Parking Agreement

Resident Name:	**Apartment (if assigned):**
Permit #:	**Fee: $35.00 for the current Lease Term**
Vehicle Make:	**Vehicle Model:**
Vehicle Color:	**Vehicle Year:**
License Plate #:	**License Plate State:**
Start Date: August 21st, 2020	**End Date: July 31st, 2021**

I, named above as "Resident", enter into this agreement with Gator Apartment Investors LLC "Landlord", represented by L3 Campus "Management". I understand this is a legally binding document, and by signing below I certify that I have read and agree to all terms and conditions listed below.

_____ _____ _____

Resident Signature **Date** **Resident Phone Number**

Terms & Conditions

In exchange for the fee outlined above, Resident has the right to park their vehicle in The Wynwood parking lot, if a parking space is available, in accordance with the terms of this agreement and with a properly affixed permit, The purpose of this agreement is to further clarify Landlord's policies and procedures regarding parking. The fee listed above is due and payable with the next rental installment. There will not be any proration or refund of this fee. Late fees will apply to unpaid parking charges as they do to rent charges, per the terms of the Lease Agreement. Should the parking fee remain unpaid for more than 30 days, use of the parking lot will not be allowed, Landlord may regain possession of the permit, and vehicle may be towed at vehicle owner's expense, without further notice. If any terms in this agreement are violated, vehicle may be towed at vehicle owner's expense, without further notice or warning.

Parking spaces are not to be used for any purpose deemed hazardous such as, but not limited to, storage of flammable or combustible materials or poisons. Generators, heaters, or other such machines shall not be operated in the parking space areas. Parking spaces shall not be used for repair or a place to do repair work of any kind. Vehicles must be operational with active license and registration.

Resident must affix the parking sticker on the rear driver's side window of the described vehicle, in a visible fashion always. Vehicle information must match the information that is on file for the permit assigned, or vehicle will be towed at the owner's expense. If the vehicle changes, Resident must fill out a new parking agreement. Resident is responsible to plan and make any update with management during business hours. A permit can only be used by one vehicle in a consecutive period.

Resident will abide by all posted signs. Vehicles parked anywhere other than a legal parking space will be towed at the vehicle owner's expense, without further notice or warning. This includes, but is not limited to, on lawns, sidewalks, curbs, non-marketed parking areas, no parking zones, any other area that is not a designated parking spot, blocking any entrances or fire hydrants; or blocking anyone's vehicle or property. Resident agrees to abide by all rules, regulations, speed limits and to drive safely always. If violated or complaints are received Landlord has the right to revoke Resident's permit and use of the parking lot. If any Resident without a permit or whose use has been revoked uses the parking lot their vehicle may be towed, without further notice or warning, at vehicle owner's expense.

Resident shall hold Landlord and its agents harmless from all claims of damages, loss, or injury to any automobile, person, or of any kind while in the parking area. Resident shall be solely responsible for obtaining proper insurance. Resident will be responsible for any repairs to the parking lot caused by neglect or misuse by Resident or a guest of the Resident. This agreement will be active when Landlord provides permit to Resident and not before. Resident must vacate the parking space no later than 12pm on the Lease End Date stated above, or Resident will be charged a "hold-over" fee of $50 per day. Resident will be charged for any cleaning or removal or items left behind after 12pm on the Lease End Date stated above.

For internal use:
___ Added to RealPage (Misc./Vehicle Info)
___ Charge or Rentable Item Entered (RealPage/Schd Billing) if applicable _