



**PLATINUM PROPERTIES**  
"The concierge Real Estate Service to  
Compliment your South Florida Lifestyle"

## Some Information Regarding the Rental of Real Estate

The REALTOR/ASSOCIATE provides this statement to afford you as a consumer, some information with which to make an informed decision on the rental of real property. You may exercise the rights specified below by including the appropriate clause in a purchase contract. This form is provided for your information; its acceptance in no way obligates you.

- 1. LEGAL REQUIREMENT:** All contracts of real property must be in writing to be enforceable and to comply with the law. The contract will be a legally binding document. You have the right to have legal counsel review the contract and represent you.
- 2. DISCLOSURE AND INSPECTIONS:** Florida law requires the Landlord to Disclose to any potential Tenant any known latent defects which may not be readily visible. As a prospective Tenant, you should exercise your right to order and arrange for any and all Inspections of property which you feel necessary. It will be your responsibility to pay for such Inspections. REALTOR has not conducted a physical Inspection of property to discover defects.
- 3. HAZARDOUS MATERIAL INFORMATION:** There are many hazardous material that could affect the properties you may be shown or will inspect as a Tenant. The REALTOR will generally have no knowledge of these hazardous materials and does not have the technical expertise to advise you of their presence or to ascertain whether or not they are present Hazardous substances in the home can include cleaning chemicals, paint, lawn and garden chemicals and a variety of indoor air pollutants that can accumulate in improperly ventilated buildings. Hazardous substances outside the home include those found in contaminated land water, marine sewage fill, landfills and other disposal sites and industrial air and water emissions. Some of the more common hazardous substances are asbestos, groundwater contamination, lead based paint, urea formaldehyde foam Insulation (UFFI) and radon gas. Generally, additional information pertaining to these substances is available from the U.S. Environmental Protection Agency or the Florida Department of Health and Rehabilitation Services. Radon is naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in building in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

**Platinum Properties International**  
357 Almeria Ave, Suite 101 | Coral Gables, FL, 33134  
Phone: 305-854-6247 | Fax: 305-854-6207  
INFO@PlatinumCondos.com



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4. **EQUAL HOUSING OPPORTUNITY:** A REALTOR is required by law and/or the NATIONAL ASSOCIATION OF REALTORS Code of Ethics to treat all parties in a property transaction fairly without regard to race, color, religion, national origin, ancestry, sex, age, marital status, sexual orientation, presence of children or physical or mental handicaps.
5. **LEASE AGREEMENTS FOR TENANTS:** You should contact your attorney if you have any questions or need assistance in drawing up or reviewing a lease agreement, as your REALTOR/ASSOCIATE is not permitted to provide this legal service. The "Agreement to Enter Into a Lease" form is not a lease and merely serves as a general understanding of terms which may later be incorporated into a formal lease.
6. **CLOSING COSTS:** Upon closing of the sale of Real Property, you may be required to pay additional costs, such as but not limited to attorney's fees, title insurance, other insurance's, taxes, abstract charges, escrow fees, document stamps, recording fees, discount points, survey charges, mortgage transfer or service fees or any other major cost assumed by the Tenant. Your lender and closing agents will provide you the totals of such fees and costs, when known.
7. **ENERGY-EFFICIENCY DISCLOSURE:** Florida law gives the Tenant the right to have the energy-efficiency rating determined for any building located on the real property. Should the Tenant wish to have the building rated, the Tenant must arrange to have the energy-efficiency rating determination performed at Tenant's expense. Tenant hereby states that Tenant: has  has not  received a copy of the energy-efficiency rating information brochure prepared by the Department of Community Affairs.
8. **GROWTH MANAGEMENT ACT:** The Tenant is hereby advised that the State of Florida has adopted a Growth Management Act which could affect the future development of the subject property regardless of the present zoning classification. Realtor disclaims any liability for the consequences arising from the application of said act. Tenant is advised to contact the appropriate government agency or department with jurisdiction over the subject property. REALTOR makes no representation to Tenant as to inspect of the Growth Management Act on the subject property.

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9. **COASTAL HIGH HAZARD AREA AND FLOOD HAZARD AREA RIDER:** Dade County ordinance No. 93.21. If the property is located in Unincorporated Dade County, the Landlord must disclose to the Tenant if the property is located in one of the above areas.

10. **AGRICULTURAL DISTRICT DISCLOSURE STATEMENT:** Lands in East Everglades area of Critical Environmental concern. If land involved in this transaction is zoned agriculture (AU) or is subject to AU regulation. Agricultural activities which may be lawfully conducted within this area include but may not be limited to cultivation and harvesting of crops, processing and packaging of fruit and vegetable, breeding of livestock and poultry; operation of irrigation pumps and other machinery; ground or aerial coding or spraying, application of chemical fertilizers, conditioners, pesticides and herbicides; generation of truck traffic and of noise, odors, dust and fumes associated with the conduct of foregoing activities; and the employment and use of agricultural Labor. Such agricultural activities may be protected from nuisance suits by the: Florida Right to Farm Act" action 823.14, Florida status (1991).

AU land in the East Everglades area of ethical environmental is subject to restrictions limiting density to no greater than one dwelling unit per forty (40) acres, or under certain conditions to one dwelling unit per twenty (20) areas, as provided by section 33B-25, code of Metropolitan Dade County, Florida.

The zoning code of Metropolitan Dade County enumerates certain exceptions where smaller lot sizes are permitted. If the land which is the subject of this transaction does not qualify for an exception, and does not meet both the lot frontage and area requirements noted above, no single family residential use or any other the use of the property may be permitted unless first approved after public hearing.



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I hereby certify that I have read and understand the foregoing statement.

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Landlord

Date

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Tenant

Date

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Realtor/Associate

Branch Office

Broker is not responsible for determining a property's damage or elevation, nor for warranting structural integrity or habitability Broker suggests the Tenant seek professional inspections.

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Landlord

Date

---

Tenant

Date

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