

Homeowner Handbook



Full Service Property Management

1400 Chalet Suzanne Road, Lake Wales, FL 33859

Office: 863.676.4448

Fax: 863.676.4115

www.fullservicepropmgt.com

www.homes4polkcounty.com

Visit the “Homeowners” section of our website @
www.FullServicePropMgt.com for the most
up-to-date version of the Homeowner’s Handbook

Please keep this document in a safe, convenient place.

We are delighted to have you as our homeowner(s). It is our goal to make your experience with Full Service Property Management a pleasant one. Along with your lease agreement, this document is an essential reference tool. It contains useful information that will assist in creating a satisfying experience. This Homeowner Handbook is created to describe our responsibility to you, as well as your responsibility to us, the home, and the resident. We truly believe that we are better able to maximize your experience when you, our homeowners, understand our policies and procedures.

Occasionally we will update this handbook. Please visit our website and/or contact our office for the latest version.

Welcome to Full Service Property Management!



Office Hours:

Monday - Friday
9:00am - 5:00pm

Saturday
10:00am - 2:00pm

Sunday
By Appointment Only



Fees

The **PROCUREMENT (LEASE) FEE** (one full month's rent) covers services in connection with:

- All tasks involved in advertising the property
 - Placing signage on the property
 - Utilizing the MLS to make the property available for other agents to view and show to potential applicants
 - Placing a lockbox on the property to allow access for other licensed agents
 - Advertising your property on numerous websites including Realtor.com, Zillow.com, Apartments.com, Trulia.com, and various others
- Handing prospective residents
 - Following up on each lead received
 - Showing the property to potential applicants, including evenings and weekends
 - Managing negotiations between homeowners and applicants
- Processing applications (If the HOA/COA requires an application, we will assist in facilitating the completion of that application process as well)
 - Gathering the proper documentation from applicants
 - Conducting criminal and credit checks
 - Verifying income and employment
 - Confirming residence history
- Negotiating terms of the lease to ensure all parties are satisfied with the lease agreement
- Facilitating the signing of the lease agreement and all documents necessary for new residency
- Providing new residents with a "Resident Handbook" outlining expectations for maintenance of the home
- Documenting the condition of the property before residents move in
 - Taking a minimum of 400 photos of the home
 - Completing a checklist that documents the condition of the home
 - Testing the smoke detectors
- Conducting the move-in at the property with the resident

The **MANAGEMENT COMMISSION** (10% of the rent each month following the move-in) covers services in connection with:

- Collecting rent and processing payments
 - Rent is typically due on the 1st of the month. Residents are provided a three-day grace period, during which time FSPM will send out a friendly reminder of the due date via email and/or phone.
 - On the 5th day of the month rent is considered late and late charges begin to accrue. At this point, we will serve the legal prerequisite paperwork (a three-day notice) to file an eviction.
- Handling repairs (emergency and non-emergency)
 - Receiving the call, coordinating the repair with the appropriate repair company, paying the bill with homeowner's funds, providing homeowner with copies of the bills for their records.
- Drive-by observations
 - These observations (conducted about every 45 days) provide us with an opportunity to: determine if residents are maintaining the property, check for any evidence of additional residents and/or pets, and keep an eye out for any exterior maintenance that may be necessary.

- Annual Property Review
 - Once per leasing period we provide an Annual Property Condition Review. This review includes photos of the property with recommendations regarding upkeep, maintenance, and repairs - it is usually conducted at the midway point of the first lease term.
 - This review allows us to review how the resident is complying with the lease terms in regards to the physical care of the property.
 - We may also be able to determine if there are any additional residents and/or pets in the home.
 - FSPM also looks for visually noticeable safety issues, so that they may be addressed and in turn minimize liability.
 - Finally we review the home to determine if there may be any capital improvements necessary in the near future.
 - Both the homeowner and resident are provided with a synopsis of the property review, with recommendations if necessary.
- Maintaining accurate records
 - Preparing monthly statements for homeowners
 - Providing homeowners with invoices/receipts for maintenance and repairs
 - Preparing annual year-end income & expense statements and IRS 1099 Forms
- Homeowner/resident relations
 - Responding to inquires from residents
 - Relaying intentions regarding renewals
- Move-Out walk thrus
 - Comparing the photos and documentation from the move-in
 - Imposing a claim on the security deposit, if necessary and as required by the Florida Landlord/Resident Laws (F.S. 83)
 - Returning the remainder (or the entire) security deposit, if no damage is found

Our goal at Full Service Property Management is to make renting a home a simple and enjoyable experience for Homeowners and Residents! Feel free to contact us anytime!



