

RECEIVED-FPSC

09 JAN -6 AM 9:32

COMMISSION
CLERK

Fraser
10411 North Altman St
Tampa FL 33612

The individual filed a complaint against TECO of improper billing, claiming he only started service in Feb. 2008. As his lease will show, he actually began service on Sept 29, 2007 and is liable for the cost of the utility since that date.

DOCKET # 080435-EI.

Marsha Amoy Fraser
813 966 1478

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JAN 05 2008

Florida Public Service Commission
Division of SSC

DOCUMENT NUMBER-DATE

00081 JAN-6 8

FPSC-COMMISSION CLERK

RE: FPSC # 772351

Lease for Single Family Home and Duplex
OF REALTORS®

(FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX () OR A BLANK SPACE () INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. UPON REQUEST, THE LANDLORD SHALL PROVIDE A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT TO THE TENANT(S).

1. PARTIES. This is a lease ("the Lease") between KENNETH + LORI WRIGHT,
(name and address of owner of the property)
C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687 ("Landlord") and
TERENCE WOLFE
(name(s) of person(s) to whom the property is leased) ("Tenant.")

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at 406 SOUTH BRYAN CIRCLE
(street address)
BRANDON Florida 33511
(zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises"):

The Premises shall be occupied only by the Tenant and the following persons: one other person

3. TERM. This is a lease for a term, not to exceed twelve months, beginning on September 29, 2007
(month, day, year)
and ending September 20, 2008 (the "Lease Term").
(month, day, year)

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of \$ 1,100.00 (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance
 in installments. If in installments, rent shall be payable
 monthly, on the 1st day of each month. (If left blank, on the first day of each month.)
 weekly, on the _____ day of each week. (If left blank, on Monday of each week.)
in the amount of \$ _____ per installment.
 in full on _____ (date) in the amount of \$ _____

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of \$ 0.00
 with each rent installment with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary
 If rent is paid in installments, the total payment per installment including taxes shall be in the amount of \$ 1,100.00.
 If rent is paid in full, the total payment including taxes shall be in the amount of \$ 13,200.00.

Landlord [Signature] and Tenant [Signature], () acknowledge receipt of a copy of this page which is Page 1 of 6
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Florida's Public Safety Council
Division of EOC

- REF: 319
64. ANS: web of trust
- REF: 321
65. ANS: encryption
- REF: 325
66. ANS: expiration
- REF: 326
67. ANS: Centralized
- REF: 327
68. ANS: Inergen
- REF: 356
69. ANS: Business continuity
- REF: 357
70. ANS:
tape
magnetic tape
- REF: 363
71. ANS:
RAID
Redundant Array of Independent Drives
- REF: 362
72. ANS: detail
- REF: 368

MATCHING

- | | |
|------------|----------|
| 73. ANS: I | REF: 332 |
| 74. ANS: A | REF: 331 |
| 75. ANS: H | REF: 332 |
| 76. ANS: D | REF: 331 |
| 77. ANS: G | REF: 332 |
| 78. ANS: B | REF: 331 |
| 79. ANS: E | REF: 332 |
| 80. ANS: C | REF: 331 |
| 81. ANS: F | REF: 332 |
| 82. ANS: D | REF: 371 |
| 83. ANS: G | REF: 371 |

118321E
No: 2620 H

All rent payments shall be payable to KENNETH WRIGHT at PO BOX 16349, TAMPA, FLORIDA 33687 (If left blank, to Landlord at Landlord's address).

If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from through in the amount of \$ and shall be due on . (If rent paid monthly, prorate on a 30 day month.)

Tenant shall make rent payments required under the Lease by (choose all applicable) cash, personal check, money order, cashier's check, or other DIRECT DEPOSIT (specify). If payment is accepted by any means other than cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant to pay all future payments by money order, cashier's check or official bank check or cash or other (specify) DIRECT DEPOSIT and to pay bad check fees in the amount of \$ 50.00 (not to exceed the amount prescribed by Florida Statutes section 68.065).

5. MONEY DUE PRIOR TO OCCUPANCY. Tenant shall pay the sum of \$ 2,200.00 in accordance with this Paragraph prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at Landlord's address or to KENNETH WRIGHT

at C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687

Table with 3 columns: Description, Amount, Due Date. Includes rows for First month's rent (\$1,100.00 due 09-28-2007), Prorated rent, Advance rent, Last month's rent (\$1,100.00 due 09-28-2007), Security deposit (\$1), Additional security deposit, Security deposit for homeowner's association, Other NON REFUNDABLE PET DEPOSIT.

6. LATE FEES. (Complete if applicable) In addition to rent, Tenant shall pay a late charge in the amount of \$ 50.00 for each rent payment made 5 days after the day it is due (if left blank, 5 days if rent is paid monthly, 1 day if rent is paid weekly).

7. PETS. Tenant may may not keep pets or animals on the Premises. If Tenant may keep pets, the pets described in this Paragraph are permitted on the Premises.

(Specify number of pets, type(s), breed, maximum adult weight of pets.)

8. NOTICES. ALEXANDRA HOMES is Landlord's Agent.

All notices must be sent to: Landlord KENNETH + LORI WRIGHT at C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687 Landlord's Agent ALEXANDRA HOMES at PO BOX 16349 TAMPA FLORIDA 33687

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REF: 325

95. ANS:

1. **Creation:** During this stage the certificate is created and issued to the user. Before the digital certificate is generated, the user must be positively identified. The extent to which the users identification must be confirmed can vary, depending upon the type of certificate and any existing security policies. Once the users identification has been verified, the request is sent to the CA for a digital certificate. The CA can then apply its appropriate signing key to the certificate, effectively signing the public key.
2. **Revocation:** At this stage the certificate is no longer valid. The CRLs are critical elements that provide security and integrity of a PKI. Under certain situations, a certificate may be revoked before its normal expiration date, such as when a users private key is lost or compromised. When a digital certificate is revoked, the CA updates its internal records and any CRL with the required certificate information and time stamp. The CA signs the CRL and places it in a public repository where other applications using certificates can access it in order to determine the status of a certificate.
3. **Expiration:** At this stage the certificate can no longer be used. Every certificate issued by a CA must have an expiration date. Once it has expired, the certificate may not be used any longer for any type of authentication. A user can be reminded by the issuing RA of an upcoming expiration of a certificate. The user will be required to follow a renewal process. If this process is successful, it will result in the user being issued a new certificate with a new expiration date.
4. **Suspension:** At this stage, which can occur on and off throughout the life of a digital certificate, the certificates validity is temporarily suspended. This may occur, for example, when an employee is on a leave of absence. During this time it may be important that the users digital certificate not be used for any reason until she returns. Upon return, the suspension can either be withdrawn or the certificate can be revoked.

REF: 326-327

96. ANS:

1. Set up a procedure to monitor the use of all locks and keys and update the procedure as necessary.
2. Keep track of keys issued, with their number and identification, for both master keys and duplicate keys.
3. Keep records of who uses and turns in keys.
4. Inspect all locks on a regular basis.
5. Change locks immediately upon loss or theft of keys.
6. Master keys should not have any marks identifying them as masters.
7. Issue keys only to authorized persons.
8. Secure unused keys in a locked safe.
9. When making duplicates of master keys, mark them. Do Not Duplicate, and wipe out the manufacturers serial numbers to keep duplicates from being ordered.

REF: 345-346

97. ANS:

1. **Relocate the access point:** As simple as it sounds, moving a wireless access point to the middle of a building limits its range so that an attacker sitting in a parked car across the street cannot receive the signal. You should perform site surveys to determine the best location for the access point.
2. **Substitute 802.11a for 802.11b:** The 802.11b signal is rated to reach as far as 375 feet. The faster 802.11a can only reach about 150 feet. Switching to the 802.11a standard limits how far the signal can reach outside the building.
3. **Add directional antenna:** The antenna on a standard access point is omnidirectional, meaning that the signal radiates from the antenna in all directions. Supplemental directional antennas, which transmit a focused signal in one direction, may help limit the spread of the signal to undesired areas.

unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or changes thereto shall be delivered to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at Premises.

9. UTILITIES. Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activating existing utility connections to the Premises except for _____

_____, that Landlord agrees to provide at Landlord's expense.

10. MAINTENANCE. Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, and shall be responsible for maintenance and repair of the Premises, unless otherwise stated below:

(Fill in each blank space with "Landlord" for Landlord or "Tenant" for Tenant, if left blank, Landlord will be responsible for the item):

L _____ roofs	L _____ windows	T _____ screens
L _____ steps	L _____ doors	T _____ floors
L _____ porches	L _____ exterior walls	L _____ foundations
L _____ plumbing	L _____ structural components	
L _____ heating	T _____ hot water	T _____ running water
T _____ locks and keys	L _____ electrical system	L _____ cooling
T _____ smoke detection devices		T _____ garbage removal/outside receptacles
T _____ extermination of rats, mice, roaches, ants and bedbugs		L _____ extermination of wood-destroying organisms
T _____ lawn/shrubbery	T _____ pool/spa/hot tub	T _____ water treatment
L _____ filters(specify) _____		T _____ ceilings T _____ interior walls

Other (specify) The landlord is responsible for major repairs exceeding \$1000, and not caused due to fault of the tenant.

Tenant shall notify KENNETH WRIGHT at ALEXANDRA HOMES

(name)

(address)

PO BOX 16349, TAMPA, FLORIDA 33687 and 813 966 7325 of maintenance

(telephone number)

and repair requests.

11. ASSIGNMENT. Tenant may may not assign the lease or sublease all or any part of the Premises without first obtaining the Landlord's written approval and consent to the assignment or sublease.

