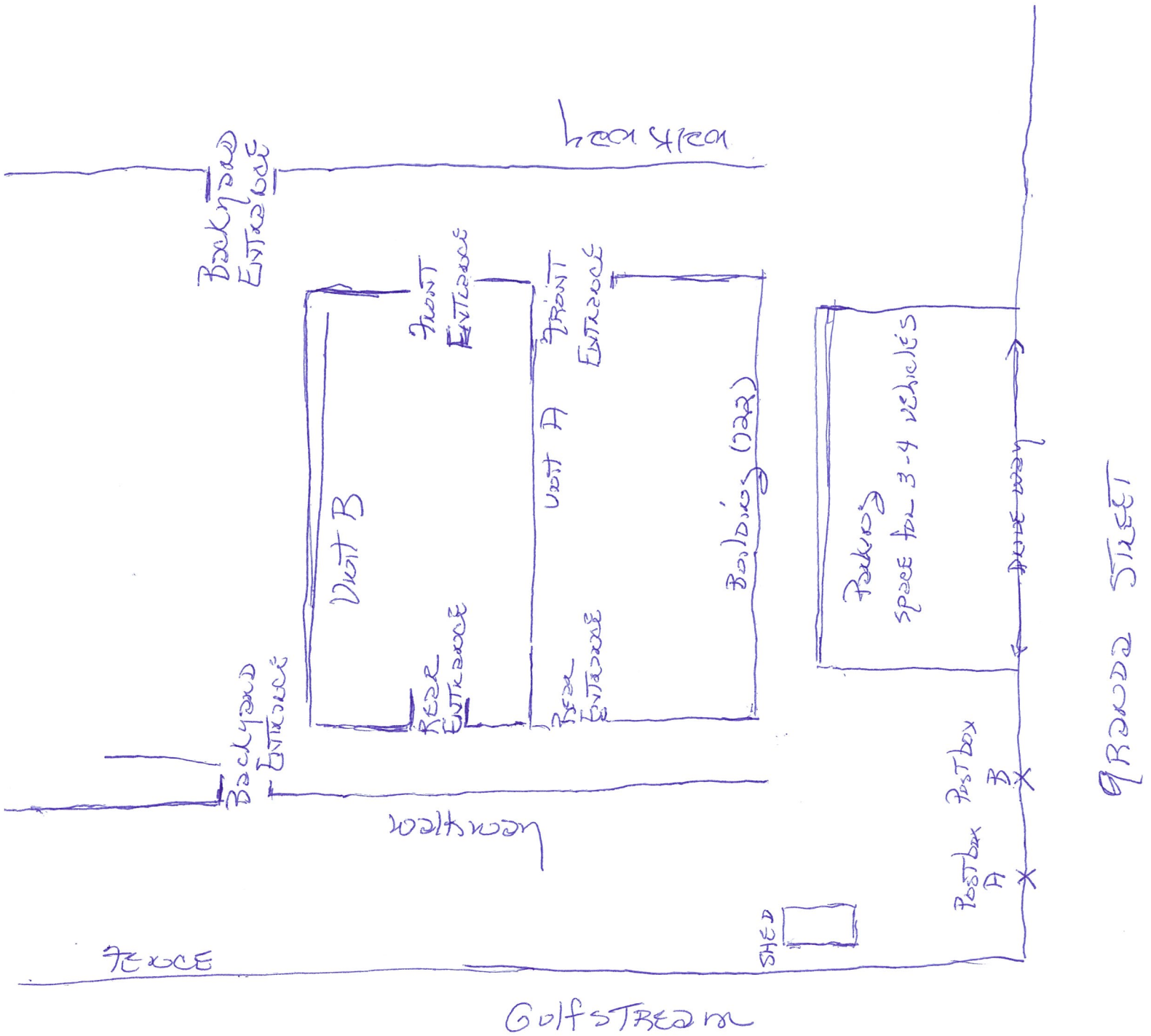
Suite 103

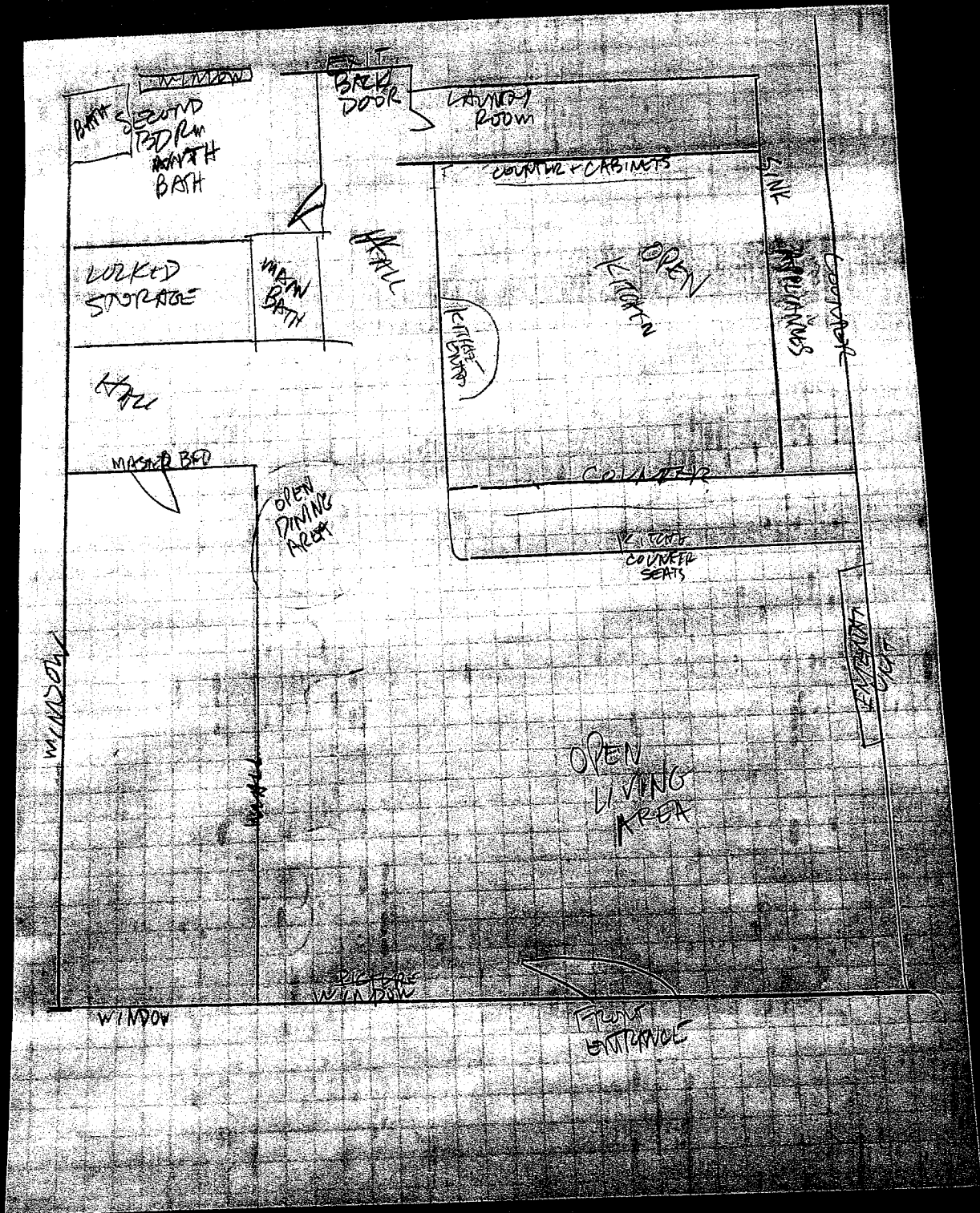
West Palm Beach, FL 33407

SCAN ME!



# Site Plan





# **WELCOME TRAVELERS!!!**

**Thank you for choosing our property for your vacation.  
We hope you enjoy your stay!**

**We have put together this book to help you navigate your way while in our unit. Inside you will find helpful information about this property and the surrounding area.**

