

OFFICE HOURS

MONDAY thru FRIDAY 9:00 AM - 5:00 PM

Routine communications should be directed to your property manager during normal business hours. Please call for appointments (239) 800-3054 or visit your Resident Portal at www.weichertgulfgroup.com.

EMERGENCIES

Emergencies consist of such things as no heat or hot water, severe storm damage, main sewer line blockage, ruptured water lines, etc. Please call the Maintenance Emergency Hotline to notify duty personnel. All property management offices use an answering service to receive **emergency calls**. The answering service requires that you provide your name, phone number, address and the nature of your emergency so we can respond promptly. **NOTE** If you have an emergency that involves fire or criminal acts, please notify the fire department/police **FIRST**, then contact WEICHERT REALTORS GULF COAST GROUP

If you have an emergency, please call 911. If it is maintenance related please call (239) 333-7125 or 239-357-1104 and leave a message. To check the status of a maintenance order or repair item, please call our office at (239) 800-3054 only after reporting it online or to our maintenance hotline. We do not take service calls over the phone for liability purposes.

In order to best serve the needs of all Tenants, please forward all work requests online through the Resident Portal. All requests will be prioritized by type and completed as soon as possible within 7 days or less. Emergency calls are addressed within 24 hours. The Property Management Office should also be contacted with any questions regarding lease terms, lease renewal, or additional Tenant Improvements. You can also submit your questions online via social media or portal.

Our purpose is to provide the best possible service to our Tenants; please do not hesitate to call about any problems, regardless of how insignificant they may seem.

RENT PAYMENTS

Rent is due the first day of each month *without deduction or demand*. Payments must be in the form of cashier's check, money order, or personal check. *Payments are not accepted if drawn on the name of anyone other than a tenant/Lessee.*

CASH IS NOT AN ACCEPTED FORM OF PAYMENT.

All monies should be made payable to:

WEICHERT REALTORS GULF COAST GROUP and mailed to: **601 Del Prado Blvd N., SUITE 8 Cape Coral, FL 33909.**

Please ensure that the address for which you are paying rent is clearly printed on the check/money order. If you wish to deliver payment in person you may do so at our office.

DELINQUENT RENT

If rent is not *received* by the fifth (5th) day of a month, a late fee will be charged to your account and you will receive a legal notice of default. These default notices are serious as they precede legal action and affect credit standings. Once we forward default notices to our attorney, you will be responsible for court costs and attorney fees even if rent and late fees are paid prior to the court date.

NSF CHECKS

Checks returned by your bank for any reason incur our claim for late fees, a \$35.00 return check charge, and attorney's fees, if any. *We cannot redeposit returned checks. You are required to replace returned checks with certified funds for the face amount of the check, plus the charges listed above, immediately upon notification.* All receipts will be credited to the NSF charges first and rent last. You will also be required to make all future rent payments with certified funds upon a second occurrence. These are severe, expensive consequences for passing a bad check. Please be sure any check presented for rent or any other payment will clear your bank account.

SECURITY DEPOSITS

Your security deposit is held in an escrow account until the lease is terminated and you surrender possession of the property. **DO NOT CONSIDER YOUR DEPOSIT AS THE FINAL MONTH'S RENT** as it cannot be used as such. In accordance with the law, security deposit disbursements are processed within 15 days of lease termination or up to 30 days to file a claim.

CONDITION OF PREMISES.

Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are, at the time of Lease signing, in good order, repair, and in a safe, clean and tenantable condition. It is your responsibility to request ANY repairs and/or demands PRIOR to lease signing in writing. We will not be held responsible for demands that are not negotiated and/or requested upfront and agreed upon in writing.

INSURANCE

The lease requires you to insure your personal property. Most insurance companies offer a "renter's or tenant-homeowner" policy at very reasonable rates. THE OWNER'S INSURANCE PROTECTS THE OWNER'S PROPERTY ONLY. Your personal effects are not covered by the owner's insurance. If you are unable to secure insurance coverage through an insurance agent, you may call us for assistance at 239-800-3054. Please provide us a copy of your renters insurance prior to moving in.

MAINTENANCE

Routine maintenance/repairs will be performed during normal business hours and you are responsible for arranging access for repair contractors. You may authorize the release of keys to a repair contractor by your Property Manager if you are unavailable during normal business hours.