12. KEYS AND LOCKS. Landlord shall furnish Tenant 2 # of sets of keys to the dwelling 0 # of mail box keys 1 # of garage door openers

If there is a homeowner's association, Tenant will be provided with the following to access the association's common areas/facilities: _____ # of keys to _____

_____ # of remote controls to _____

_____ # of electronic cards to _____

_____ other (specify) to _____

At end of Lease Term, all items specified in this Paragraph shall be returned to ALEXANDRA HOMES

(name)

at PO BOX 16349, TAMPA, FLORIDA 33687 (if left blank, Landlord at Landlord's address).

(address)

13. LEAD-BASED PAINT. Check and complete if the dwelling was built before January 1, 1978

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord (Signature) and Tenant (Signature) acknowledge receipt of a copy of this page which is Page 3 of 6
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Florida Data Service Commission

Network Quiz 4 all Answer Section

TRUE/FALSE

- | | |
|------------|----------|
| 1. ANS: F | REF: 141 |
| 2. ANS: T | REF: 143 |
| 3. ANS: F | REF: 149 |
| 4. ANS: F | REF: 151 |
| 5. ANS: T | REF: 153 |
| 6. ANS: F | REF: 190 |
| 7. ANS: T | REF: 197 |
| 8. ANS: F | REF: 199 |
| 9. ANS: T | REF: 201 |
| 10. ANS: F | REF: 203 |

MODIFIED TRUE/FALSE

- | | |
|-------------------------|----------|
| 11. ANS: F, cable | |
| REF: 155 | |
| 12. ANS: F, UNC | |
| REF: 157 | |
| 13. ANS: T | REF: 160 |
| 14. ANS: T | REF: 164 |
| 15. ANS: F, extranet | |
| REF: 167 | |
| 16. ANS: F, ActiveX | |
| REF: 204 | |
| 17. ANS: F, third-party | |
| REF: 207 | |
| 18. ANS: T | REF: 208 |
| 19. ANS: T | REF: 209 |
| 20. ANS: T | REF: 210 |

MULTIPLE CHOICE

- | | |
|------------|----------|
| 21. ANS: D | REF: 140 |
| 22. ANS: C | REF: 143 |
| 23. ANS: A | REF: 145 |
| 24. ANS: B | REF: 144 |
| 25. ANS: C | REF: 149 |

Lessor's Disclosure (Initial)

____ (a) Presence of lead-based paint or lead-based paint hazards (check (i) or (ii) below):
(i) ___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

MAK

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Lessor (check (i) or (ii) below):

(i) ___ Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (List documents below).

(ii) ___ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (Initial)

____ (c) Lessee has received copies of all information listed above.

____ (d) Lessee has received the pamphlet *Protect Your Family From Lead In Your Home*.

Agent's Acknowledgment (Initial)

____ (e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessor
[Signature]

Lessee
[Signature]

Agent
[Signature]

Date
9/21/07

Date
09-21-07

Date

Lessor

Date

Lessee
[Signature]

Date
09-21-07

Agent
[Signature]

Date

14. MILITARY/U.S. CIVIL SERVICE. Check if applicable. In the event Tenant, who is in the Military/U.S. Civil Service, should receive government orders for permanent change of duty station requiring Tenant to relocate away from the Premises, then Tenant may terminate the Lease without further liability by giving Landlord 30 days advance written notice and a copy of the transfer order.

15. LANDLORD'S ACCESS TO THE PREMISES. As provided in Chapter 83, Part II, Residential Landlord and Tenant Act, Florida Statutes, Landlord or Landlord's Agent may enter the Premises in the following circumstances:

- A. At any time for the protection or preservation of the Premises.
- B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.
- C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:
 - 1. with Tenant's consent; 2. in case of emergency; 3. when Tenant unreasonably withholds consent; or
 - 4. if Tenant is absent from the Premises for a period of at least one-half a Rental Installment period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

16. HOMEOWNER'S ASSOCIATION. If Tenant must be approved by a homeowner's association ("association"), Landlord and Tenant agree that the Lease is contingent upon receiving approval from the association. Any application fee required by an association shall be paid by Landlord Tenant and is refundable nonrefundable. If such approval is not obtained prior to commencement of Lease Term, Tenant shall receive return of deposits specified in Paragraph 5, if made, and the obligations of the parties under the Lease shall terminate. Tenant agrees to use due diligence in applying for association approval, to comply with the requirements for obtaining approval and agrees to pay any fee required by the association for procuring approval. Landlord Tenant shall pay the security deposit required by the association, if applicable.

Landlord (*[Signature]*) and Tenant (*[Signature]*) acknowledge receipt of a copy of this page which is Page 4 of 6
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64. ANS: Flash
REF: 149
65. ANS: switch
REF: 153
66. ANS: digital
REF: 155
67. ANS:
PBX
Private Branch eXchange.
REF: 158
68. ANS: phishing
REF: 197
69. ANS: 168
REF: 199
70. ANS: JavaScript
REF: 201
71. ANS: Java applets
REF: 203
72. ANS: ActiveX
REF: 204

MATCHING

- | | |
|------------|----------|
| 73. ANS: E | REF: 174 |
| 74. ANS: G | REF: 175 |
| 75. ANS: B | REF: 173 |
| 76. ANS: H | REF: 175 |
| 77. ANS: C | REF: 173 |
| 78. ANS: F | REF: 174 |
| 79. ANS: I | REF: 176 |
| 80. ANS: A | REF: 173 |
| 81. ANS: D | REF: 174 |
| 82. ANS: I | REF: 215 |
| 83. ANS: D | REF: 215 |
| 84. ANS: A | REF: 214 |
| 85. ANS: G | REF: 215 |
| 86. ANS: F | REF: 215 |
| 87. ANS: C | REF: 214 |

17. USE OF THE PREMISES. Tenant shall use the Premises for residential purposes. Tenant shall have exclusive use and right of possession to the dwelling. The Premises shall be used so as to comply with all state, county, municipal laws and ordinances, and all covenants and restrictions affecting the Premises and all rules and regulations of homeowners' associations affecting the Premises. Tenant may not paint or make any alterations or improvements to the Premises without first obtaining the Landlord's written consent to the alteration or improvement. Any improvements or alterations to the Premises made by the Tenant shall become Landlord's property. Tenant agrees not to use, keep, or store on the Premises any dangerous, explosive, toxic material which would increase the probability of fire or which would increase the cost of insuring the Premises.

18. RISK OF LOSS/INSURANCE.

A. Landlord and Tenant shall each be responsible for loss, damage, or injury caused by its own negligence or willful conduct.

B. Tenant should carry insurance covering Tenant's personal property and Tenant's liability insurance.

19. DEFAULTS/REMEDIES. Should a party to the Lease fail to fulfill their responsibilities under the Lease or need to determine whether there has been a default of the Lease, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on same, and/or remedies available to the parties.

20. SUBORDINATION. The Lease is subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

21. LIENS. Tenant shall not have the right or authority to encumber the Premises or to permit any person to claim or assert any lien for the improvement or repair of the Premises made by the Tenant. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

22. RENEWAL/EXTENSION. The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but the term of a renewal or extension together with the original Lease Term may not exceed one year. A new lease is required for each year.

23. TENANT'S PERSONAL PROPERTY. BY SIGNING THIS RENTAL AGREEMENT, TENANT AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY THE FLORIDA STATUTES, LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF TENANT'S PERSONAL PROPERTY.

24. TENANT'S TELEPHONE NUMBER. Tenant shall within 5 business days of obtaining telephone services at the Premises, send written notice to Landlord of Tenant's telephone numbers at the Premises.

25. ATTORNEY'S FEES. In any lawsuit brought to enforce the Lease or under applicable law, the party who wins may recover its reasonable court costs and attorney's fees from the party who loses.

26. MISCELLANEOUS.

A. Time is of the essence of the Lease.

B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.



C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.

D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.

E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida.

F. A facsimile copy of the Lease and any signatures hereon shall be considered for all purposes originals.

G. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a 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 buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

Landlord  and Tenant  acknowledge receipt of a copy of this page which is Page 5 of 6
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Florida Public Services Commission
of CSO

6. Log all activity.
7. Use encryption when communicating with the devices.

REF: 154

96. ANS:

1. The users decision to allow installation of an ActiveX control is based on the source of the ActiveX control and not on the ActiveX control itself. The person who signed the control may not have properly assessed the controls safety. The problems with any signature scheme like the one used with ActiveX controls are that safe controls can come from untrusted sources and unsafe controls can come from trusted sources.
2. A control is registered only once per computer. If a computer is shared by multiple users, any user can download a control, making it available to all users on the machine. This means that a malicious ActiveX control can affect all users of that computer.
3. Nearly all ActiveX control security mechanisms are set in Internet Explorer. However, ActiveX controls do not rely exclusively on Internet Explorer, but can be installed and executed independently. Third-party applications that use ActiveX technology may not provide the security mechanisms available in Internet Explorer.
4. Many of the security mechanisms provided by Internet Explorer are all-or-nothing settings, forcing a user to choose between functionality and security.
5. When an ActiveX control is executed, it usually executes with the privileges of the current user. You cannot externally restrict the privileges of a control.
6. Because ActiveX controls can be invoked remotely through a Web page, each control presents a channel into a network that an attacker could exploit.
7. Because each ActiveX control decides when it can be run and what it can do, it is impossible for users to accurately determine the behavior of a control.

REF: 205-206

97. ANS:

1. Users must be educated about how malware can enter a system through e-mail, and proper policies must be enacted to reduce the risk of infection.
2. Antivirus software and firewall products must be installed and properly configured to prevent malicious code from entering the network through e-mail.
3. Procedures including turning off ports and eliminating open mail relay servers must be developed and enforced.