## **Contents:**

**Password (Internet/TV)**

**Trash/Recycle Schedule**

**Kitchen**

**Towels and Linens**

**Washer, Dryer & Cleaning Supplies**

**Outdoor Cooking**

**Entertainment**

**Departure Protocols**

**Contact Information**

**Guest Rules**

## **PASSWORDS**

**WIFI TP LINK: XXXXXXXX**

**Password: XXXXXXXX**

**Use this password for your computer, tablet and any other internet devices that are WIFI compatible.**

## **Trash/Recycle Schedule**

**Note: Please put out the appropriate cans the night before pickup as they sometimes are collected quite early.**

**Monday: Household trash-Green Can**

**Thursday: Recycle-Blue Can & Household trash-Green Can**

## **Kitchen**

**Everything you need for everyday cooking is in the kitchen.**

**There is a fire extinguisher next to the laundry/utility room**

**Dish detergent, dishwasher detergent and general cleaning supplies are under the sink.**

## **Towels and Linens**

**There are 2 sets of sheets for each bed.**

**There are 4 bath towels, 2 hand towels and 4 wash clothes and a bath mat in each bathroom.**

**There are 4 kitchen towels and dish clothes for your convenience.**

**There are 4 beach towels in the laundry room.**

**Note: Please leave any unused towels and linens on the floor at departure so that the cleaning crew can tell which are clean and which are dirty.**

## **Washer, Dryer and Cleaning Supplies**

**In the laundry/utility room you can find: detergent 2 beach chairs, 4 beach towels, a small cooler and a frisbee for your convenience.**

**There is also have a broom/dust pan, mop/bucket and a small all surface vacuum cleaner (just in case).**

**There is a full size washer and dryer for your convenience. Please clean out the lint filter after every load.**

**An ironing board and iron are in the master bedroom closet**

## **Outdoor Cooking**

**For those of you who love cooking outdoors, we have an electric/non-stick grill at the rear entrance of the unit. Grill tools are in the kitchen.**

**Note: The grill is for OUTSIDE use ONLY. Clean off the grill grates and empty the oil catchment pan after each use. Please place the grill cover on the grill as well.**

## Entertainment

***Ocean Beaches – There are many public beaches in the area to explore. A few of the closest ones include:***

- ***Gulfstream Beach – a 2 minute walk from the duplex, right on Gulfstream the beach is at the corner of Gulfstream and S. Ocean Dr.***
- ***South Beach Park - an 8 minute walk from the duplex, right on Gulfstream, and right on S. Ocean Dr.***
- ***Jetty Park, 2096 Seaway Dr., a .6 mile drive, Hutchinson Island, Ft. Pierce***
- ***South Causeway Park, Seaway Drive, a 2.6 mile drive, Hutchinson Island, Ft. Pierce***

### **Other Tourist Sites:**

- ***St. Lucie County Aquarium – 420 Seaway Dr., Hutchinson Island, Ft. Pierce, a 1.4 mile drive***
- ***Ft. Pierce Marina – 1 Avenue A, a 10 min drive, Fort Pierce***
- ***For additional happenings visit: [eventsinfortpierce.com](http://eventsinfortpierce.com)***

## **Closest Eateries on the Island:**

- **Manatee Bar and Grill, \$\$ - Seafood, Burgers, American Cuisine at 1640 South Ocean Blvd., Hutchinson Island/Waterside**
- **Chuck's Seafood Restaurant - \$\$\$ - Seafood, Steaks, 822 Seaway Dr., Hutchinson Island/Waterside**
- **On The Edge Bar and Grill -\$\$ - 1136 Seaway Dr., Hutchinson Island/Waterside**
- **Dave's Diner, \$ - Breakfast, Lunch, Dinner & Ice Cream (Open 24 Hours), 1011 Seaway, Dr. Hutchinson Island**
- **Captains Galley, \$\$ - Breakfast, Lunch, Dinner, 825 N. Indian River Dr., Hutchinson Island**
- **Goodfella's Pizza, \$\$ - Pizza, Pasta, Wings, Salads & Subs 1008 B Seaway, Dr. Hutchinson Island**
- **Pho Deli, \$\$ - Vietnamese Cuisine, Soup, Rice, Noodles, Subs, 1007 Seaway Dr., Hutchinson Island**

## **Happy Hour Favorites in Jensen Beach**

- **Conchey Joe's, \$\$ – Seafood, Burgers, Wings & Tiki Bar, 3945 NE Indian River Dr., Jensen Beach, an 18 mile drive/Waterside**
- **Dolphin Bar and Shrimp House, \$\$\$ - Seafood, Steak, 1401 NE Indian River Dr., Jensen Beach, a 20 mile drive/Waterside**
- **Magic Oyster \$\$ - Seafood, 10999 S. Ocean Dr., Jensen Beach, a 15 mile drive**