Full Service Property Management

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 (next to the Eagle Ridge Mall
 in the Publix shopping center)

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PREPARING THE PROPERTY

So, you have decided to put your property on the rental market - now what? Full Service Property Management has developed a checklist to help you prepare your property for rent.

- Carpet should be professionally cleaned and in good condition.
- Premises (interior and exterior) should be in “move-in clean” condition. This includes wiping out cabinets and drawers. We do not want the new tenants to have to clean before they can move in.
- All windows, screens and sliding glass doors should be in good condition and operate and lock properly. Florida law requires all windows to be equipped with screens and window coverings.
- All appliances and other systems related to the premises should be clean and in good working condition. This includes anything being conveyed with the property.
- All plumbing and plumbing fixtures should be in good repair and working properly (no leaking pipes or running toilets).
- All bathroom tile should be in good condition. All cracks, corners, etc. should be properly caulked and grouted.
- Kitchen and bath counter tops and back-splash boards should be in good condition with seams properly caulked.
- Covering the bottoms of cabinets under sinks may be necessary if stains are present.
- Window treatments (drapes, horizontal blinds, vertical blinds, and/or shades) should be clean and in good working condition. Window coverings are required on all windows.
- All electrical outlets and switches should be in good condition and have cover plates.
- Interior paint should be fresh and clean.
- Smoke alarms should be properly installed in bedroom areas and in proper working order. One smoke detector is required in each bedroom and the hall/room leading to the bedrooms.
- Household rated fire extinguisher should be on the premises and properly serviced, if your property is a duplex.
- All light fixtures should have light bulbs in proper working order. Ceiling fans, if any, should be clean and in proper working order.
- Lawns should be cut, edged and trimmed. Shrubs should be trimmed, and irrigation system (if applicable) should be in good working order. Irrigation system should be set to water per county/city watering restrictions (if automatic).
- Well water system and any water softener system (if applicable) should be in good working order with appropriate chemicals added at proper levels.

- House numbers (three inches high) should be properly displayed on the front of the house as well as any street side mailbox.
- Roof should be in good condition with no leaks.
- All debris and trash should be removed from the premises (including from attic).
- All exterior door locks should be in good working order. FSPM must be provided with 3 keys for each different lock on the premises.
- Exterior paint should have a good appearance — with no significant fading, chalking, weathering or peeling.

Full Service Property Management has a number of vendors that can assist with preparing your home for rent. Please contact us if you need any assistance - we are always happy to help!

In addition, the Move-Out Checklist that we provide tenants when they are vacating the property may be useful in preparing the home. It describes the condition in which we expect the home to be returned from a tenant.

DETAILS and RESPONSIBILITY

DAMAGE CAUSED BY TENANT

This is the second most frequently asked question by homeowners. If the tenants cause damage, they are required to repair the damage at their expense. A follow-up inspection by the property manager will determine that it has been done properly. If tenant-caused damage is discovered at the time the tenant vacates the premises, a claim is made against the security deposit.

HVAC (HEATING, VENTILATION, AIR CONDITIONING) SYSTEM

This is a shared responsibility. The owner is responsible for the major operation of the system that is beyond the control of the tenant. However, the tenant is responsible for changing the filters regularly. System maintenance or repair resulting from tenant abuse, misuse or neglect is the responsibility of the tenant.

PLUMBING REPAIRS

Again, this is a shared responsibility. Owners are responsible for circumstances beyond the tenant's control — i.e. water heater failure, tree roots in the sewer line, worn out fixtures or pipe leaks. The tenant is responsible for: clogged toilets or drains, jammed garbage disposals, and any problem resulting from abuse, misuse or neglect. If the property has a septic tank system, owners are customarily responsible for septic tank pump-outs, sump pump failure and clogged drain fields.

WINDOWS AND SCREENS

The owner is responsible to ensure that these are in good repair when the tenant takes possession. After that, the tenant is responsible for notifying FSPM of any broken glass or damaged screens. Unless the damage is the fault of the tenant, the homeowner is responsible for the repair.

PEST CONTROL

The owner will provide a one-time treatment, if necessary, before move-in (or immediately after) to ensure that there are no pest infestations. After that, the Lease Agreement makes this a tenant responsibility except for problems beyond the tenant's control — such as termites, carpenter ants, pharaoh ants and rodent infestations.