REF: 194

98. ANS:

1. Keep the IM server within the organizations firewall and only permit users to send and receive messages with trusted internal workers.
2. Enable IM virus scanning.
3. Block all IM file transfers.
4. Encrypt messages.

REF: 213

99. ANS:

27. BROKERS' COMMISSION. Check and complete if applicable. The brokerage companies named below will be paid the commission set forth in this Paragraph by Landlord Tenant for procuring a tenant for this transaction.

Dexter & Marsha Amoy Fraser, Alexandra Homes
Real Estate Licensee
Alexandra Homes
Real Estate Brokerage Company
Ø
Commission

Dexter & Marsha Amoy Fraser, Alexandra Homes
Real Estate Licensee
Alexandra Homes
Real Estate Brokerage Company
Ø
Commission

28. EXECUTION.

Executed by Landlord

Kenneth Wright
Landlord's Signature

09/21/07
Date

Roni Wright
Landlord's Signature

09/21/07
Date

Executed by Tenant

Terence A. Wamp
Tenant's Signature

9/21/07
Date

X X X
Tenant's Signature

X X X
Date

This form was completed with the assistance of:

Name of Individual: Dexter and Marsha Amoy Fraser

Name of Business: Alexandra Homes

Address: PO Box 16349, Tampa, Florida 33687

Telephone Number: 813 966 1478

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JAN 05 2008

Florida Public Service Commission
Division of SGC

Network Quiz 7

True/False

Indicate whether the sentence or statement is true or false.

- ___ 1. The goal of threat modeling is to better understand who the attackers are, why they attack, and what types of attacks may occur.
- ___ 2. When performing a vulnerability appraisal it is sufficient to limit the assessment to only one or two threats against an asset.
- ___ 3. Many organizations require employees to read the security policy and sign a document indicating they understand the policy and will abide by it.
- ___ 4. A security policy is meant to be a detailed plan regarding how to implement the policy.
- ___ 5. For information security policies, due care is often used to indicate the reasonable treatment that an employee would exercise when using computer equipment.
- ___ 6. With identity management, a user's single authenticated ID is shared across multiple networks or online businesses.
- ___ 7. Single sign-on ensures that the password is the same for every application to which a users logs on.
- ___ 8. When assigning user privileges, it is a good policy to give too many to start with and then take them back if they are too relaxed.
- ___ 9. A user audit would identify a user with normal privileges who used the Linux superuser account.
- ___ 10. When a change in classification is made, all users must be properly notified and the stamp on the document must be changed.
- ___ 11. Deleting a data file actually deletes it from the computer's hard drive.
- ___ 12. After a computer forensics expert creates a mirror image of a system, the mirror image should be secured and the original system examined to reveal evidence.
- ___ 13. Forensic experts can sometimes find valuable evidence in an area on the disk called drive slack.
- ___ 14. The trusted platform model is a new operating system technology that can encrypt information, generate public and private keys along with digital signatures, and contain digital certificates.
- ___ 15. Entry-level computer forensic positions are mostly in digital imaging, which calls for skills and knowledge in accepted forensic techniques and tools for copying data.

Modified True/False

Indicate whether the sentence or statement is true or false. If false, change the identified word or phrase to make the sentence or statement true.

- ___ 16. An Internet policy defines the requirements for third-party organizations to access the organization's networks. _____
- ___ 17. A privacy policy outlines how an organization uses information it collects. _____
- ___ 18. The final process in the security policy cycle is incidence response monitoring and evaluation.

1 The clauses below will be incorporated into the Contract between Kenneth + Cori Wright (Landlord)
2 and Terena Wolfe (tenant) concerning the Property described as 400 S. Bryan Circle Brandon FL 33511
3 only if initiated by all parties:

4 () () - () () Y. Additional Clauses:
5
6

7 Repairs as agreed upon
8 Permission on 9/29/07
9

10
11
12 • pool operational by 10/13/07
13 pool screens repaired
14 debris removed
15
16

17
18 • missing tile 9/28/07
19 carpets cleaned
20 toilets cleaned
21
22

23
24 cut off bolts + put on cap
25 curtain rod
26

27
28 appliances all functional
29
30 front patio cracked window pane
31
32 fix all cranks on windows
33
34 install front light corner outside light
35
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58 Landlord tenant
59 Buyer () () and Seller () () acknowledge receipt of a copy of this page.
FARA-9 4/07 © 2007 Florida Association of REALTORS® All Rights Reserved

Page _____ of Addendum No. _____
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Florida Public Service Commission
Division of SSC

- a. cluster
b. datacenter
c. warehouse
d. farm
- ___ 36. When a spy steals a production schedule it is an example of _____.
a. sabotage or vandalism
b. extortion
c. espionage
d. theft
- ___ 37. When a program does not function under new version of operating system it is categorized as a _____.
a. software failure
b. technical obsolescence
c. compromise of intellectual property
d. utility interruption
- ___ 38. Reg was recently hired as a security consultant for XYZ Corp. He wants to compare the company's assets against a database of known vulnerabilities and produce a discovery report that exposes a vulnerability and assesses its severity. He needs to use a vulnerability _____ to do this job.
a. monitor
b. tracker
c. scanner
d. sniffer
- ___ 39. The theft of a mouse on a client computer would rank as a _____ vulnerability.
a. small impact
b. significant
c. catastrophic
d. no impact
- ___ 40. The theft of the latest product research and development data could be considered as a _____ vulnerability.
a. small impact
b. major
c. significant
d. catastrophic
- ___ 41. If Amanda purchases additional car insurance to let the insurance company absorb the loss and pay her if her car stereo is stolen, she has _____ the risk.
a. accepted
b. diminished
c. transferred
d. eliminated
- ___ 42. _____ are typically concerned about cost of security protection for attacks that may not materialize
a. Users
b. Management personnel
c. Systems support personnel
d. All of the above
- ___ 43. The model of _____ is mostly found in high-level security government organizations.
a. trusting everyone all of the time
b. trusting no one at any time
c. trusting some people some of the time
d. trusting most people most of the time
- ___ 44. There are certain things that a security policy should do and certain things a security policy must do. Which of the following answers properly complete the following sentence? A security policy should _____.
a. state reasons why the policy is necessary
b. outline how violations will be handled
c. balance protection with productivity
d. both a and b
e. a, b, and c
- ___ 45. The policy design team should have a _____ as a member.
a. senior level administrator
b. member of the legal staff
c. representative from the user community
d. both a and b
e. a, b, and c
- ___ 46. The following statement is an example of _____ in a security policy: "Operators should not be able to make changes to production applications or system software libraries, and database changes should be administered by database administration personnel only."
a. due care
b. separation of duties
c. need to know
d. acceptable use
- ___ 47. The _____ Act protects information financial institutions collect about customers.
a. The Health Insurance Portability and Accountability

IN THE FLORIDA PUBLIC SERVICE COMMISSION

TERENCE K. WOLFE,

Petitioner

v.

Formal Complaint No. _____

FPSC Inquiry No. 772351E

**TAMPA ELECTRIC COMPANY,
a/k/a TECO,**

Respondent.

PETITIONER'S FIRST FORMAL COMPLAINT

Terence K. Wolfe, ("**Wolfe**"), for his Formal Complaint, states as follows:

1) Wolfe is a resident of Brandon, Hillsborough County, Florida. Tampa Electric Company ("**TECO**") is a for-profit corporation formed under the laws of the State of Florida, does business in Florida, and is subject to the jurisdiction of the Florida Public Service Commission ("**PSC**").

2) Wolfe is a residential customer of **TECO**, living at 406 S. Bryan Circle, Brandon, FL 33511 (the "**subject residence**").

I

3) Wolfe's service from **TECO** commenced on or around February 7, 2008.

4) **TECO** failed to take a meter reading at the subject residence on or around February 7, 2008, the date on which Wolfe became the responsible party on the account, despite repeated requests by Wolfe that it do so. By failing to take a meter reading on the subject residence on or around February 7, 2008, **TECO** willfully and deliberately has spoliated evidence.

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Florida Public Service Commission
Tallahassee, FL

- c. system architecture, changes in security personnel
 - d. changes in user privileges, changes in security personnel
- ___ 60. ___-based DRM is proprietary and cannot be easily transferred between applications.
- a. Server
 - b. Application
 - c. File
 - d. Media
- ___ 61. Shayla a professional photographer wants to use digital rights management to protect her digital photographs on her web site. What type of DRM could she use to trace illegal copies of her pictures?
- a. Activation codes
 - b. Software keys
 - c. Physical copy protection
 - d. Digital watermarks
- ___ 62. The ___ generation is self-reliant, distrustful of institutions and adaptive to technology.
- a. baby boomer
 - b. traditionalist
 - c. generation X
 - d. millennial
- ___ 63. Digital evidence can be retrieved from which of the following devices?
- a. pagers
 - b. cell phones
 - c. digital cameras
 - d. PDA's
 - e. all of the above
- ___ 64. Today, ___ of corporate records are stored in digital format.
- a. 40%
 - b. 60%
 - c. 70%
 - d. 90%
- ___ 65. The ___ is an example of metadata.
- a. file name
 - b. file type
 - c. file content
 - d. both a and b
- ___ 66. If a hacker wants to scramble a message so that it cannot be viewed, what type of technology would they use?
- a. cryptography
 - b. steganography
 - c. forensics
 - d. haliography
- ___ 67. The ___ act of 2002 mandates that federal agencies must establish incidence response capabilities consistent with the guidelines and standards established by the National Institute of Standards and Technology (NIST).
- a. Sarbox
 - b. HIPAA
 - c. GLBA
 - d. FISMA
- ___ 68. ___ is/are not recorded in a file on the hard drive or an image backup and would be considered to be volatile data.
- a. Program executables
 - b. Logon sessions
 - c. User files
 - d. The directory structure
- ___ 69. ___ can cause problems for mirror image software.
- a. Incompatible operating systems
 - b. Antivirus applications
 - c. Bad sectors on a hard drive
 - d. Formatted hard drives
- ___ 70. ___ page files are of interest to a computer forensics specialist because they normally store large amounts of information for long periods of time.
- a. Temporary
 - b. Historical
 - c. Sequential
 - d. Permanent
- ___ 71. Windows stores files on a hard drive or floppy disk in 512-byte blocks called ___.
- a. clusters
 - b. frames
 - c. cylinders
 - d. sectors
- ___ 72. After a computer crime has occurred, Jason's forensic team take custody of computers, peripherals, and media that have been used to commit the crime. Which step has the forensic team executed?
- a. Securing the crime scene
 - b. Preserving the data
 - c. Establishing the chain of custody
 - d. Examining for evidence

5) Since the inception of Wolfe's service with it, TECO has claimed, falsely, that Wolfe owes it money for service provided to the subject residence prior to Wolfe's becoming the responsible party on the account.

