

Residential Lease/Rental Agreement

This agreement made this \_\_\_\_\_ day of \_\_\_\_\_ is between

\_\_\_\_\_ (hereafter called Management) and

\_\_\_\_\_ (hereafter called Resident). Management leases to Resident, and Resident rents from Management, residential unit located at \_\_\_\_\_ (hereafter called premises), under the following conditions:

TERM: 1. The initial term of this lease shall be \_\_\_\_\_ beginning (mo/day/year) \_\_\_\_\_ and ending Noon, \_\_\_\_\_ (mo/day/yr).

POSSESSION: 2. If there is a delay in delivery of possession by Management, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days after the beginning day of initial term, then Resident may void this agreement and have full refund of any deposit. Management shall not be liable for damages for delay in possession.

RENT: 3. Rent is payable monthly, in advance, at a rate of \_\_\_\_\_ per month, during the term of this agreement on the first day of each month at the office of Management or at such other place Management may designate. Tenant agrees to pay \$20 for each dishonored check.

RENT

DISCOUNT: 4. Time is of the essence on this agreement. If the rent is accepted before the close of business day, on the forth (4th) of each month the rate will be \_\_\_\_\_ dollars (\$ \_\_\_\_\_), any check will be considered as unpaid rent and not subject to discount.

EVICTION: 5. If the rent called for in paragraph 3 hereof has not been paid by the fifteenth (15th) of the month, then Management shall automatically and immediately have the right to take out a Disposessory Warrant and have Resident, his/her family and possessions evicted from the premises.

INDEMNIFICATION

DEPOSIT: 6. Management acknowledges receipt of \_\_\_\_\_ dollars (\$ \_\_\_\_\_) as a deposit to indemnify owner against damage to the property and for Resident's fulfillment of the conditions of this agreement. Deposit will be returned to Resident less a \$50 carpet cleaning charge, thirty (30) days after the residence is vacated if:  
(a) Lease term has expired or agreement has been terminated by both parties; and  
(b) All monies due Management by Resident have been paid, and

- (c) Residence is not damaged and is left in its original condition, normal wear and tear expected, and
- (d) Management is in receipt of copy of paid final bills on all utilities (includes gas, electric, water, garbage, and telephone).
- (e) Deposit will not be returned if Resident leaves before lease time is completed. Deposit may be applied by Management to satisfy all or part of Resident's obligations and such act shall not prevent Management from claiming damages in excess of the deposit. Resident may not apply the deposit to any of the rent payment.

#### RENEWAL

TERM: 7. It is the intent of both parties that this lease is for a period of \_\_\_\_\_ months and that the last months rent will apply only to the last month of the lease period. Should this lease be breached by the Resident, both the last months rent and the indemnification deposit shall be forfeited as liquidated damages and the Resident will owe rent through the last day of occupancy.

SUBLET: 8. Resident may not sublet residence or assign this lease without written consent of Management.

#### CREDIT

APPLICATION: 9. Management having received and reviewed a credit application filled out by Resident, and Management having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this Rental Agreement with Resident. Resident and Management agree the credit application the Resident filled out when making application to rent said residence is hereby incorporated by reference and made a part of this Rental Agreement. Resident further agrees if he/she has falsified any statement on said application, Management has the right to terminate Rental Agreement, Resident will remove him or herself, his/her family, and possessions from the premises within 24 hours of notification from Management of the termination of his lease. Resident further agrees to indemnify Management for any damages to property of Management including, but not limited to, the cost of making residence suitable for renting to another Resident, and waves any right of "set off" for the security deposit and prepaid rent which was forfeited as liquidated damages.

#### FIRE AND CASUALTY:

10. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Management may, at its option, terminate Rental Agreement or repair damages within 30 days. If Management does not do repairs within this time or if building is fully destroyed, the Rental Agreement hereby created is terminated. If Management elects to repair damage, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of preoccupancy, providing during repairs, Resident has vacated and removed Residents possessions as required by Management. The date of preoccupancy shall be the date of notice that residence is ready for reoccupancy.

HOLD OVER: 11. Resident shall deliver possession of residence in good order and repair to Management upon termination of expiration of this agreement.

RIGHT OF  
ACCESS:

12. Management shall have the right of access to residence for inspection and repair or maintenance during reasonable hours in case of emergency. Management may enter at any time to protect life and prevent damage to the property.

USE:

13. Residence shall be used for residential purposes only and shall be occupied only by the persons named in Resident's application to lease. The presence of an individual residing on the premises who is not a signatory on the Rental Agreement will be sufficient grounds for termination of this agreement. Residence shall be used so as to comply with state county, and municipal laws and ordinances. Resident shall not use residence or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other Resident's quiet enjoyment of their residence.

PROPERTY  
LOSS:

14. Management shall not be liable for damage to Resident's property for any type for any reason or cause whatsoever, except where such is due to Management's gross negligence. Resident acknowledges that he/she is aware that he/she is responsible for obtaining any desired insurance for fire, theft, liability, etc on personal possessions, family, and guests.

PETS:

15. Animals, birds, or pets of any kind shall not be permitted inside the residential unit at any time unless the prior written approval of Management has been obtained.

INDEMNIFICATION

16. Resident releases Management from liability for and agrees to indemnify Management against losses, incurred by Management as a result of (a) Resident's failure to fulfill a condition of this agreement, (b) any damage or injury happening in or about residence or premises to Resident's invitees or licenses or such person's property; (c) Resident's failure to comply with any requirements imposed by any government authority; (d) any judgement, lien, or other encumbrance filed against residence as a result of Resident's action.