Please note that all maintenance calls have a \$100.00 per month contribution by the tenant, per lease agreement, under the additional stipulations clause. Before placing a maintenance call, please understand that we will charge your account the agreed contribution of \$100.00 towards the repair and maintenance of the house or unit.

LEASE COVENANTS

Your lease application is part of the lease; therefore, it is essential that you report any changes to that information immediately. We must be advised in writing of any changes in household members, employment, phone numbers, e-mail addresses, vehicles, etc.

WATER CONSERVATION

Local city governments often enact ordinances to restrict the use of domestic water during periods of drought. Knowledge of water restrictions is your responsibility and the owner of the property assumes no liability for non-compliance.

LOCK OUTS

Keys are provided to you when you take possession of the property. Property Managers will not facilitate access in the event of a lock out. If you lose your keys or accidentally get locked out of the property, call a locksmith. Should some emergency require the locks to be changed, we must be furnished a complete set of keys immediately. You must inform your Property Manager of any change to locks and/or keys. Other than emergencies, you are not authorized to change or re-key any lock without written permission from your Property Manager. If we do not have a set of keys and a copy of the key is not provided to us, we reserve the right to change the locks without notice and provide you a copy at your expense.

ZERO TOLERANCE

WEICHERT REALTORS GULF COAST GROUP has a policy of Zero Tolerance. Arrest of any Tenant, their family or guests for illegal activity will result in termination of the lease. Residents and other persons on the premises with permission shall not engage in acts or threats of violence including, but not limited to, disturbing the peace and unlawful discharge of firearms. A single violation shall constitute a material non-compliance of the lease which is cause for termination. We often search public records for disturbance calls and other complaints by address. You may be liable for additional security deposit or even eviction proceedings.

SECTION II-MAINTENANCE

PURPOSE

The purpose of this section is to guide you with operation and routine requirements of most common appliances, heating and cooling units, electrical panels and plumbing fixtures. When you experience a problem, refer to the appropriate item to assist you in isolating and describing the circumstances to your Property Manager.

WATER SHUT-OFF

Locate the main water cut-off valve for use in case of emergency. Most properties have a single valve (often located on an exterior wall near the front door, in the garage, utility room, closet or under a sink) which will stop all water from going to the interior water lines. Most fixtures have individual cutoffs to enable you to shut off a leaking toilet, for example, without loss of service to the rest of your water supply. It is your responsibility to know the location of these cutoffs and how to use them to prevent excessive water damage to the property and your possessions in the event of an emergency.

ELECTRIC POWER

Locate the power panel, normally situated on the interior wall opposite the electric meter. In newer properties, you will find circuit breakers in the panel box. These are operated on/off by flipping a switch. To check breakers, turn them off and then on again. Often a tripped breaker will move only slightly and cannot be detected at first glance. There is normally a legend on the inside of the breaker box door indicating which circuits the breakers control. **CIRCUIT BREAKERS ARE NOT DESIGNED TO BE USED DAILY OR AS SUBSTITUTE ON/OFF SWITCHES.**

GFCI CIRCUITS are included in many homes. GFCI stands for Ground Fault Circuit Interrupter and these breakers function as a safety device to cut power to circuits when an abnormality (such as a short or overload) is detected. These breakers may be identified by a red or yellow button in the circuit breaker box or are otherwise different in appearance from other breakers. Another type of GFCI looks like the typical wall outlet with a test/reset button between the plug-ins. GFCIs may be found in bathrooms, kitchens, garages or utility rooms. Always check the GFCI breaker(s) before requesting maintenance. Covers on exterior outlets should remain closed when not in use. **ALL BREAKERS SHOULD REMAIN "ON" DURING TENANCY.**

HEAT/AC

HEAT PUMPS provide both heating and cooling from a single unit. Heat pumps operate efficiently in all but the most extreme temperatures. They also have an auxiliary/emergency back-up system which assures you of heat in the event of a primary system failure.

The back-up system to: **a)** supplement the heat output of the system when the weather is extremely cold or **b)** provide emergency heat when a primary system outage occurs.