6) Wolfe denies liability to TECO for electric service provided to the subject residence prior to the date on which he became the responsible, billing party on the account.

7) During the pendency of the dispute with TECO, Mr. Wolfe has fully and timely paid all undisputed amounts for electric service to TECO.

8) The amount in dispute, according to information provided by staff of the PSC and subject to discovery, is \$485.33.

9) As of the filing of this complaint, Wolfe owes nothing to TECO.

10) Despite this, TECO continues to threaten to shut off Wolfe's electric service.

WHEREFORE, Wolfe demands entry of an Order 1) denying TECO's claim to entitlement to monies provided for electric service to the subject residence prior to the inception of Wolfe's billing responsibility on the account, 2) compelling TECO permanently to remove all disputed charges from any billing to Wolfe, and, 3) permanently enjoining TECO from taking any action to shut off electric service to the subject residence for nonpayment of the disputed amount.

II

11) On July 1, 2008, during the pendency of a dispute before the Florida Public Service Commission, TECO, without any warning to Wolfe whatever, knowingly, willfully, intentionally and maliciously shut off the power to the subject residence, in violation of PSC rules and Florida law. TECO shut off the electric service to Mr. Wolfe's home deliberately in order to harass him and in order to retaliate against him for pursuing a complaint against TECO before

- ___ 73. In 2003, a ___ vulnerability was exposed by the Sasser worm.
- | | |
|----------------------|-----------------------|
| a. Internet Explorer | c. Windows networking |
| b. Microsoft Outlook | d. SQL server |
- ___ 74. Isolation tools can be used to inspect systems for ___.
- | | |
|----------------------------------|------------------------------------|
| a. active firewalls | c. the latest antivirus signatures |
| b. secure configuration settings | d. all of the above |
- ___ 75. The Trusted Platform Model uses a(n) ___ to provide a higher level of security in computer hardware.
- | | |
|------------------------------|---------------------------------|
| a. cryptographic coprocessor | c. cryptographic microprocessor |
| b. secure RAM subsystem | d. encrypted disk subsystem |
- ___ 76. An average users networked computer makes less than ___ network connections per second.
- | | |
|------|-------|
| a. 2 | c. 10 |
| b. 5 | d. 50 |
- ___ 77. A(n) ___ is an essential tool on all networks and is often used to provide the first layer of defense.
- | | |
|-----------------|-------------------------------|
| a. router | c. firewall |
| b. proxy server | d. intrusion detection system |
- ___ 78. ___ is included as part of advanced forensic examinations.
- | | |
|---------------------------------|---------------------------------------|
| a. Analyzing Web-related e-mail | c. Data recovery from encrypted files |
| b. Managing personnel | d. Network protocol functions |

Yes/No

Indicate whether you agree with the sentence or statement.

- ___ 79. Are employee databases and inventory records considered to be software assets?
- ___ 80. Is Single Loss Expectancy (SLE) the expected monetary loss every time a risk occurs?
- ___ 81. Is an information security policy usually a single large document?
- ___ 82. Is one of the best methods to keep information confidential to restrict who has access to that information?
- ___ 83. Do security policies usually make frequent references to the standards and guidelines within an organization?
- ___ 84. Is Discretionary Access Control the most restrictive model of access control?
- ___ 85. Does change management involve identifying the changes that should be documented and then documenting those changes?
- ___ 86. On a change request form, is the team leader the person instigating the change, serving as the agent of the change to the change management process, and the primary person responsible for the implementation itself?
- ___ 87. Can information security be enhanced by building a security fence around the information itself?
- ___ 88. Does a digital watermark prevent illegal duplication of intellectual property?
- ___ 89. Is it easy to determine the exact content of a file at the moment a crime was committed if you have the proper tools?
- ___ 90. When taking photographs of the crime scene is it best to use a digital camera?
- ___ 91. Are mirror backups considered to be a primary key in uncovering evidence because they create exact replicas of the computer contents at the crime scene?
- ___ 92. Is documenting all of the serial numbers of the systems involved in a crime part of the process of establishing a chain of custody?

the PSC. TECO shut off the electric service to Mr. Wolfe's home deliberately in order to obstruct Mr. Wolfe's ability to pursue his complaint before the PSC. TECO, furthermore, frustrated, blocked and obstructed all of Mr. Wolfe's efforts to reach it on the evening of July 1, and then shut off its telephone system promptly at 7:00 p.m., in a deliberate maneuver to prevent Wolfe from being able to reach any TECO customer service personnel after that hour. As a result of TECO's flagrantly illegal conduct, Mr. Wolfe was compelled to leave his home to purchase a generator in order to preserve his perishable food and provide basic indoor illumination, but was without water, due to being on a well and off city water, and thus had nothing to drink and was unable to bathe. Wolfe also suffered other harms and physical and emotional distress.

12) On July 2, 2008, sometime after 10:00 a.m., TECO finally restored electric service to the subject residence, without any further payment of money to it, thus proving that its shutoff of electric service had been unjustified and unlawful.

WHEREFORE, Wolfe demands entry of an Order finding TECO to have violated PSC rules and Florida law in its shutoff of electric service to the subject residence during the pendency of a dispute before the PSC, imposing an appropriate fine or sanction on TECO for its unlawful behavior, and permanently enjoining TECO from unlawfully terminating electric service to Wolfe or any other residential customer of it during the pendency of that customer's dispute of any TECO bill to it before the PSC.

Respectfully submitted,

TERENCE K. WOLFE

/s Terence K. Wolfe
Terence K. Wolfe
406 S. Bryan Circle

Dated: July 3, 2008

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JUL 10 2008

___ 93. Does behavior blocking software block open system ports if unusual activity is recognized on them?

Completion

Complete each sentence or statement.

94. An _____ should provide explicit prohibitions regarding security and proprietary information:
95. The security policy _____ is a never-ending process of identifying what needs to be protected, determining how to protect it, and evaluating the protection.
96. _____ assets include employees, customers, business partners, contractors, and vendors.
97. Vulnerabilities that are ranked as _____ are events that would cause the organization to cease functioning or be seriously crippled in its capacity to perform.
98. After the risks are clearly identified, a _____ is needed to mitigate what the organization decides are the most important risks.
99. The key element in understanding how learners learn regards proper _____.
100. An _____ system maintains a repository of user logon data (usernames and passwords) for all applications that are accessed.
101. _____ can be assigned by user, the group to which the user belongs, or by the role that the user assumes in the organization.
102. _____ makes it easy to establish permissions based on job classification and enforce those permissions.
103. Before the introduction of the computer, _____ could only be distributed when it was contained on some type of a physical medium.
104. _____ creates a virtual, protected "computer within a computer".
105. Many companies have recognized the high costs associated with weak security and have decided that _____ outweighs cleanup.
106. Security professionals must have a good understanding of _____ concepts which will help them effectively troubleshoot computer network problems and diagnose possible anomalous behavior on a network.
107. By some estimates, almost 95% of criminals leave behind digital _____ that can be retrieved through computer forensics.
108. Unlike paper, electronic documents have _____ content designed to change over time without human intervention.

Matching

Match the following terms to the appropriate definitions.

- | | |
|----------------------------------|-------------------------|
| a. Annualized Loss Expectancy | f. need to know |
| b. Annualized Rate of Occurrence | g. security policy |
| c. attack tree | h. separation of duties |
| d. Exposure Factor | i. guideline |
| e. incidence response team | |

Brandon, FL 33511
(813) 964-7401
tkwolfe@softhome.net

STATE OF FLORIDA
DEPARTMENT OF REVENUE
TAXATION DIVISION
STATE OF FLORIDA
DEPARTMENT OF REVENUE
TAXATION DIVISION

- ___ 109. A group of employees who respond to security penetrations
- ___ 110. A collection of suggestions that should be implemented
- ___ 111. A visual image of the attacks that may occur against an asset
- ___ 112. Restricting access to information by limiting it only to personnel who must have it to perform their assigned tasks
- ___ 113. The proportion of an assets value that is likely to be destroyed by a particular risk, expressed as a percentage
- ___ 114. One persons work serves as a complementary check on another persons work
- ___ 115. The probability that a risk will occur in a particular year
- ___ 116. Defines the defense mechanisms that an organization will employ to keep information secure
- ___ 117. The expected monetary loss that can be expected for an asset due to a risk over a one year period

Match the following terms to the appropriate definitions.