FAILURE OF  
MANAGEMENT

TO ACT:

17. Failure of Management to insist upon compliance with the terms of this agreement shall not constitute a waiver of any violation.

REMEDIES

CUMULATIVE: 18. All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by Resident shall pay to Management all expenses incurred in connection therewith.

NOTICES:

19. Any notice required by this agreement shall be in writing and shall be delivered personally or mailed by registered or certified mail.

REPAIRS: 20. Management will make necessary repairs to the exterior with reasonable promptness after receipt of written notice from Resident. Resident shall make all necessary repairs to interior and keep premises in a safe, clean, and sanitary condition. Resident shall make contact with all repair or service people and will be responsible for paying the first \$25 of any charge. Resident may not remodel or paint or structurally change, nor remove any fixture therefrom without written permission from Management.

ABANDONMENT:

21. If Resident removes or attempts to remove property from the premises other than in the usual course of continuing occupancy, without having first paid Management all monies due, residence may be considered abandoned, and Management shall have the right without notice, to store or dispose of any property remaining on the premises by Resident. Management shall also have the right without notice, to store or dispose of any property remaining on the premises after the termination of this agreement. Any such property shall be considered Management's property and the title thereto shall vest in Management.

MORTGAGEE'S

RIGHTS: 22. Resident's rights under this lease shall at all times be automatically junior and subject to any deed to secure debt which is now or shall hereafter be placed on premises of which residence is part; if requested, Resident shall execute promptly any certificate that Management may request to specifically implement the subordination of this Paragraph.

RULES AND REGULATIONS:

23. (a) Signs: Resident shall not display any signs, exterior lights, or markings. No awnings or other projections shall be attached to the outside of the building.
- (b) Locks: Resident is prohibited from adding locks to, changing, or in any way altering locks installed on the doors. All keys must be returned to Management of the premises upon termination of the occupancy.
- (c) Entrances, walks, lawns, and driveways shall not be obstructed or used for any purpose other than ingress and egress.
- (d) Radio or television aerials shall not be placed or erected on the roof or exterior.
- (e) Parking: Non-operative vehicles are not permitted on premises. Any such non-operative vehicle may be removed by Management at the expense of Resident owning same, for storage or public or private sale, at Management's option, and Resident owning same shall have no right of recourse against Management therefor.
- (f) Storage: No goods or materials of any kind or description which are combustible or would increase fire risk or shall in any way increase the fire insurance rate with respect to the premises or any law or regulation, may be taken or placed in a storage area or the residence itself. Storage in all such areas shall be at Resident's risk and Management shall not be responsible for any loss or damage.

- (g) Walls: No nails, screws, or adhesive hangers except standard picture hooks, shade brackets, and curtain rod brackets may be placed in walls, woodwork, or any part of residence. Pictures and other wall hangings if used, before using fasteners they must be approved by Management. (3M are okay). Any damage done to walls and in or outside property is subjected to being accessed and covered by the deposit and is removed from deposit account at that time.
- (h) Guest: Resident shall be responsible and liable for the conduct of his/her guests. Act of guests in violation of this agreement or Management's rules and regulations may be deemed by Management to be a breach by Resident. No guest may stay longer than 10 days without permission of Management; otherwise a \$10 per day guest charge will be due Management.
- (i) Noise: All radios, television sets, stereos, etc must be turned down to a level of sound that does not annoy or interfere with neighbors.
- (j) Resident shall maintain his/her own yard and shrubbery and furnish his/her own garbage can.
- (k) Resident's Guido: Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall, in its judgement, determine to be necessary for the safety, care, and cleanliness of the premises, for the preservation of good order or for the comfort or benefit of Residents generally.
- (l) No smoking inside the home. No parties inside or outside the property. No loud music. No pools allowed. No boat, or other equipment to be stored on property unless approved by management.
- (m) Trash must be put in garbage bags before being put in containers, so that it does not blow in the yard if the lid blows open. All common areas are to be kept clean and free of clutter at all times for safety; which includes halls, bathrooms, and kitchens. No food or dirty dishes are to be left in the sink, on counter tops, or in trash cans for long periods of time. This will attract ants and other insects and is the Resident's responsibility to keep it clean at all times.
- (n) Utilities must be kept on during the time tenants are under a lease agreement.
- (o) All credit applications must be turned in before a copy of the lease is given. Parents must co-sign lease agreement.
- (p) Yard must be clear at all times for mowing and to be maintained. Patio's must be clean and free of debris at all times. Debris is subject to a charge of \$25.00 from deposit and must be paid for by the next month rent so deposit remains the same.
- (q) If you leave and don't clean the refrigerator, oven, or dishwasher there will be a \$50 cleaning charge per appliance. No pets of any kind are permitted on the property at anytime.
- (r) No locks shall be changed on any lock in the house, Management must possess a key for all locks to gain access in case of an emergency.
- (s) Remote deposit is required for all remotes to heat and air units of \$50.
- (t) Management must gain access to common areas to maintain them. Please help in keeping these areas clear and clean at all times.

- (t) If one or two of the renters out of the five are disturbing the others, a fine of \$100 to \$300 may be imposed and payed to whoever is being disturbed.
- (u) Any damage done to walls and in or outside property is subjected to being accessed and covered by the deposit and is removed from deposit account at the time of damage and must be payed back to deposit account before the next rent cycle.

ENTIRE  
AGREEMENT:

24. This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any part of this Rental Agreement is invalid, for any reason, such invalidity shall not void the remainder of the Rental Agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed in person the day and year first above written.

Management

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Resident

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Number of Residents Living Within the Premises \_\_\_\_\_