Should you notice water dripping from the interior portion of the heat pump during air-conditioning season, shut off the unit immediately and call for service. If you live in a two-story property, adjusting the vents to regulate air-flow from winter to summer (since warm air rises) will help you maintain a uniform temperature throughout the house. ***You should change heat pump return-air filters monthly as they move large volumes of air.*** A new filter will reduce the amount of dust in your home, prevent damage to the heat pump and increase heating and cooling efficiency, thereby lowering *your* utility costs. ***The expense of repairs needed due to clogged filters will be charged to the resident.***

Heat pumps are most efficient when you select a temperature you find comfortable, fan control on auto and then leave the settings alone. Turning the thermostat up and down uses more energy than simply allowing the unit to regulate a preset temperature. The output from a heat pump (in the heat mode) will only feel lukewarm to you since this air is in the 80° - 90° range, lower than your body temperature. The most reliable way to verify that the heat pump is working properly is to compare the temperature you have selected against the reading on the thermometer. If there is a large disparity between the two, call for service. Do not set the thermostat for temperatures lower than 70° or higher than 84° as this may cause damage to the heat pump system during extreme weather conditions.

CENTRAL AIR CONDITIONING is operated by the thermostat. Ensure that the filters are changed monthly during the cooling season as with heat pumps. Doing so will protect the unit from overload, allow maximum cooling in extreme heat conditions and substantially save on electricity expense. Do not set the desired temperature below 70°. Selecting a lower temperature will not increase cooling capacity and may cause damage to the unit. Remember, an air conditioning unit overloaded to failure provides no cooling at all and repairs can take several days.

WINDOW/WALL UNIT A/Cs require periodic removal and cleaning (by rinsing with water) of the filter, normally located behind the front panel of the unit or in a tray.

APPLIANCES

ELECTRIC STOVES will not operate if circuit breakers are tripped or fuses inoperative. If the oven will not turn on, try the broiler to check the upper element. If neither element comes on, check the timer. If the timer is activated, reset the manual control. A timer that is active will prevent the oven from working. Check the broiler and baking elements for proper heating well before holiday cooking seasons.

SELF-CLEANING OVENS have a safety latch on the top of the door and use extreme heat to clean. Carefully follow instructions on the stove to clean. **DO NOT** use cleaners of any kind on self-cleaning ovens.

CONTINUOUS CLEANING OVENS have a cavity which absorbs grease when heated. The only way to clean the oven is to use it. If additional cleaning is required, most manufacturers recommend wiping with a mild soap & water solution. Because the cavity has a limited capacity to absorb grease, it is suggested that you line the bottom of the oven with heavy duty aluminum foil or a shallow drip pan. **DO NOT USE OVEN CLEANERS OR OTHER CHEMICALS ON THE CAVITY, AS THEY WILL PERMANENTLY DAMAGE THE OVEN!** Damage of this nature could be assessed against your security deposit.

GAS STOVES: Re-light the pilot light according to the manufacturer's directions. Make sure to clean burner holes if they become clogged. Do not use a toothpick because it can break. If you smell gas, call the gas company.

REFRIGERATORS require little in the way of upkeep; however, you should keep coils and grate free of dust and other debris. The refrigerator **MUST** be kept running at all times. **DO NOT** use sharp instruments to defrost a manual type refrigerator. No-frost models will normally shut off for a period of time each day to perform their defrost function controlled by an internal timer. Keep seals/gaskets clean and free of mildew. If you must move the refrigerator at any time, exercise extreme caution to avoid damage to the appliance or the floor for which you would be responsible.



DISHWASHERS must run through a complete cycle at least once a week to keep the seals properly lubricated. Failure to do so may damage the dishwasher and result in leaks for which you would be responsible. Use only dishwasher-type detergents.

WASHER/DRYER connections should be checked periodically to ensure that no leaking is occurring. Dryer filters should be cleaned after each use and the vent hose should be free of kinks or other restrictions. Damage to laundry equipment resulting from misuse or neglect will be your responsibility. Always turn off supply valves when away on vacation or other extended periods of time. Supply lines are always under pressure and a ruptured hose will cause extensive damage to your personal effects and the property. Renew washing machine water supply hoses at least every five (5) years.