YARD/GROUNDS

The Lease Agreement makes this a tenant responsibility and requires the tenant to maintain the yard and shrubs equal to move-in condition unless the owner chooses to provide complete lawn care for the property. Tree trimming and lawn pest control (except for the control of fire ant mounds) are the owner's responsibility.

PRESSURE WASHING

Pressure washing is the responsibility of the homeowner - this includes the exterior of any structures, driveways, walkways, and garage/carport floors. If the need for such cleaning is a direct result of tenants' misuse, abuse, or neglect of property (such as oil leaking on the driveway, shrubs not maintained causing mildew on the home/walk, etc.), the cleaning would then become the responsibility of the tenant.

POOL SERVICE

Our experience has taught us that it is best for this service to be provided by the owner to make sure that the pool is maintained properly. The rent price will take into account the cost of this service. If the homeowner does not include pool service as a part of the lease agreement, tenant is responsible for all aspects of the pool cleaning and maintenance. The homeowner is responsible for pool equipment, unless damage is the result of tenant misuse, abuse, or neglect.

PETS/ANIMALS

Whether or not to accept animals is always the owner's decision. Some owners allow animals, others do not. There is a refundable deposit per animal (in addition to the security deposit). Additional deposits/fees may be requested/required by the homeowner. Certain breeds of dogs are not accepted because of liability considerations, please refer to your homeowner's insurance for details. Farm animals are not permitted under any circumstances.

Owners should read their insurance policy carefully to know whether or not animals are covered.

GOLF CARTS

Occasionally golf carts are provided as part of the lease, for use while occupying the property. Unless otherwise stipulated in your lease, Homeowner is responsible for maintenance and repairs to the golf cart, unless the damage is attributable to the Resident's misuse.

INSURANCE

If you are converting your personal residence to a rental property, you should change your policy from a homeowner's policy to a **landlord's** policy (sometimes called a **rental dwelling or dwelling fire** policy). If your property is already a rental unit, check to be sure you have the right policy. The limits should be in an amount not less than \$100,000 per person and \$300,000 per occurrence. If your investment property is in a condominium or town home community, do not assume that the association adequately covers you or your property. **It likely does not!** Consult your insurance agent for further questions.

It is the policy of Full Service Property Management that you, the owner, request that your insurance company add Full Service Property Management as an "**additional insured**" to your policy. If they will not add us as "additional insured", have them label FSPM with their terminology. Our main concern is that we are notified when changes are made to your policy or you renew your policy. This will prevent us from having to bother you for updated insurance information.

RENT PAYMENT/COLLECTION

Rent is typically due on the 1st day of each month, tenants are provided a 3-day grace period, making rent late on the 5th of each month. If rent is not provided by the 1st of the month, we contact the tenant with a friendly reminder. If rent is not in our office on the 5th day of the month, late fees begin to accrue and a three-day notice is posted on the premises. This is the beginning of the eviction process. Essentially the three-day notice allows the tenant three days to pay their rent in full or vacate the property.

If the tenant has not vacated by the expiration of the three-day notice, the homeowner is advised to move forward with the eviction process. This process usually takes about 6-weeks and will cost the

homeowner around \$600.00 in legal fees. These fees can often be offset by making a claim on the security deposit.

Please keep in mind that as a management company this is our only recourse for collecting rent. Aside from the eviction process (beginning with a 3-day notice) we cannot FORCE tenants to pay their rent.

WARRANTIES/SERVICE CONTRACTS/PEST CONTROL CONTRACTS/SPECIFIC VENDORS

FSPM is happy to work with any such contracts that homeowners currently have in place. In order for this to happen we must be provided with copies of all warranties, service contracts, pest control contracts, and contact information for any vendors that you request we use. Keep in mind that we can only pay vendors that are licensed and insured, and have provided us with the necessary documentation indicating such. We are glad to coordinate repairs with any company you request, but if the company is not licensed and insured you will have to pay them directly.

The basic documents we use in our property management services can be found on our website. Browse all sections of www.FullServicePropMgt.com to view the documents.

Full Service Property Management is excited to have you as one of our homeowners. We are honored that you have chosen us to assist you in managing your investment. Please contact us anytime if you have any questions or concerns.

THANKS SO MUCH! We greatly appreciate your business!