## Markets

- **Seaway Market & Deli, 1001 Seaway Dr., Small Well-Stocked Market, Hutchinson Island**
- **Publix Supermarket at Sabal Palm Plaza, 2517 S. Federal Hwy, Ft. Pierce, 5.7 miles**
- **Pelican Seafood Market, 735 N. US Highway 1, Ft. Pierce, 3.3 miles**

## **Departure Protocols**

**Check out time is 11 am**

- 1. Leave all used/dirty linens and towels on the floor so that the cleaning crew can tell which are used/dirty.**
- 2. Close windows and lock both doors (1 front and 1 back door).**
- 3. Place used/soiled dishes, glassware, pans etc. in the dishwasher. Cleaning crew will start the wash cycle.**
- 4. Return any items you took/used to the same place.**
- 5. Take out garbage/trash/recycle and place in the appropriate can.**

## **Contact Information**

**If you have any problems, please call for assistance:**

**Danny Perez, Property Manager: (772) 323-8566**

**Renee Snowten, Owner: (215) 808-6797**

**If you are having an extended stay and would like to use the cleaning service during your stay, you can call Bianca's Cleaning Service at (772) 925-1163.\***

**\*Note: Bianca will bill you directly for any additional cleaning done during your stay.**

## **RULES AND REGULATIONS**

- **NO SMOKING – This is a non-smoking house, so please refrain from smoking inside or outside of the property. This includes E-cigarettes/vapes**
- **NO PETS**
- **KEEP DOORS/WINDOWS CLOSED-Be mindful of the many harmless little geckos/lizards that would love to come inside**
- **NO PARTIES OR LARGE ASSEMBLIES-This is a residential neighborhood, so please show respect for the property accordingly.**
- **VISITORS MAY USE 1 PARKING SPACE AT 722 GRANDA-There is additional parking on the street**

- **OBSERVE TRASH/RECYCLE PICK UP DAYS DURING YOUR STAY**
- **CLEAN THE GRILL AFTER EACH USE**

**THANK YOU!**

## Property Identification

Site Address: 722 GRANADA ST  
Parcel ID: 2401-503-0094-000-6  
Sec/Town/Range: 01/35S/40E  
Account #: 140053  
Map ID: 24/01G  
Use Type: 0800  
Zoning: HI Medium  
Jurisdiction: Fort Pierce

## Ownership

Ann Faith Harris  
Renee Snowten  
28 NE 2nd NE AVE  
Atlanta, GA 30317

## Legal Description

OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN'S S/D BLK 9 LOT 10

## Current Values

Just/Market Value:	
Assessed Value:	\$282,000
Exemptions:	\$282,000
Taxable Value:	\$0
	\$282,000

**Property taxes are subject to change upon change of ownership.**

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: [SLC Tax Collector's Office](#)  
Download TRIM for this parcel: [Download PDF](#)



## Total Areas

Finished/Under Air (SF):

2,030

Gross Sketched Area (SF):

2,060

Land Size (acres):

0.16

Land Size (SF):

6,955

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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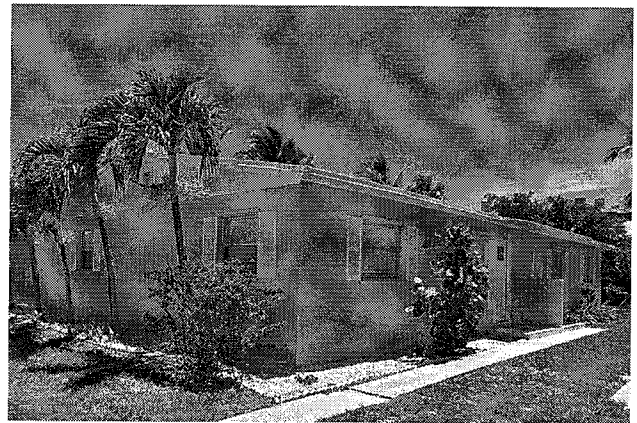
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# Month-to-Month Rental Agreement

## Clause 1. Identification of Landlord and Tenant

This agreement is entered into 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 \_\_\_\_\_ together with the following furnishings and appliances: \_\_\_\_\_

Rental of the premises 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 their minor children. Occupancy by guests for more than \_\_\_\_\_ is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

## Clause 4. Term of the Tenancy

The rental will begin on \_\_\_\_\_, and continue on a month-to-month basis. Landlord may terminate the tenancy or modify the terms of this Agreement by giving the Tenant \_\_\_\_\_ days' written notice. Tenant may terminate the tenancy by giving the Landlord \_\_\_\_\_ days' written notice.