DISPOSALS may jam when foreign objects are allowed into the sink opening. If the disposal fails to operate, follow these steps: a) turn the blades backwards with a broom handle or special wrench (if provided); b) reset the power to the disposal by pressing the reset button found on the body of the disposal; and c) check the circuit breaker. If the unit fails to work after performing these steps, call for service. Be aware that you are responsible for plumbing problems caused by excess grease in the plumbing lines. **ALWAYS RUN WATER WHILE USING THE DISPOSAL TO PREVENT BUILD-UP OF PARTICLES IN THE DRAIN LINE.** Grinding a tray of ice periodically helps to keep the blades sharp. **DO NOT INSERT YOUR HAND INTO THE DISPOSAL OPENING AT ANY TIME FOR ANY REASON.**

WATER HEATERS If the water heater fails to provide any hot water, check the breaker. If the tank is leaking, you should: a) turn off the circuit breaker powering the heater; b) shut off the water supply valve (normally on top of the heater) by turning clockwise, then; c) connect a hose to the drain valve at the bottom of the heater and open the valve to allow the water to drain outside of the property. These steps will minimize water damage to the property and your personal items until a repairman arrives.

- **PROPERTY INTERIOR AND EXTERIOR CONDITION REVIEWS** are completed on a quarterly basis as a unique service to both tenants and owners to help minimize liabilities and promote preventative maintenance. We will check faucets, under sinks, laundry rooms, bedrooms, ceilings, flooring, bathrooms, toilets, garage, ac filter, and appliances. We will check for mold and make suggestions for proper housekeeping and maintenance. You do not have to be present, but we prefer for you to be home. If you must change this appointment please notify your property manager as soon as you receive the notice. All inspections are scheduled with reasonable notice usually 24 hours in advance. If you deny access to the interior of the home for prolonged periods of time we will exercise our rights to entry and you may be liable for attorney fees.

MISCELLANEOUS

SMOKE ALARMS - It is vital that smoke alarms in the property be operational at ALL times. There should be one smoke alarm on each floor of a multi-story home. If you have one or more battery powered smoke alarms, please keep spare batteries on hand and test the units using the "test" button at least once a month. Hard-wired A/C powered smoke alarms will normally have an indicator light (usually red) to show they have power. This type of alarm may also contain a battery back-up, so again you should familiarize yourself with the type of alarm you have and how to keep it operational. **REPORT PROBLEMS OR FAILURES OF SMOKE ALARMS TO YOUR PROPERTY MANAGER IMMEDIATELY.**

CARBON MONOXIDE DETECTORS are not required by law for units with natural gas or oil furnaces. Please request permission from your Property Manager if you wish to install one.

FIBERGLASS TUBS & SINKS use NON-ABRASIVE CLEANERS ONLY. Use of any abrasive cleanser or pad/sponge will permanently damage the finish and render them impossible to clean thereafter. Damage of this nature would be your responsibility.

CARPETS should be professionally cleaned as needed to maintain proper appearance and condition. Carpet cleaning prior to the final inspection with proof by receipt is required.

WALLS DO NOT use sticky hangers, molly bolts, contact paper, anchors or any other type of material or device which will cause permanent damage to the walls. Small nails and picture hangers in reasonable quantities are acceptable. **SPACKLE OR FILL NAIL HOLES PRIOR TO VACATING.**

STAINLESS STEEL APPLIANCES DO NOT USE STEEL WOOL PADS OR HARSH SCOURING POWDERS SUCH AS COMET OR BON-AMI. These will scratch the stainless steel surface. It is best to use a soft rag using soap and water or specially formulated stainless steel cleaners found at many hardware and appliance stores.

CABINETS DO NOT use contact paper to line shelves or drawers as you may be responsible for any residue. For exterior appearance, use only those cleaners appropriate for your type of cabinet (i.e.: wood, Formica, etc.).

FIREPLACES Use seasoned hardwoods *ONLY*. The same requirement for wood stoves is applicable for fireplaces and we require a receipt. Ensure that precautions are taken to protect the surrounding carpet and fixtures from sparks and ash. Avoid low, smoldering fires as they encourage buildup of residues in the flue. **IMPORTANT: IT IS RECOMMENDED THAT YOU KEEP A FIRE EXTINGUISHER OF THE PROPER TYPE ON HAND WHENEVER YOU ARE USING A WOOD STOVE OR FIREPLACE.**

EXTERIOR Ensure that flower beds are maintained and shrubs kept neatly trimmed. Gutters must be kept clear of debris, leaves, etc. Examine the exterior of the house periodically and advise your Property Manager of any maintenance needs.