- | | |
|------------------------------|-------------------------|
| a. access management | f. metadata |
| b. change management | g. privilege audit |
| c. digital rights management | h. privilege management |
| d. environment variable | i. royalty |
| e. intellectual property | |

- ___ 118. A special area in computer memory
- ___ 119. A methodology for making and keeping track of changes
- ___ 120. Compensation for the use of intellectual property
- ___ 121. An audit that reviews the privileges that have been assigned to a specific user or group
- ___ 122. Software that controls who can access the network and manages the content and the business that users can perform while online
- ___ 123. A process to simplify assigning and revoking access control to users
- ___ 124. Books, music, plays, paintings, and photographs.
- ___ 125. Protecting information content
- ___ 126. Information about a document that can be stored in the header of an XML file or another digital-content format

Match the following terms to the appropriate definitions.

- | | |
|-----------------------|------------------------------|
| a. bit-stream backup | f. host intrusion prevention |
| b. chain of custody | g. page file |
| c. computer forensics | h. penetration testing |
| d. drive slack | i. RAM slack |
| e. forensic science | |

- ___ 127. A process of documentation that shows that the evidence was under strict control at all times
- ___ 128. The application of science to questions that are of interest to the legal profession
- ___ 129. Testing that probes the vulnerabilities in systems, networks, and applications
- ___ 130. A temporary file used by Microsoft Windows operating system
- ___ 131. Using technology to search for computer evidence of a crime
- ___ 132. Data from RAM that is used to fill up the last sector on a disk
- ___ 133. A backup copy of each bit on a computer hard drive
- ___ 134. A security philosophy that moves the security focus away from creating only a strong perimeter to hardening individual systems
- ___ 135. Data from the deleted portions of a program that is used to fill up the last cluster on a disk.

Name: Dexter Fraser
Company: Dexter Fraser
Voice Number: 813 966 7325
Fax Number: 813 774 4443
10411 North Altman Street
Tampa, FL 33612

Fax

Date: Tuesday, December 30, 2008

Total Pages: 13

Subject: FPSC Complaint # 772351E

Docket # 080435-EI,

Name: FPSC

Company: FPSC

Voice Number:

Fax Number: (800) 5110809

Note: Wolfe entered lease attached on 09/30/2007, and was responsible for utilities since that date.

DOCUMENT NUMBER - DATE

00081 JAN -6 8

FPSC-COMMISSION CLERK

*Docket #
080435-EI*

Sep 21 07:09:56a

HomeKenneth

9549861132

p. 1

Lease for Single Family Home and Duplex
FLORIDA ASSOCIATION OF REALTORS®



(For A Term Not To Exceed One Year)

INSTRUCTIONS:

1. Licensee: Give this disclosure to the Landlord prior to your assisting with the completion of the attached Lease.
2. Licensee: As the person assisting with the completion of the attached form, insert your name in the first (5) blank "Name" spaces below.
3. Licensee: **SIGN** the disclosure below.
4. Landlord and Tenant: Check the applicable provision regarding English contained in the disclosure and **SIGN** below.
5. Licensee, Landlord and Tenant: Retain a copy for your files.

DISCLOSURE:

Dexter & Marsha Amy Fraser, Alexandra Homes told me that he/she is not a lawyer and may not give legal advice or represent me in court.
(Name)

Dexter & Marsha Amy Fraser, Alexandra Homes told me that he/she may only help me fill out a form approved by the Supreme Court of Florida. Dexter & Marsha Amy Fraser, Alexandra Homes may only help me
(Name)

by asking me factual questions to fill in the form. Dexter & Marsha Amy Fraser, Alexandra Homes may also tell me how to file the form.
(Name)

Dexter & Marsha Amy Fraser, Alexandra Homes told me that he/she is not an attorney and cannot tell me what my rights or remedies are or how to testify in court.
(Name)

Tenant:

I can read English.

I cannot read English but this notice was read to me by Terrence Wight
(Name)

In the presence of

Landlord:

I can read English.

I cannot read English but this notice was read to me by Terrence Wight + Lon Wright
(Name)

In _____

[Signature]
(Licensee)

[Signature]
(Landlord)

[Signature]
(Tenant)

Sep 21 07 09:56a

HomeKenneth

9549861132

p. 2

Lease for Single Family Home and Duplex

FLORIDA ASSOCIATION OF REALTORS®

(FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX () OR A BLANK SPACE () INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. UPON REQUEST, THE LANDLORD SHALL PROVIDE A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT TO THE TENANT(S).

1. PARTIES. This is a lease ("the Lease") between KENNETH + LORI WRIGHT,

(name and address of owner of the property)

C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687 ("Landlord") and

TERENCE WOLFE

(name(s) of person(s) to whom the property is leased)

("Tenant.")

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at 406 SOUTH BRYAN CIRCLE

(street address)

BRANDON

Florida

33511

(zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises"):

The Premises shall be occupied only by the Tenant and the following persons: one other person

3. TERM. This is a lease for a term, not to exceed twelve months, beginning on September 29, 2007

(month, day, year)

and ending September 20, 2008 (the "Lease Term").

(month, day, year)

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of \$ 1,100.00 (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance

in installments, if in installments, rent shall be payable weekly, on the _____ day of each week. (If the date is a Monday or other weekday)

in the amount of \$ _____ per installment.

in full on _____ in the amount of \$ _____

(date)

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of \$ 0.00

with each rent installment with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary

If rent is paid in installments, the total payment per installment including taxes shall be in the amount of \$ 1,100.00

If rent is paid in full, the total payment including taxes shall be in the amount of \$ 13,200.00

Landlord (Signature) and Tenant (Signature) acknowledge receipt of a copy of this page which is Page 1 of 6

Sep 21 07 09:56a

HomeKenneth

9549861192

p. 3

All rent payments shall be payable to KENNETH WRIGHT at
(name)
PO BOX 16349, TAMPA, FLORIDA 33687 (address) (If left blank, to Landlord at Landlord's address).

If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from
(date) through (date) in the amount of \$ _____ and shall be due on
(date) (If rent paid monthly, prorate on a 30 day month.)

Tenant shall make rent payments required under the Lease by (choose all applicable) cash, personal check, money order,
 cashier's check, or other DIRECT DEPOSIT (specify). If payment is accepted by any means other than
 cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant to pay all future payments by money order,
 cashier's check or official bank check or cash or other (specify) DIRECT DEPOSIT
 and to pay bad check fees in the amount of \$ 50.00 (not to exceed the amount prescribed by Florida Statutes
 section 68.065).

5. MONEY DUE PRIOR TO OCCUPANCY. Tenant shall pay the sum of \$ 2,200.00 in accordance with this Paragraph
 prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to
 occupancy has been paid. If no date is specified below, then funds shall be due prior to tenant occupancy. Any funds designated in
 this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at
 Landlord's address or to KENNETH WRIGHT

at C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687
(address)

First <input checked="" type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$	<u>1,100.00</u> due <u>09-28-2007</u>
Prorated rent plus applicable taxes	\$	_____ due _____
Advance rent for <input type="checkbox"/> month <input type="checkbox"/> week of _____		
plus applicable taxes	\$	_____ due _____
Last <input checked="" type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$	<u>1,100.00</u> due <u>09-21-2007</u>
Security deposit	\$	<u>1</u> due _____
Additional security deposit	\$	_____ due _____

Angie Calhoun

From: NET SatisFAXtion [postmaster]
To: Consumer Contact
Subject: 8139548221735, 4 page(s)
Attachments: FAX.TIF

You have received a new fax. This fax was received by **NET SatisFAXtion**. The fax is attached to the message. Open the attachment to view your fax.

Received Fax Details

Received On: 12/30/2008 1:38 PM
Number of Pages: 4
From (CSID): 8139548221735
From (ANI):
Sent to DID:

Duration of Fax: 0:04:06
Transfer Speed: 14400

Received Status: Unsustainable connection (Error: 0455 Extended: 0000)
Number of Errors: 71
Port Received On: RockForceOCTO+ Port 6



FAX.TIF
(340 KB)

Fax

Name: Dexter Fraser
Company: Dexter Fraser
Voice Number: 813 966 7325
Fax Number: 813 774 4443
10411 North Altman Street
Tampa, FL 33612

Date: Tuesday, December 30, 2008
Total Pages: 13
Subject: FSPC Complaint # 772351E

Name: FPSC
Company: FPSC
Voice Number:
Fax Number: (800) 5110809

Note: Wolfe entered lease attached on 09/30/2007, and was responsible for utilities since that date.

Sep 21 07 09:56a

HomeKenneth

9549861132

P. 1

Lease for Single Family Home and Duplex
FLORIDA ASSOCIATION OF REALTORS®

(For A Term Not To Exceed One Year)

INSTRUCTIONS:

1. Licensee: Give this disclosure to the Landlord prior to your assisting with the completion of the attached Lease.
2. Licensee: As the person assisting with the completion of the attached form, insert your name in the first (5) blank "Name" spaces below.
3. Licensee: **SIGN** the disclosure below.
4. Landlord and Tenant: Check the applicable provision regarding English contained in the disclosure and **SIGN** below.
5. Licensee, Landlord and Tenant: Retain a copy for your files.

