

**Presbyterian Social Ministries (PSM)
Rental Space
Policies and Procedure to be agreed upon:
Lease/Rules and Regulations**

The Tenant will obey all rules and regulations of the Landlord PSM, regarding the Property.

PSM agrees to rent to the Tenant a room, municipally described as 4115 Post St, Jacksonville, FL 32205 for use of temporary, short-term residential premise only.

In consideration of the Landlord (PSM) leasing certain premises to the Tenant and other valuable consideration, the receipt, and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

The following policies and procedures are effective for all Tuttle Hall guests, to be referred to as a guest/tenant. A violation of any of the following rules may subject the tenant to termination and eviction from the dorm unit.

Assignment and Subletting

The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property Without the prior, express, and written consent of the Landlord. Consent by the Landlord to one assignment, subletting, concession, or license will not be deemed to be consent to any subsequent assignment, subletting, concession, or license. Any assignment, subletting concession, or license without the prior written consent of Landlord, or an assignment or subletting by operation of law will be void and be void and will at Landlord's option terminate this Lease immediately.

No tenants may occupy the Property for longer than the signed lease without the prior written extension from the Landlord.

All program fees/rent are due on the 1st of the month to Presbyterian Social Ministries: 4115 Post St, Jacksonville, FL 32205. Due dates are calendar days NOT business days. Weekends/holidays DO count.

If by the 10th of the month rent/program fees have not been paid in full termination/eviction proceedings will begin giving the tenant 7 days to evacuate the premise. PSM may terminate this Agreement for failure to pay the rent/program fees. There are no exceptions to this policy.

Tenant is responsible for the behavior of their visitors. A violation by tenants' visitors will subject the tenant to program termination/eviction within the housing arrangement agreement as well as the Policies and Procedures guidelines. PSM prohibits tenants from leaving anyone (visitors) in Tuttle Hall while the tenant is not there.

PSM prohibits smoking, vaping, and the use of alcohol and illegal drugs anywhere on the premises of tenants/s and their visitors. There is a sprinkler system installed throughout the **entire building** and will be triggered by any detection of smoke. Any violations will be cause for immediate termination. Tenant will be solely financially responsible for any and all damages to the building and all of its contents due to the sprinkler system being activated due to Tenant negligence.

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Owners may terminate the tenancy and evict the tenant if they determine that the covered person has engaged in the criminal activity.

Public off-street parking is available. There are no designated spaces.

Tenants shall not create any unreasonably loud or boisterous noises at any time that disturbs the peace, quiet, and enjoyment of other tenants, neighbors, and Landlord.

Tenants are responsible for the repair or replacement costs of any property damaged, marred, defaced, or destroyed by tenants and tenant's visitors. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Care and Use of Property

The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.

The Tenant will not engage in any illegal trade or activity on or about the Property.

The Parties will comply with standards of health sanitation, fire, housing, and safety as required by law.

The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. Please leave the washer lid open after use and close the shower curtain upon exit of the shower to allow proper drying and ventilation to hinder mold growth. The Tenant will promptly notify the Landlord of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such notice from the Tenant.

Tenants agree to allow the Landlord and Fire Marshall to conduct regular inspections to ensure equipment is working properly and that the space is being maintained in decent, safe, and sanitary conditions. If the Landlord discovers damages during an inspection, repairs will be made and the tenants will be charged accordingly. If the Tenant is absent from the Property and the Property is unoccupied for 7 consecutive days or longer, the Landlord will arrange for a regular inspection.

At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease reasonable use and wear and tear excepted.

Tenants are responsible for any costs associated with the treatment of bed bugs.

Animals are NOT allowed in, on, or about the premises at any time, visiting or kept.

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Tenants participation will be terminated immediately if convicted of any of the following: any crime on or off the premises; any crime of violence, arson, murder, rape, child molestation; any drug-related activities on or off the premises, any act or threat of action that endangers other tenants, PSM/church staff, whether on or off the premises. This includes verbal attacks/threats to staff including, but not limited to, yelling, screaming, threatening in any way, intentional or unintentional.

The tenant agrees to keep the emergency contact information updated at all times.

The Parties will complete, sign and date an inspection report at the beginning and the end of this tenancy. It will be made available in your room upon arrival and provided again at departure.

Upon departure, the tenant agrees that any personal items not removed will not be held and will be disposed of immediately at the discretion of the Landlord.

INSURANCE:

The tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord (PSM) for either damage or loss, and the Landlord assumes no liability for any such loss.

ATTORNEY FEES

If any action is filed concerning the Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful party's attorney fees.

GOVERNING LAW

This Lease will be construed under and exclusively governed by the laws of the State of Florida.

Severability

Should a conflict between any provision of this Lease and the applicable legislation of the State of Florida (the "Act") arise, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Amendment of Lease

This Lease may only be amended or modified by a written document executed by the Parties.

General Provisions

All monetary amounts stated or referred to in this Lease are based on the United States dollar.

EMERGENCY CONTACT INFORMATION

DATE: _____

YOUR NAME: _____

ADDRESS: _____

PHONE: _____ Text? Yes No

SECONDARY PHONE: _____ Email: _____

EMERGENCY CONTACT INFO: **ONE MUST BE A RELATIVE**

NAME: _____ **RELATION:** _____

PHONE: _____ **2ND PHONE:** _____

NAME: _____ RELATION: _____

PHONE: _____ 2ND PHONE: _____

ADDITIONAL INFO:

By signing this I am giving Presbyterian Social Ministries staff permission to contact these people on my behalf in **emergency situation**..

Signature **Date**

Staff Initials

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