## Clause 5. Payment of Rent.

### Regular month rent

Tenant will pay to Landlord a monthly rent of \$ \_\_\_\_\_, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise: \_\_\_\_\_

### Delivery of payment.

Rent will be paid:

- by mail, to \_\_\_\_\_
- in person, at \_\_\_\_\_

### Form of payment.

Landlord will accept payment in these forms:

- cash
- personal check made payable to \_\_\_\_\_

- certified funds or money order
- credit card
- bank debit
- electronic funds transfer

**Prorated first month's rent.**

For the period from Tenant's move-in date, \_\_\_\_\_, through the end of the month, Tenant will pay to Landlord the prorated monthly rent of \$ \_\_\_\_\_. This amount will be paid on or before the date the Tenant moves in.

**Clause 6. Late Charges**

If Tenant fails to pay the rent in full before the end of the \_\_\_\_\_ day after it's due, Tenant will pay Landlord a late charge as follows: \_\_\_\_\_ . Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

**Clause 7. Returned Check and Other Bank Charges**

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of \$ \_\_\_\_\_ .

**Clause 8. Security Deposits**

On signing this Agreement, Tenant will pay to Landlord the sum of \$ \_\_\_\_\_ as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. Within \_\_\_\_\_ after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Landlord, along with a check for any deposit balance.

**Clause 9. Utilities**

Tenant will pay all utility charges, except for the following, which will be paid by Landlord:

\_\_\_\_\_

\_\_\_\_\_

**Clause 10. Prohibition of Assignment and Subletting**

Tenants will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

- a. Tenants will not sublet or rent any part of the Premises for short-term stays of any duration, including but not limited to vacation rentals.
- b. Short-stay rentals are prohibited except as authorized by law. Any short-stay rental is expressly conditioned upon the tenants' following all regulations, laws, and other requirements as a condition to offering

a short-stay rental. Failure to follow all laws, ordinances, regulations, and other requirements, including any registration requirement, will be deemed a material, noncurable breach of this Agreement and will furnish cause for termination.

**Clause 11. Tenant's Maintenance Responsibilities**

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

**Clause 12. Repairs and Alterations by Tenant**

a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.

b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

**Clause 13. Prohibition of Violating Laws and Causing Disturbances**

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

**Clause 14. Pets**

No animal may be kept on the premises without Landlord's prior written consent, except animals needed by tenants who have a disability, as that term is understood by law, and \_\_\_\_\_ under the following conditions: \_\_\_\_\_ .

**Clause 15. Landlord's Right to Access**

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant \_\_\_\_\_ notice before entering.

**Clause 16. Extended Absences by Tenant**

Tenant will notify Landlord in advance if Tenant will be away from the premises for \_\_\_\_\_ or more consecutive days. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

**Clause 17. Possession of the Premises**

a. *Tenant's failure to take possession.*

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. *Landlord's failure to deliver possession.*

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.

**Clause 18. Tenant Rules and Regulations**

Tenants acknowledge receipt of, and have read a copy of, tenant rules and regulations, which are attached to and incorporated into this Agreement by this reference. Tenant understands that serious or repeated violations of the rules may be grounds for termination. Landlord may change rules and regulations without notice.

**Clause 19. Payment of Court Costs and Attorney Fees in a Lawsuit**

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party

shall not /  shall recover reasonable attorney fees and court costs.

**Clause 20. Disclosures**

Tenant acknowledges that Landlord has made the following disclosures regarding the premises:

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Other disclosures: \_\_\_\_\_

**Clause 21. Authority to Receive Legal Papers**

The Landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

The Landlord, at the following address: \_\_\_\_\_.

The manager, at the following address: \_\_\_\_\_.

The following person, at the following address: \_\_\_\_\_

\_\_\_\_\_

**Clause 22. Additional Provisions**

Additional provisions are as follows:

\_\_\_\_\_  
\_\_\_\_\_

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**Clause 23. Validity of Each Part**

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

**Clause 24. Grounds for Termination of Tenancy**

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

**Clause 25. Entire Agreement**

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

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Date	Landlord or Landlord's Agent	Title
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Address

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City	State	Zip Code	Phone
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Date	Tenant	Phone
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Date	Tenant	Phone
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Date	Tenant	Phone
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