IF YOU DO NOT UNDERSTAND ANYTHING ABOUT THE UNIT YOU HAVE LEASED OR BELIEVE THAT ANY OF THE EQUIPMENT/APPLIANCES ARE MALFUNCTIONING, CONSULT YOUR PROPERTY MANAGER FOR ASSISTANCE.

SECTION III-GUIDELINES FOR A SUCCESSFUL MOVE-OUT INSPECTION

NOTICE PERIOD

The standard notice period under our lease is sixty (60) days and such notice must be given *in writing*. If you are uncertain as to the proper length of notice to give, consult your Property Manager. We will automatically mail you a form to indicate your desire to renew or terminate the lease approximately 60 days before the expiration of the current term. It is very important that you return this form promptly to ensure compliance with the notice provision of your lease. It is your responsibility to ensure that proper notice is given when you renew or vacate regardless. **NOTE:** *Any notice period, whether sixty (60) days or thirty (30) days depending on the circumstances, does not begin until the first (1st) day of the month following the date notice is received. Regardless if a notice is received on the first, fifteenth or thirtieth of a month, the notice period will begin on the first of the next month. For example, a sixty (60) day notice received on April 15th will commence on May 1st and terminate June 30th.*

TENANT HOLD OVER

If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at an additional FIFTY DOLLARS (\$50.00) per month and except that such tenancy shall be terminable upon thirty (15) days written notice served by either party.

RESPONSIBILITIES

When you give notice to vacate, you will receive written acknowledgement from us and we will request a preliminary inspection of the property. Also, we need to advertise and show the property prior to your departure and we must have access (with reasonable notice) during normal hours. Therefore, it is important that the property be kept in good order and the general appearance satisfactory at all times. *If you have pets, they must be confined or segregated in such a way that the property may be shown without interference. Any other condition which may affect the showing process must be disclosed to your Property Manager.*

FINAL INSPECTION

When you have determined a date to surrender possession, you should contact your Property Manager to schedule a time for the final inspection (preferably at least one week prior). Most people move during the last few days of a month and appointments are made on a “first come, first served” basis. You should contact us as soon as possible to ensure an inspection time that is compatible with your schedule. You do not have to be present in the final inspection.

ALL UTILITIES MUST BE ON FOR THE FINAL INSPECTION

You should also have any required receipts and all keys (including mailbox) ready to return to the Property Manager. **RENT IS CHARGED UNTIL ALL KEYS ARE RETURNED.** All cleaning must be completed prior to the appointment. Once all personal belongings are removed, carpets must be professionally cleaned prior to final inspection with proof by receipt provided to the Property Manager at move-out. Fireplaces must be inspected and/or cleaned by a professional chimney sweep prior to final inspection with proof by receipt provided to the Property Manager at move-out. Any items not accomplished when the property manager arrives will be completed by contractor with security deposit monies, so it is important that you inspect carefully to ensure nothing is overlooked.

If you have a pet, the property must be professionally fumigated prior to final inspection with proof by receipt provided to the Property Manager at move-out. It is recommended that this be done after the carpet cleaning.

If the property is not ready for inspection on the day and time scheduled, you may be assessed a re-inspection fee. You may also be responsible for damages (monetary and otherwise) if your failure to vacate on time results in delays and/or expenses for the property owner and/or new occupants.

NOTE: Beware of “bargain basement” prices offered by companies (i.e.: carpet cleaning, fireplace, etc.) as the quality of the job is your responsibility.

You are not responsible for normal wear and tear to the property. However, excessive damage due to misuse, abuse or neglect will be assessed against you. We will be happy to provide you guidance at the preliminary inspection on what steps should be taken if problems exist.


YARD The lawn should be freshly cut, edged and free of leaves, trash and other debris. Holes should be filled with firmly packed soil and reseeded or repaired with sod. Any remaining damage to the yard will be corrected at your expense. Flower beds must be free of weeds and bushes are to be trimmed.

EXTERIOR Driveways/parking spaces will be free of excessive grease or oil. Solvents are available at most hardware stores which will safely remove oil/grease deposits. The exterior walls should be free of damage and excess dirt or mud. Excess accumulations of mildew can be treated with solution of one part bleach to three parts water and then thoroughly rinsed with a hose. Gutters and down spouts should be clear of leaves and debris at the time of inspection.