This handbook is meant to more clearly define each party's role in the rental of your property. Additional items are addressed in the "Exclusive Rental Management Agreement" between FSPM and the HOMEOWNER, as well as the lease agreement between the HOMEOWNER and the RESIDENT.



Full Service Property Management

1400 Chalet Suzanne Road
Lake Wales, Florida 33859

Full Service Property Management Resident Qualifying Guidelines

*All approvals/denials and the security deposit requirements are the decision of each individual homeowner. The following information are **recommendations** that Full Service Property Management provides for our homeowners.*

Credit Score Recommendations for Security Deposit

Credit Score	Security Deposit	Rent
700+	\$100 higher than rent	First Month's Rent
625-700	\$100 higher than rent	First Month's Rent
575-624	1.5 times rent	First Month's Rent
550-574	1.75 times rent	First Month's Rent
Under 550	2 times rent	First Month's Rent

Criminal History Recommendations

	Action
Felony - within 7 years	Denial
Felony - greater than 7 years prior	Review
Misdemeanor	Review
Traffic	Review
Sexual Offender	Automatic Denial by FSPM
Murder or Arson	Automatic Denial by FSPM

- The tenant has given consent;
- The tenant unreasonably withholds consent; and/or,
- In an emergency;
- The landlord shall not abuse the right of access nor use it to harass the tenant.

FAILURE TO MEET OBLIGATIONS

If the Landlord Does Not Comply, Section 83.56(1), F.S.

A tenant must notify the landlord, in writing, by hand delivery or mail, of noncompliance of the statutory requirements (s. 83.51(1), F.S.) or material provisions of the rental agreement. The written notice shall also indicate the tenant's intention to terminate the rental agreement due to this noncompliance. The tenant may terminate the rental agreement if the landlord fails to come into compliance within seven (7) days after delivery of the written notice.

If the Tenant Does Not Comply, Section 83.56(2), F.S.

If the tenant materially fails to comply with s. 83.52, F.S. or material provisions of the rental agreement, other than a failure to pay rent, or reasonable rules or regulations, the landlord may:

- Deliver a written notice to the tenant specifying the noncompliance and the landlord's intent to terminate the rental agreement by reason thereof. If such noncompliance is of a nature that the tenant should not be given an opportunity to cure it or if the noncompliance constitutes a subsequent or continuing noncompliance within twelve (12) months of a written warning by the landlord of a similar violation. In such event, the landlord may terminate the rental agreement, and the tenant shall have seven (7) days from the date that the notice is delivered to vacate the premises.

- If such noncompliance is of a nature that the tenant should be given an opportunity to cure it, a written notice should be delivered to the tenant specifying the noncompliance, including a notice that, if the noncompliance is not corrected within seven (7) days from the date that the written notice is delivered, the landlord shall terminate the rental agreement by reason thereof. If such noncompliance recurs within twelve (12) months after notice, an eviction action may commence without delivering a subsequent notice.

Non-Payment of Rent, Section 83.56(3), F.S.

If the tenant fails to pay rent when due and the default continues for three (3) days, excluding Saturday, Sunday, and legal holidays, after delivery of written demand by the landlord for payment of the rent or possession of the premises, the landlord may terminate the rental agreement. For further information about the actions a landlord must take to gain possession of a dwelling unit, and the tenant's defense to such action, refer to the statute or obtain legal counsel.

If the Landlord Does Not Comply, Section 83.60 (1), F.S.

The tenant MAY be able to withhold rent if the landlord fails to do what the law or rental agreement requires. A tenant must notify the landlord, in writing, by hand delivery or mail, of the non-compliance. The written notice shall also indicate the tenant's intention to withhold rent due to this non-compliance. The tenant may withhold rent if the landlord fails to come into compliance within seven (7) days after delivery of the written notice.

Please note, if these events transpire, the landlord can present the tenant with a three (3) day notice for payment of rent under s. 83.56(3), F.S.

Section 83.595, F.S.

Upon breach or early termination of the rental agreement by the tenant, the landlord's potential remedies may include:

- Treating the rental agreement as terminated and retaking possession of the dwelling unit for his or her own account, and terminating any further liability of the tenant.
- Retaking possession of the dwelling unit, holding the tenant liable for the difference between the rent stipulated to be paid under the rental agreement and what the landlord is able to recover from retaking the dwelling unit.
- Standing by and doing nothing, holding the lessee liable for the rent as it comes due.

Section 83.67, F.S.