DISCLOSURE:

Dexter & Marsha Amoy Fraser, Alexandra Homes told me that he/she is not a lawyer and may not give legal advice or represent me in court.
(Name)

Dexter & Marsha Amoy Fraser, Alexandra Homes told me that he/she may only help me fill out a form approved by the Supreme Court of Florida.
(Name)

Dexter & Marsha Amoy Fraser, Alexandra Homes may only help me by asking me factual questions to fill in the form.
(Name)

Dexter & Marsha Amoy Fraser, Alexandra Homes may also tell me how to file the form.
(Name)

Dexter & Marsha Amoy Fraser, Alexandra Homes told me that he/she is not an attorney and cannot tell me what my rights or remedies are or how to testify in court.
(Name)

Tenant:

Landlord:

I can read English.
 I cannot read English but this notice was read to me by Terrence Wright
 (Name)
 in English
 (Language)

I can read English.
 I cannot read English but this notice was read to me by Robertson + Lou Wright
 (Name)
 in _____
 (Language)

[Signature] (Licensee) [Signature] (Landlord) [Signature] (Tenant)

Sep 21 07 09:56a

HomeKenneth

9549861132

P. 2

Lease for Single Family Home and Duplex
OF REALTORS®

(FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX () OR A BLANK SPACE (_____) INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. UPON REQUEST, THE LANDLORD SHALL PROVIDE A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT TO THE TENANT(S).

1. PARTIES. This is a lease ("the Lease") between KENNETH + LORI WRIGHT,
(name and address of owner of the premises)
C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687 ("Landlord") and
TERENCE WOLFE
(name(s) of person(s) to whom the property is leased) ("Tenant.")

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at: 406 SOUTH BRYAN CIRCLE
(street address)
BRANDON Florida 33511
(zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises"):

The Premises shall be occupied only by the Tenant and the following persons: one other person

3. TERM. This is a lease for a term, not to exceed twelve months, beginning on September 29, 2007
(month, day, year)
and ending September 30, 2008 (the "Lease Term").
(month, day, year)

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of \$ 1,100.00 (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance

in installments. If in installments, rent shall be payable
 monthly, on the 1st day of each month. (If left blank, on the first day of each month.)
 weekly, on the _____ day of each week. (If left blank, on Monday of each week.)
in the amount of \$ _____ per installment.

in full on _____ in the amount of \$ _____
(date)

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of \$ 0.00

with each rent installment with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary

If rent is paid in installments, the total payment per installment including taxes shall be in the amount of \$ 1,100.00

If rent is paid in full, the total payment including taxes shall be in the amount of \$ 13,200.00

Landlord (Signature) and Tenant (Signature) (_____) acknowledge receipt of a copy of this page which is Page 1 of 6
RLHD-2 10/00 Approved for use under rule 10-2.1(a) of The Rules Regulating The Florida Bar

Sep 21 07 09:56a

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P. 3

All rent payments shall be payable to KENNETH WRIGHT at

PO BOX 16349, TAMPA, FLORIDA 33687 (name)
(address) (If left blank, to Landlord at Landlord's address).

If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from through in the amount of \$ and shall be due on (date) (date)
(If rent paid monthly, prorate on a 30 day month.)

Tenant shall make rent payments required under the Lease by (choose all applicable) cash, personal check, money order, cashier's check, or other DIRECT DEPOSIT (specify). If payment is accepted by any means other than cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant to pay all future payments by money order, cashier's check or official bank check or cash or other (specify) DIRECT DEPOSIT and to pay bad check fees in the amount of \$ 50.00 (not to exceed the amount prescribed by Florida Statutes section 68.065).

5. MONEY DUE PRIOR TO OCCUPANCY. Tenant shall pay the sum of \$ 2,200.00 in accordance with this Paragraph prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at Landlord's address or to KENNETH WRIGHT (name)

at C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687 (address)

First <input checked="" type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$ <u>1,100.00</u> due <u>09-28-2007</u>
Prorated rent plus applicable taxes	\$ <u> </u> due <u> </u>
Advance rent for <input type="checkbox"/> month <input type="checkbox"/> week of <u> </u>	\$ <u> </u> due <u> </u>
plus applicable taxes	\$ <u> </u> due <u> </u>
Last <input checked="" type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$ <u>1,100.00</u> due <u>09-28-2007</u>
Security deposit	\$ <u>1</u> due <u> </u>
Additional security deposit	\$ <u> </u> due <u> </u>
Security deposit for homeowner's association	\$ <u> </u> due <u> </u>
Other <u>NON REFUNDABLE PET DEPOSIT</u>	\$ <u> </u> due <u> </u>
Other <u> </u>	\$ <u> </u> due <u> </u>

6. LATE FEES. (Complete if applicable) In addition to rent, Tenant shall pay a late charge in the amount of \$ 50.00 for each rent payment made 5 days after the day it is due (if left blank, 5 days if rent is paid monthly, 1 day if rent is paid weekly).

7. PETS. Tenant may may not keep pets or animals on the Premises. If Tenant may keep pets, the pets described in this Paragraph are permitted on the Premises.

(Specify number of pets, type(s), breed, maximum adult weight of pets.)

8. NOTICES. ALEXANDRA HOMES is Landlord's Agent.

All notices must be sent to:

Landlord KENNETH - LORI WRIGHT, (name)

at C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687 (address)

Landlord's Agent ALEXANDRA HOMES (name)

at PO BOX 16349 TAMPA FLORIDA 33687 (address)

Landlord (Signature) and Tenant (Signature) acknowledge receipt of a copy of this page which is Page 2 of 6
RLHD-2 10/00 Approved for use under rule 10-2.1(a) of The Rules Regulating The Florida Bar

Sep 21 07 09:56a

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P. 4

unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or changes thereto shall be delivered to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at Premises.

9. UTILITIES. Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activating existing utility connections to the Premises except for _____

that Landlord agrees to provide at Landlord's expense.

10. MAINTENANCE. Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, and shall be responsible for maintenance and repair of the Premises, unless otherwise stated below:

(Fill in each blank space with "Landlord" for Landlord or "Tenant" for Tenant, if left blank, Landlord will be responsible for the item):

<u> </u> roofs	<u> </u> L windows	<u> </u> T screens
<u> </u> L steps	<u> </u> L doors	<u> </u> T floors
<u> </u> L porches	<u> </u> L exterior walls	<u> </u> L foundations
<u> </u> L plumbing	<u> </u> L structural components	
<u> </u> L heating	<u> </u> T hot water	<u> </u> T running water
<u> </u> T locks and keys	<u> </u> L electrical system	<u> </u> L cooling
<u> </u> T smoke detection devices		<u> </u> T garbage removal/outside receptacles
<u> </u> T extermination of rats, mice, roaches, ants and bedbugs		<u> </u> L extermination of wood-destroying organisms
<u> </u> T lawn/shrubbery	<u> </u> T pool/spa/hot tub	<u> </u> T water treatment
<u> </u> L filters(specify) _____	<u> </u> T ceilings	<u> </u> T interior walls

Other (specify) The landlord is responsible for major repairs exceeding \$1000, and not caused due to fault of the tenant.

Tenant shall notify KENNETH WRIGHT at ALEXANDRA HOMES
(name) (address)
PO BOX 16349, TAMPA, FLORIDA 33687 and 813 966 7325 of maintenance
(telephone number)

and repair requests.

11. ASSIGNMENT. Tenant may may not assign the lease or sublease all or any part of the Premises without first obtaining the Landlord's written approval and consent to the assignment or sublease.

12. KEYS AND LOCKS. Landlord shall furnish Tenant 2 # of sets of keys to the dwelling 0 # of mail box keys
1 # of garage door openers

If there is a homeowner's association, Tenant will be provided with the following to access the association's common areas/facilities:

 # of keys to _____
 # of remote controls to _____
 # of electronic cards to _____
 other (specify) to _____

At end of Lease Term, all items specified in this Paragraph shall be returned to ALEXANDRA HOMES
(name)
at PO BOX 16349, TAMPA, FLORIDA 33687 (if left blank, Landlord at Landlord's address)
(address)

13. LEAD-BASED PAINT. Check and complete if the dwelling was built before January 1, 1978

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord (Signature) and Tenant (Signature) () acknowledge receipt of a copy of this page which is Page 3 of 6
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Lessor's Disclosure (initial)

(a) Presence of lead-based paint or lead-based paint hazards (check (i) or (ii) below):
(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing

(b) Records and reports available to the Lessor (check (i) or (ii) below):

(i) Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (List documents below).

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) Lessee has received copies of all information listed above.

(d) Lessee has received the pamphlet Protect Your Family From Lead in Your Home.

Agent's Acknowledgment (Initial)

(e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4652d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Signature and Date lines for Lessor, Lessee, and Agent.

14. MILITARY/U.S. CIVIL SERVICE. Check if applicable. In the event Tenant, who is in the Military/U.S. Civil Service, should receive government orders for permanent change of duty station requiring Tenant to relocate away from the Premises, then Tenant may terminate the Lease without further liability by giving Landlord 30 days advance written notice and a copy of the transfer order.

15. LANDLORD'S ACCESS TO THE PREMISES: As provided in Chapter 83, Part II, Residential Landlord and Tenant Act, Florida Statutes, Landlord or Landlord's Agent may enter the Premises in the following circumstances:

- A. At any time for the protection or preservation of the Premises.
B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.
C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:
1. with Tenant's consent; 2. in case of emergency; 3. when Tenant unreasonably withholds consent; or
4. if Tenant is absent from the Premises for a period of at least one-half a Rental Installment period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

16. HOMEOWNER'S ASSOCIATION. If Tenant must be approved by a homeowner's association ("association"), Landlord and Tenant agree that the Lease is contingent upon receiving approval from the association. Any application fee required by an association shall be paid by Landlord Tenant and is refundable nonrefundable. If such approval is not obtained prior to commencement of Lease Term, Tenant shall receive return of deposits specified in Paragraph 5, if made, and the obligations of the parties under the Lease shall terminate. Tenant agrees to use due diligence in applying for association approval, to comply with the requirements for obtaining approval and agrees to pay any fee required by the association for procuring approval. Landlord Tenant shall pay the security deposit required by the association, if applicable.