STORAGE ROOMS/GARAGES must be empty (other than items which belong with the property), cleaned and swept. Floors should be clean and dry for the inspection.

INTERIOR Windows should be clean and free of decals. Windowsills should be free of bugs, dust, leaves, etc. Close storm windows and ensure that screens are intact and clean. Any window treatments provided by the owner should be clean and neatly hung. Blinds and shades should be clean and operational.

Vinyl/tile floors should be swept and mopped clean. Door thresholds should be cleaned of accumulations of dirt. Moldings and baseboards should be free of dust/dirt.

Walls and ceilings should be free of cobwebs.  Large smudges, crayon marks, food stains and oil or grease or the like are NOT considered normal wear and tear. Ceilings should be brushed lightly with a broom. Damage to walls due to the installation of adhesive papers, hangers, decals, etc. are NOT considered normal wear and tear. Nails and the like should be removed from the walls. **FILL NAIL HOLES.**

Bathrooms should be cleaned and the walls, floors, fixtures, etc. should be free of soap residue. Grout and caulk should be free of mildew. Clean accumulations of dust/lint around exhaust fans. Clean fiberglass tubs, sinks, showers, etc. with **NON-ABRASIVE CLEANSERS ONLY**. Damage to fiberglass from the use of abrasives is very expensive to correct and will be assessed against you.

Light fixtures should be free of dirt, dust, bugs, etc. Working bulbs of the proper type and size should be in every fixture.

Appliances will be thoroughly cleaned inside and out. Stoves and refrigerators should be pulled out and cleaned behind/ underneath. Most stovetops will lift to allow you to clean under the burner area. Burner pans should be thoroughly cleaned or replaced. The dishwasher should be clean inside and free of mildew or standing water. All parts (flatware basked, racks, accessories, etc.) will be intact and operational. Any accessories (ice trays, etc.) for other appliances should be clean and appropriately installed.

The range hood should be clean and free of grease. The hood filter can be cleaned by running through the dishwasher or a replacement can be obtained.

Ensure that all articles are removed from the cabinets including shelf paper and shelves wiped down.

HVAC filters are to be replaced monthly and immediately prior to final inspection.

All smoke alarms are to be operational

**WEICHERT REALTORS GULF COAST GROUP
MOVE OUT PROTECTION PLAN**

Resident may elect to participate in the Move Out Protection Plan by purchasing an early termination right. Resident may terminate the Lease prior to the expiration of the Lease Term with the payment of an up-front, nonrefundable administrative fee of **One Month's Rent** to WEICHERT REALTORS GULF COAST GROUP and execution of this document. This plan is offered only to new residents, prior to their occupancy and may not later be purchased.

a. Fulfillment of conditions. Resident agrees that to exercise the move out protection plan's early termination right, Resident must fulfill the following conditions:

(i) Resident must live at rental property for at least three months;

(ii) Resident must give 60 day written notice of move out by certified mail to WEICHERT REALTORS GULF COAST GROUP

(iii) Resident must allow WEICHERT REALTORS GULF COAST GROUP to advertise and show the rental premises to prospective new renters during the 60 day notice period.

(iv) Resident's reason for early termination of lease must fall under one of the following six categories: job relocation or transfer, loss of employment, purchase of a new home, legal separation or divorce, marriage, or illness or injury to Resident or immediate family member;

(v) Resident must provide proof of reason for early move out in the form of a letter from Resident's employer, a copy of a home purchase agreement or deed for a new home purchase, a copy of legal papers signifying divorce or legal separation, a note from a health care provider, or other documentation acceptable to Weichert Realtors Gulf Coast Group;

(vi) Resident cannot be in default on rent obligations on the day Resident notifies WEICHERT REALTORS GULF COAST GROUP of Resident's desire to exercise the early termination right. **Resident further agrees that the security deposit will be forfeited at move out as liquidated damages, as outlined in the lease agreement.**

b. No release from other responsibilities. The foregoing shall not release Resident from any responsibilities or obligations regarding damage to the rental premises.

c. Resident's participation in move out protection plan. Resident acknowledges the opportunity to **"accept" or "decline"** enrollment in the move out protection plan. If you decline to participate in the Move Out Protection Plan, you will remain liable as follows:

Remain Liable – Florida Law (F.S. 83) provides that if you break your lease and move out early, without a written agreement to do so, you remain rent responsible until the lease expires or until we are able to re-lease the property to credit worthy applicants to replace your tenancy. You would also be responsible for additional cost, such as advertising, leasing fees and cost, attorney's fees, court cost and other expenses as allowed in your lease and Florida Law.