Florida Law does not allow a landlord to force a tenant out by:

- Shutting off the utilities or interrupting service, even if that service is under the control of the landlord or the landlord makes the payment;

- Changing the locks or using a device that denies the tenant access;
- Removing the outside doors, locks, roof, walls, or windows (except for purposes of maintenance, repair or replacement); and/or

- Removing the tenant's personal property from the dwelling unless the action is taken after the surrender, abandonment, or recovery of possession of the dwelling unit due to the death of the last remaining tenant in accordance with s. 83.59(3)(d), F.S., or after lawful eviction.

If any of these occur, the tenant may sue for actual and consequential damages or three (3) months' rent, whichever is greater, plus court costs and attorney's fees.

WHEN YOU DECIDE TO MOVE

Section 83.57, F.S.

The amount of notice required when you decide to move is determined by the rental agreement or, if this is not specified in the rental agreement, by the periods for which the rent is payable. For example, if the rent is due weekly, not less than seven (7) days' notice is required. For monthly rental payments, fifteen (15) days' notice is required.

Send all correspondence relating to your intentions to the landlord by mail or deliver it by hand and insist on a receipt. It is usually a good idea to speak with the landlord in person, too. Be sure to check your rental agreement for any other stipulations that may apply when vacating the premises.

When you move from a rental unit, regardless of the duration, be sure to settle all accounts. Terminate utility service the day you leave, notify the landlord, post office and others of your address change, and leave the premises in a clean condition. If it can be arranged, it is always best to take a last walk-through with the landlord and document any damages in writing and/or photograph.

MILITARY SERVICE

Section 83.682, F.S.

Florida Statutes provides that a service member may terminate his or her rental agreement under certain conditions. For a free copy of the full text version of the statute, visit www.leg.state.fl.us.



FOR MORE INFORMATION, VISIT WWW.LEG.STATE.FL.US

FLORIDA'S
Landlord/tenant law
SUMMARY OF CHAPTER 83, PART II

FLORIDA DEPARTMENT OF AGRICULTURE
AND CONSUMER SERVICES

www.800helpfla.com 1-800-HELP-FLA (432-735) 850-410-3800

ADAM H. PUTNAM, COMMISSIONER

FLORIDA'S

landlord/tenant law

SUMMARY OF CHAPTER 83, PART II

While both the landlord and the tenant are aware that they have certain rights when an oral or written rental agreement has been established, in many cases neither party is aware of what those rights are. When questions involving rights and duties arise, Florida Statute outline procedures directing both the landlord and tenant toward civil action. This brochure is a summary of Florida's Landlord/Tenant Law. It is not intended for the purpose of providing legal advice. For additional information not addressed in the brochure, consumers should always refer to Chapter 83, Part II of the Florida Statutes.

BEFORE YOU RENT

A tenant is an equal party with the landlord. You never have to agree to any rental arrangement. If possible, arrange for a walk-through of the premises to identify any problems that should be fixed BEFORE signing a rental agreement. Take pictures, video or make notes of any questionable conditions and include provisions for repairs in the rental agreement or in a separate written document signed by both parties.

A landlord has the discretion to collect various deposits, as well as some rent in advance. These advance payments generally vary in range. You should be careful about giving any monies in advance unless a decision has been made to move into the unit. A tenant who pays monies in advance but then decides not to occupy the unit MAY NOT be entitled to a refund. It should be stated in the rental agreement if monies paid in advance are refundable/non-refundable.

Before you sign, make sure you thoroughly understand the terms of the agreement. If you DON'T understand, DON'T sign the agreement. There is no grace period allowed for canceling a rental agreement, so if you sign, you are bound to its terms.

ORAL AND WRITTEN AGREEMENTS

A rental agreement is an agreement to rent property (commonly referred to as a lease). Rental agreements may be either written or oral. Most rental agreements are written because oral agreements can be subject to

misunderstandings and are difficult to prove if there's a dispute. A written rental agreement can be a formal contract or simply a copy of a letter stating the rights and obligations of both the landlord and tenant.

Florida law requires that notices to and from a landlord must be in writing, and either be hand-delivered or mailed, even if the rental agreement is oral. You should always retain a copy of any correspondence to and from your landlord.

Section 83.46(2), F.S.

If the rental agreement contains no provision as to duration of the tenancy, the duration is determined by the periods for which rent is payable (week-to-week, month-to-month, etc.). All other terms are either those specifically addressed by law or those that are part of the agreement between you and your landlord.

