



Nelson's LLC
19400 SE HWY 42, Umatilla, FL 32784
info@nelsonsootdoorresort.com

All Residents signed on page 2 have been approved to occupy our single family rental home (Mobile home or park model) located on Lot _____ agree to the following items.

Initial that you have read and understand each item.

- 1. The landlord may enter the dwelling unit at any time for the protection or preservation of the premises. Home inspections by the Maintenance Staff or office personnel can be done 7 days a week 9am to 5pm for general maintenance, rental violations or health concerns. If repairs are needed, the staff will schedule work and a notice will be posted or hand delivered in advance.

_____ Initials

- 2. Nelson's staff provides monthly commercial pest control services. Services will be the 3rd week of every month. This commercial bug control product is directed to the threshold, window sills, under appliances, baseboards and under sinks. It is sprayed on as a water based liquid that dries clear and this is odorless and nontoxic to people and pets. When a bug or ant tracks over the invisible substance, they clean their legs and become dehydrated dying soon after exposure. There is no smell from a dead bug. Our Bugman, Joe, will leave a note on your kitchen table, as to the date and time he was in your rental unit. We will not treat for fleas when evidence of a pet is present. Mice will be treated with Decon.

_____ Initials

- 3. No Dog over 20 lbs are allowed in the home including the following breeds regardless of weight: Dobermans, Great Danes, Pitt bull, Rottweiler, German Sheppard, Wolves, Chows and any mix breed of the above. I understand that only one dog is allowed in my home if it's been approved by the Nelson's staff and my deposit have been paid. If a dog is spotted in home, without a deposit and/or a breed noted above - I understand the staff can allow access to my home to animal control too take the animal away.

_____ initials

Breed of Animal approved for my home: _____

- 4. Dogs require a \$200 pet deposit which is refundable based on damage caused by animal and \$25 extra per month per dog.

_____ initials

5. I acknowledge that I received the Park Rules dated 01/01/2018 and I agree to abide by them. _____
initials

6. I understand the power is not in my name but I owe & will reimburse Nelsons for my usage. Nelsons can disconnect my power if my lot rent and/or power usage is not currently paid in full. _____
initials

7. Guests are not permitted to stay in my home longer than 10 days on a yearly basis.

initials

8. I understand if I rent a 1 bedroom, sleeping is limited to two people or a two bedroom is limited to 2 adults and 2 children. _____
initials

My Move in date is: _____

Signed by all occupants

_____ Date: _____

Printed Name: _____

_____ Date: _____

Printed Name: _____

_____ Date: _____

Printed Name: _____