Landlord (Signature) and Tenant (Signature) acknowledge receipt of a copy of this page which is Page 4 of 6
Approved for use under rule 10-2.1(a) of The Rules Regulating The Florida Bar.

Sep 21 07 09:57a

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p. 6

17. USE OF THE PREMISES. Tenant shall use the Premises for residential purposes. Tenant shall have exclusive use and right of possession to the dwelling. The Premises shall be used so as to comply with all state, county, municipal laws and ordinances, and all covenants and restrictions affecting the Premises and all rules and regulations of homeowners' associations affecting the Premises. Tenant may not paint or make any alterations or improvements to the Premises without first obtaining the Landlord's written consent to the alteration or improvement. Any improvements or alterations to the Premises made by the Tenant shall become Landlord's property. Tenant agrees not to use, keep, or store on the Premises any dangerous, explosive, toxic material which would increase the probability of fire or which would increase the cost of insuring the Premises.

18. RISK OF LOSS/INSURANCE.

A. Landlord and Tenant shall each be responsible for loss, damage, or injury caused by its own negligence or willful conduct.

B. Tenant should carry insurance covering Tenant's personal property and Tenant's liability insurance.

19. DEFAULTS/REMEDIES. Should a party to the Lease fail to fulfill their responsibilities under the Lease or need to determine whether there has been a default of the Lease, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on same, and/or remedies available to the parties.

20. SUBORDINATION. The Lease is subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

21. LIENS. Tenant shall not have the right or authority to encumber the Premises or to permit any person to claim or assert any lien for the improvement or repair of the Premises made by the Tenant. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

22. RENEWAL/EXTENSION. The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but the term of a renewal or extension together with the original Lease Term may not exceed one year. A new lease is required for each year.

23. TENANT'S PERSONAL PROPERTY. BY SIGNING THIS RENTAL AGREEMENT, TENANT AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY THE FLORIDA STATUTES, LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF TENANT'S PERSONAL PROPERTY.

24. TENANT'S TELEPHONE NUMBER. Tenant shall within 5 business days of obtaining telephone services at the Premises, send written notice to Landlord of Tenant's telephone numbers at the Premises.

25. ATTORNEY'S FEES. In any lawsuit brought to enforce the Lease or under applicable law, the party who wins may recover its reasonable court costs and attorney's fees from the party who loses.

26. MISCELLANEOUS.

A. Time is of the essence of the Lease.

B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.

C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.

D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.

E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida.

F. A facsimile copy of the Lease and any signatures hereon shall be considered for all purposes originals.

G. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a 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 buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

Landlord (Signature) and Tenant (Signature) acknowledge receipt of a copy of this page which is Page 5 of 6
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P.7

27. **BROKERS' COMMISSION.** Check and complete if applicable. The brokerage companies named below will be paid the commission set forth in this Paragraph by Landlord Tenant for procuring a tenant for this transaction.

Dexter & Marsha Amoy Fraser, Alexandra Homes

Real Estate Licensee

Alexandra Homes

Real Estate Brokerage Company

φ

Commission

Dexter & Marsha Amoy Fraser, Alexandra Homes

Real Estate Licensee

Alexandra Homes

Real Estate Brokerage Company

φ

Commission

28. EXECUTION.

Executed by Landlord

Kenneth Wright
Landlord's Signature

Zoe Wright
Landlord's Signature

09/21/07
Date

09/21/07
Date

Executed by Tenant

Teresa Wolf
Tenant's Signature

9/21/07
Date

v x x

v x x

Angie Calhoun

From: NET SatisFAXtion [postmaster]
To: Consumer Contact
Subject: 8139548221735, 8 page(s)

Attachments: FAX.TIF

You have received a new fax. This fax was received by **NET SatisFAXtion**. The fax is attached to the message. Open the attachment to view your fax.

Received Fax Details

Received On: 12/30/2008 1:44 PM
Number of Pages: 8
From (CSID): 8139548221735
From (ANI):
Sent to DID:

Duration of Fax: 0:09:05
Transfer Speed: 14400

Received Status: Success
Number of Errors: 38
Port Received On: RockForceOCTO+ Port 6



FAX.TIF
(891 KB)

Fax

Name: Dexter Fraser
Company: Dexter Fraser
Voice Number: 813 966 7325
Fax Number: 813 774 4443
10411 North Altman Street
Tampa, FL 33612

Date: Tuesday, December 30, 2008
Total Pages: 13
Subject: FSPC Complaint # 772351E

Name: FPSC
Company: FPSC
Voice Number:
Fax Number: (800) 5110809

Note: Wolfe entered lease attached on 09/30/2007, and was responsible for utilities since that date.

Sep 21 07 09:56a

HomeKenneth

9549861132

P. 1

Lease for Single Family Home and Duplex
OF REALTORS®

(For A Term Not To Exceed One Year)

INSTRUCTIONS:

1. Licensee: Give this disclosure to the Landlord prior to your assisting with the completion of the attached Lease.
2. Licensee: As the person assisting with the completion of the attached form, insert your name in the first (5) blank "Name" spaces below.
3. Licensee: **SIGN** the disclosure below.
4. Landlord and Tenant: Check the applicable provision regarding English contained in the disclosure and **SIGN** below.
5. Licensee, Landlord and Tenant: Retain a copy for your files.

DISCLOSURE:

Dexter & Marsha Amoy Fraser, Alexandra Homes told me that he/she is not a lawyer and may not give legal advice or represent me in court.
(Name)

Dexter & Marsha Amoy Fraser, Alexandra Homes told me that he/she may only help me fill out a form approved by the Supreme Court of Florida. Dexter & Marsha Amoy Fraser, Alexandra Homes may only help me
(Name)

Dexter & Marsha Amoy Fraser, Alexandra Homes told me that he/she is not an attorney and cannot tell me what my rights or remedies are or how to testify in court.
(Name)

Tenant:

Landlord:

I can read English.
 I cannot read English but this notice was read to me by Terrence Wofford
(Name)
in English
(Language)

I can read English.
 I cannot read English but this notice was read to me by Richard + Lon Wright
(Name)
in _____
(Language)

[Signature] (Licensee) [Signature] (Landlord) [Signature] (Tenant)

Sep 21 07 09:56a

HomeKenneth

9549861132

p. 2

Lease for Single Family Home and Duplex
OF REALTORS®

(FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX () OR A BLANK SPACE () INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. UPON REQUEST, THE LANDLORD SHALL PROVIDE A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT TO THE TENANT(S).

1. PARTIES. This is a lease ("the Lease") between KENNETH + LORI WRIGHT,
(name and address of owner of the property)
C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687 ("Landlord") and
TERENCE WOLFE
(name(s) of person(s) to whom the property is leased) ("Tenant.")

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at 406 SOUTH BRYAN CIRCLE
(street address)
BRANDON Florida 33511
(zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises"):

The Premises shall be occupied only by the Tenant and the following persons: one other person

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(month, day, year)
and ending September 30, 2008 (the "Lease Term").
(month, day, year)

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of \$ 1,100.00 (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance

in installments. If in installments, rent shall be payable
 monthly, on the 1st day of each month. (If left blank, on the first day of each month.)
 weekly, on the _____ day of each week. (If left blank, on Monday of each week.)
in the amount of \$ _____ per installment in the amount of \$ _____

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of \$ 0.00
 with each rent installment with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary
 If rent is paid in installments, the total payment per installment including taxes shall be in the amount of \$ 1,100.00
 If rent is paid in full, the total payment including taxes shall be in the amount of \$ 13,200.00

Landlord (Signature) and Tenant (Signature) acknowledge receipt of a copy of this page which is Page 1 of 6
RLHD-2 10/00 Approved for use under rule 10-2.1(a) of The Rules Regulating The Florida Bar

Sep 21 07 09:56a

HomeKenneth

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p. 3

All rent payments shall be payable to KENNETH WRIGHT at
(name)
PO BOX 16349, TAMPA, FLORIDA 33687 (if left blank, to Landlord at Landlord's address).
(address)

If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from
(date) through (date) in the amount of \$ and shall be due on
 (if rent paid monthly, prorate on a 30 day month.)
(date)

Tenant shall make rent payments required under the Lease by (choose all applicable) cash personal check money order.

Angie Calhoun

From: NET SatisFAXtion [postmaster]
To: Consumer Contact
Subject: 8139548221735, 4 page(s)
Attachments: FAX.TIF

You have received a new fax. This fax was received by **NET SatisFAXtion**. The fax is attached to the message. Open the attachment to view your fax.

Received Fax Details

Received On: 12/30/2008 1:56 PM
Number of Pages: 4
From (CSID): 8139548221735
From (ANI):
Sent to DID:

Duration of Fax: 0:03:37
Transfer Speed: 14400

Received Status: Unsustainable connection (Error: 0455 Extended: 0000)
Number of Errors: 13
Port Received On: RockForceOCTO+ Port 6



FAX.TIF
(280 KB)

Fax

Name: Dexter Fraser
Company: Dexter Fraser
Voice Number: 813 966 7325
Fax Number: 813 774 4443
10411 North Altman Street
Tampa, FL 33612

Date: Tuesday, December 30, 2008

Total Pages: 13

Subject: FSPC Complaint # 772351E

Name: FPSC

Company: FPSC

Voice Number:

Fax Number: (800) 5110809

Note: Wolfe entered lease attached on 09/30/2007, and was responsible for utilities since that date.