DEPOSIT AND RENT REQUIREMENTS

A damage deposit is the most common requirement of landlords. Before signing a rental agreement, examine the premises and make note of any damaged items (e.g. broken fixtures) and if possible take a picture and include a date stamp. Give a copy to the landlord and keep a copy for your files. This may help eliminate or minimize disputes later.

Section 83.49(3)(a), F.S.

Upon vacating of the premises for termination of the lease:

- If the landlord does not intend to impose a claim upon the security deposit, he/she must return your deposit within fifteen (15) days or,
- Within thirty (30) days, he/she must give the tenant written notice of how much of the deposit will be kept and why. This must be done by certified mail, to the tenant's last known mailing address.

- If this notice is not sent as required within the thirty (30) day period, the landlord forfeits his/her right to impose a claim upon the security deposit and may not seek a setoff against the deposit but may file an action for damages after return of the deposit.

Section 83.49.3(b)(c), F.S.

After receiving the landlord's notice of intention to impose a claim, the tenant has fifteen (15) days to object in writing. If no written objection is received, the landlord may then deduct the amount of his or her claim and must remit the balance of the deposit to the tenant within

thirty (30) days after the date of the notice of intention to impose a claim for damages. If you object to the landlord's claim you may file a complaint with the Florida Department of Agriculture and Consumer Services or institute an action in a court of competent jurisdiction to adjudicate the landlord's right to the security deposit.

WHO IS RESPONSIBLE?

While you and your landlord share many of the responsibilities in the landlord/tenant relationship, the following outlines certain responsibilities that apply to each party. These responsibilities may vary based on your rental or lease agreement and the type of dwelling.

THE LANDLORD

Section 83.51(1)(a)(b), F.S.

The landlord's responsibilities will depend on the type of rental unit. *The landlord of a single-family home or duplex shall at all times during the tenancy:*

- Comply with the requirements of applicable building, housing and health codes; or
- Where there are no applicable building, housing or health codes: maintain the roof, windows, doors, floors, steps, porches, exterior walls, foundations and all other structural components in good repair and capable of resisting normal forces and loads;

- The landlord, at commencement of the tenancy, must ensure that screens are installed in a reasonable condition. Thereafter, the landlord must repair damage to screens once annually, when necessary, until termination of the rental agreement.

- Keep the plumbing in reasonably good working order.
- The landlord's obligations may be altered or modified in writing when renting a single family dwelling or duplex.

Section 83.51(2)(a), F.S.

In addition to providing the above requirements, the landlord of a dwelling unit other than a single-family home or duplex (such as an apartment) shall, at all times of the tenancy, make reasonable provisions for extermination of rats, mice, ants and wood destroying organisms and bed bugs; locks and keys; clean and safe conditions of common areas; garbage removal and outside receptacles; and functioning facilities for heat during winter, running water and hot water.

This does not mean that the landlord is obligated to

pay for utilities, water, fuel or garbage removal, although he/she may choose to do so.

THE TENANT

Section 83.52, F.S.

A tenant, at all times during the tenancy shall:

- Comply with all building, housing and health codes and keep the dwelling clean and sanitary.
- Remove garbage from the dwelling in a clean and sanitary manner.
- Keep plumbing fixtures clean, sanitary and in repair.
- Not destroy, deface, damage, impair or remove any part of the premises or property belonging to the landlord, nor permit any person to do so.

- Conduct him/herself and require other persons on the premises with his/her consent, to conduct themselves in a manner that does not unreasonably disturb the tenant's neighbors or constitute a breach of the peace.

- Use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances, including elevators.

ACCESS TO THE PREMISES

Section 83.53(1), F.S.

The tenant shall not unreasonably withhold consent to the landlord to enter the dwelling unit from time to time in order to inspect the premises.

Section 83.53(2), F.S.

- The landlord may enter the dwelling unit at any time for the protection or preservation of the premises.

- The landlord may enter the dwelling unit upon reasonable notice to the tenant and at a reasonable time for the purpose of repair of the premises, "reasonable notice" and "reasonable time are defined as twelve (12) hours prior to the entry and between the hours of 7:30 a.m. and 8:00 p.m.

The landlord may also enter at any time when:

- The tenant is absent from the premises for a period of time equal to one-half the time for periodic rental payments. If the rent is current and the tenant notifies the landlord of an intended absence, then the landlord may enter only with the consent of the tenant or for the protection or preservation of the premises.