APPENDIX I

Prior to taking possession of the property, please contact the appropriate utility company to establish service in your name. **DO NOT EXPECT KEYS WITHOUT PROVIDING US THE CONFIRMATION OF UTILITY TRANSFERS.** The following numbers cover areas serviced by My Weichert Realtors Gulf Coast Group Property Management.

CAPE CORAL:

Utilities

(239) 574-7722 **Cape Coral Utilities Department**
1015 Cultural Park Blvd S, P.O. Box 150027, Cape Coral, 33915
(888) 777-2454 **Directv**
(888) 825-2557 **Dish Network**
(239) 656-2300 **Lee County Electric Cooperative**
4960 Bayline Dr, North Ft Myers
(877) 832-6747 **TECO Peoples Gas**
5901 Enterprise Pkwy, Fort Myers, 33905
(263) 574-2020**Time Warner Cable - Cable, Intenet & Phone**

Community and Local Government

City Info

Driver's License and Auto Registration Offices

(239) 574-1788 **Florida Highway Patrol**
360 Santa Barbara Blvd, Cape Coral

Hospitals

(239) 574-2323 **Cape Coral Hospital**
636 Del Prado Blvd, Cape Coral

Water & Sewer

(239) 574-0851 **Cape Coral Department of Water**
P.O. Box 150027, Cape Coral, 33915

LEE COUNTY:

Utilities

(888) 777-2454 **Directv**
(888) 825-2557 **Dish Network**
(866) 304-6820 **EMBARQ**
(239) 656-2300 **Lee County Electric Cooperative**
4960 Bayline Dr, North Ft Myers
(239) 936-0247 **Lee County Utilities**
7401 College Pkwy, 1500 Monroe St, Fort Myers
(877) 832-6747 **TECO Peoples Gas**
5901 Enterprise Pkwy, Fort Myers, 33905

Driver's License and Auto Registration Offices

Driver's License Office Lee

Information Coming Soon
(239) 278-7194 **Florida Highway Patrol**
11281 S. Cleveland Ave, Ft Myers

Schools

(239) 334-1102 **School District of Lee County**

Tax Records

Tax Information

Information Coming Soon

Hospitals

(239) 939-1147 Columbia Regional Medical
2727 Winkler Ave, Ft Myers

(239) 433-7799 Health Park Medical Center
9961 Health Park Circle, Ft Myers

(239) 332-1111 Lee Memorial Hospital
2776 Cleveland Ave, Ft Myers

(239) 369-2101 Lehigh Regional/East Point Medical Center
1500 Lee Blvd, Lehigh

Water & Sewer

(800) 432-4501 Florida Water Services

(239) 283-1071 Greater Pine Island Water Association
5281 Pine Island Road, Bokeelia, 33922

(239) 472-1502 Island Water Association
3651 Sanibel-Captiva Rd, Sanibel, 33957

FORT MYERS

Utilities

(239) 432-9277 Comcast - Cable
Fort Myers, 33901

(888) 777-2454 Directv

(888) 825-2557 Dish Network

(866) 304-6820 EMBARQ

(239) 334-7754 Florida Power & Light
10650 Palm Beach Blvd, Fort Myers, 33905

(239) 332-6801 Ft Myers City Utilities
2200 2nd St, Post Office Drawer 2217, Ft Myers, 33902

(239) 656-2300 Lee County Electric Cooperative
4960 Bayline Dr, North Ft Myers

(877) 832-6747 TECO Peoples Gas
5901 Enterprise Pkwy, Fort Myers, 33905

(239) 995-1610 Time Warner Cable - Cable, Internet & Phone
N. Ft Myers

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11281 S. Cleveland Ave, Ft Myers

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(239) 334-1102 School District of Lee County

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Hospitals

(239) 433-7799 Health Park Medical Center
9961 Health Park Circle, Ft Myers

Water & Sewer

(239) 482-4024 Bayshore Utilities