Sep 21 07 09:56a

HomeKenneth

9549861132

P. 1

Disclosure for Single Family Home and Duplex
FLORIDA BOARD OF REALTORS®

(For A Term Not To Exceed One Year)

INSTRUCTIONS:

1. Licensee: Give this disclosure to the Landlord prior to your assisting with the completion of the attached Lease.
2. Licensee: As the person assisting with the completion of the attached form, insert your name in the first (5) blank "Name" spaces below.
3. Licensee: **SIGN** the disclosure below.
4. Landlord and Tenant: Check the applicable provision regarding English contained in the disclosure and **SIGN** below.
5. Licensee, Landlord and Tenant: Retain a copy for your files.

DISCLOSURE:

Dexter & Marsha Amoy Fraser, Alexandra Homes told me that he/she is not a lawyer and may not give legal advice or represent me in court.
(Name)

Dexter & Marsha Amoy Fraser, Alexandra Homes told me that he/she may only help me fill out a form approved by the Supreme Court of Florida. Dexter & Marsha Amoy Fraser, Alexandra Homes may only help me
(Name)

by asking me factual questions to fill in the form. Dexter & Marsha Amoy Fraser, Alexandra Homes may also tell me how to file the form.
(Name)

Dexter & Marsha Amoy Fraser, Alexandra Homes told me that he/she is not an attorney and cannot tell me what my rights or remedies are or how to testify in court.
(Name)

Tenant:

Landlord:

I can read English.
 I cannot read English but this notice was read to me by James Wright
(Name)
in English
(Language)

I can read English.
 I cannot read English but this notice was read to me by Kenneth + Con Wright
(Name)
in _____
(Language)

[Signature]
(Licensee)

[Signature]
(Landlord)

[Signature]
(Tenant)

Sep 21 07 09:56a

HomeKenneth

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p. 2

Lease for Single Family Home and Duplex
OF REALTORS®



(FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX () OR A BLANK SPACE () INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. UPON REQUEST, THE LANDLORD SHALL PROVIDE A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT TO THE TENANT(S).

1. PARTIES. This is a lease ("the Lease") between KENNETH + LORI WRIGHT,
(name and address of owner of the premises)
C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687 ("Landlord") and
TERENCE WOLFE
(name(s) of person(s) to whom the property is leased) ("Tenant.")

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at 406 SOUTH BRYAN CIRCLE
(street address)
BRANDON Florida 33511
(zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises"):

The Premises shall be occupied only by the Tenant and the following persons: one other person

3. TERM. This is a lease for a term, not to exceed twelve months, beginning on September 29, 2007
(month, day, year) and ending September 30, 2008 (the "Lease Term").
(month, day, year)

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of \$ 1,100.00 (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance

in installments. If in installments, rent shall be payable
 monthly, on the 1st day of each month. (If left blank, on the first day of each month.)
 weekly, on the _____ day of each week. (If left blank, on Monday of each week.)
in the amount of \$ _____ per installment.

in full on _____ in the amount of \$ _____
(date)

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of \$ 0.00

with each rent installment with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary

If rent is paid in installments, the total payment per installment including taxes shall be in the amount of \$ 1,100.00

If rent is paid in full, the total payment including taxes shall be in the amount of \$ 13,200.00

Landlord [Signature] and Tenant [Signature] acknowledge receipt of a copy of this page which is Page 1 of 6
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All rent payments shall be payable to KENNETH WRIGHT at PO BOX 16349, TAMPA, FLORIDA 33687 (If left blank, to Landlord at Landlord's address).

If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from through in the amount of \$ and shall be due on . (If rent paid monthly, prorate on a 30 day month.)

Tenant shall make rent payments required under the Lease by (choose all applicable) cash, personal check, money order, cashier's check, or other DIRECT DEPOSIT (specify). If payment is accepted by any means other than cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant to pay all future payments by money order, cashier's check or official bank check or cash or other (specify) DIRECT DEPOSIT and to pay bad check fees in the amount of \$ 50.00 (not to exceed the amount prescribed by Florida Statutes section 68.065).

5. MONEY DUE PRIOR TO OCCUPANCY. Tenant shall pay the sum of \$ 2,200.00 in accordance with this Paragraph prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at Landlord's address or to KENNETH WRIGHT

at C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687

First <input checked="" type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$ <u>1,100.00</u> due <u>09-20-2007</u>
Prorated rent plus applicable taxes	\$ <u> </u> due <u> </u>
Advance rent for <input type="checkbox"/> month <input type="checkbox"/> week of <u> </u> plus applicable taxes	\$ <u> </u> due <u> </u>
Last <input checked="" type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$ <u>1,100.00</u> due <u>09-21-2007</u>
Security deposit	\$ <u> </u> due <u> </u>
Additional security deposit	\$ <u> </u> due <u> </u>
Security deposit for homeowner's association	\$ <u> </u> due <u> </u>
Other <u>NON REFUNDABLE PET DEPOSIT</u>	\$ <u> </u> due <u> </u>
Other <u> </u>	\$ <u> </u> due <u> </u>

6. LATE FEES. (Complete if applicable) In addition to rent, Tenant shall pay a late charge in the amount of \$ 50.00 for each rent payment made 5 days after the day it is due (if left blank, 5 days if rent is paid monthly, 1 day if rent is paid weekly).

7. PETS. Tenant may may not keep pets or animals on the Premises. If Tenant may keep pets, the pets described in this Paragraph are permitted on the Premises.

(Specify number of pet, type(s), breed, maximum adult weight of pet.)

8. NOTICES ALEXANDRA HOMES is Landlord's Agent.

All notices must be sent to: Landlord KENNETH + LORI WRIGHT at C/O ALEXANDRA HOMES, PO BOX 16349, TAMPA, FLORIDA 33687 Landlord's Agent ALEXANDRA HOMES at PO BOX 16349 TAMPA FLORIDA 33687

Landlord [Signature] and Tenant [Signature] acknowledge receipt of a copy of this page which is Page 2 of 6 R.LHD-2 10/00 Approved for use under rule 10-2.1(a) of The Rules Regulating The Florida Bar

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unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or changes thereto shall be delivered to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at Premises.

9. UTILITIES. Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activating existing utility connections to the Premises except for _____

_____ that Landlord agrees to provide at Landlord's expense.

10. MAINTENANCE. Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, and shall be responsible for maintenance and repair of the Premises, unless otherwise stated below:

(Fill in each blank space with "Landlord" for Landlord or "Tenant" for Tenant, if left blank, Landlord will be responsible for the item):

_____ roofs	L	_____ windows	T	_____ screens	
L	_____ steps	L	_____ doors	T	_____ floors
L	_____ porches	L	_____ exterior walls	L	_____ foundations
L	_____ plumbing	L	_____ structural components		
L	_____ heating	T	_____ hot water	T	_____ running water
T	_____ locks and keys	L	_____ electrical system	L	_____ cooling
T	_____ smoke detection devices			T	_____ garbage removal/outside receptacles
T	_____ extermination of rats, mice, roaches, ants and bedbugs	L		L	_____ extermination of wood-destroying organisms
T	_____ lawn/shrubbery	T	_____ pool/spa/hot tub	T	_____ water treatment
L	_____ filters(specify) _____			T	_____ ceilings
				T	_____ interior walls

Other (specify) The landlord is responsible for major repairs exceeding \$1000, and not caused due to fault of the tenant.

Tenant shall notify KENNETH WRIGHT at ALEXANDRA HOMES

PO BOX 16349, TAMPA, FLORIDA 33687 and 813 966 7325 of maintenance

and repair requests.

11. ASSIGNMENT. Tenant may may not assign the lease or sublease all or any part of the Premises without first obtaining the Landlord's written approval and consent to the assignment or sublease.

12. KEYS AND LOCKS. Landlord shall furnish Tenant 2 # of sets of keys to the dwelling 0 # of mail box keys 1 # of garage door openers

If there is a homeowner's association, Tenant will be provided with the following to access the association's common areas/facilities: _____ # of keys to _____ # of remote controls to _____ # of electronic cards to _____ other (specify) to _____

At end of Lease Term, all items specified in this Paragraph shall be returned to ALEXANDRA HOMES at PO BOX 16349, TAMPA, FLORIDA 33687 (If left blank, Landlord at Landlord's address).

13. LEAD-BASED PAINT Check and complete if the dwelling was built before January 1, 1978

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

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Lessor's Disclosure (initial)

_____ (a) Presence of lead-based paint or lead-based paint hazards (check (i) or (ii) below):

(i) ___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Lessor (check (i) or (ii) below):

(i) ___ Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (List documents below).

(ii) ___ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

_____ (c) Lessee has received copies of all information listed above.

_____ (d) Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

Agent's Acknowledgment (initial)

_____ (e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessor

Date

Lessor

Date

Lessee

Date

Lessee

Date

Agent

Date

Agent

Date

[Signature]

9/21/07

[Signature]

09-21-07

[Signature]

09-21-07

09-21-07

Angie Calhoun

From: NET SatisFAXtion [postmaster]
To: Consumer Contact
Subject: 8139548221735, 6 page(s)

Attachments: FAX.TIF

You have received a new fax. This fax was received by **NET SatisFAXtion**. The fax is attached to the message. Open the attachment to view your fax.

Received Fax Details

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Number of Pages: 6
From (CSID): 8139548221735
From (ANI):
Sent to DID:

Duration of Fax: 0:06:33
Transfer Speed: 14400

Received Status: Unsustainable connection (Error: 0455 Extended: 0000)
Number of Errors: 41
Port Received On: RockForceOCTO+ Port 6



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