

Landlord \*PLCP 1  
c/o Hagan Accounting Group  
733 Washington Road Ste 102  
Pittsburgh, PA 15228

\*per lease cover page (plcp)

SAMPLE LEASE

RESIDENTIAL LEASE AGREEMENT

NOTICE TO TENANTS: You are giving up important consumer rights by signing this Lease. If you do not meet your obligations under this Lease, you may lose your security deposit. Landlord may sue you for money damages or go to court to evict you if you do not meet the terms of this Lease.

DATE OF LEASE: \*plcp2 LANDLORD: \*plcp3

TENANT: \*plcp4

LANDLORD agrees to rent and TENANT accepts this LEASE on the following conditions:

1. PROPERTY.

LANDLORD agrees to rent to TENANT the following PROPERTY:

\*PLCP5

2. TERM.

Length of Lease: **agreed upon term**

Lease Begins at 1:00 pm on: \*PLCP6

Lease Ends at 10:00 am on: \*PLCP7

3. RENT.

Monthly Rent: \*PLCP8

RENT is due on the 1<sup>st</sup> day of each month. TENANT must pay this RENT every month without LANDLORD first asking for it. TENANT may deduct \$50.00 if LANDLORD receives the RENT before the 5<sup>th</sup> of each month.

THE POSTMARK DATE ON THE RENTAL PAYMENT ENVELOPE WILL DETERMINE THE DATE OF PAYMENT.

LANDLORD does not have to give TENANT a receipt for rental payments.

Tenant must pay full rent each month and may not deduct funds from rental payments for any reason. LANDLORD will first apply payment(s) towards any outstanding rental balance due.

4. ADDITIONAL RENT.

In addition to the RENT which TENANT is to pay under Paragraph 3 (RENT), TENANT agrees to pay as

ADDITIONAL RENT:

- a) Utilities billed to LANDLORD which are TENANT'S responsibility under Paragraph 10 of this LEASE.
- b) ~~\$\$\$Additional Rent~~ per month for estimated water and sewage bills to be reviewed and adjusted if needed.

5. PLACE OF PAYMENTS.

TENANT must pay RENT to LANDLORD at the following address:

c/o Hagan Accounting Group  
733 Washington Road Ste 102  
Pittsburgh, PA 15228

SAMPLE LEASE

6. **NOTICES.**

LANDLORD and TENANT must send all notices by postage pre-paid First Class US Mail. Notice is given when it is mailed. TENANT must send to address listed in Paragraph 5 & LANDLORD must send notices to TENANT at:  
**The rented property**

7. **USE.**

- a) TENANT may use the PROPERTY only as a private residence for \*PLCP9 persons. Only TENANT and the persons listed on TENANT'S LEASE may live in the PROPERTY. A \$250 fee per month will be charged for any unauthorized occupants found living at the PROPERTY retroactive from the start of LEASE.
- b) TENANT may not commit any act or allow any activity to occur on the property which violates or breaks any Federal, State or local laws or ordinances. TENANT may not use the PROPERTY for any disorderly or illegal purpose. Tenants must confirm to local occupancy ordinances and will be responsible for any and all violations under any circumstances. Its tenants responsibility to conform to all occupancy ordinances and landlord will not be held liable for any violations of any local occupancy ordinance violations. Tenant will assume all responsibility for any occupancy violations found at the property.
- c) TENANT may not store any hazardous, flammable or toxic substances in or on the PROPERTY. TENANT may not do or allow any behavior in the PROPERTY which is a nuisance or which creates a risk of injury, loss or damage. TENANT may not do or allow any activity which increases the costs of insurance or the LANDLORD'S ability to either get or keep insurance coverage on the PROPERTY.

8. **SECURITY DEPOSIT.**

- a) Before moving into the PROPERTY, TENANT must pay a SECURITY DEPOSIT in the amount of \*PLCP 10 LANDLORD will put the SECURITY DEPOSIT in an account at PNC if the SECURITY DEPOSIT is more than \$100.00.
- b) TENANT may not apply or use the SECURITY DEPOSIT for payment of RENT under the LEASE.
- c) TENANT agrees that during the TERM, LANDLORD may:
  - (1) decide to use all or part of the SECURITY DEPOSIT to pay for damages caused by TENANT to the PROPERTY; and/or
  - (2) use all or part of the SECURITY DEPOSIT if TENANT fails to pay RENT or ADDITIONAL RENT.
- d) LANDLORD will return the SECURITY DEPOSIT within thirty (30) days of the end of the TERM or within thirty (30) days of TENANT leaving and turning in the keys, if TENANT:
  - (1) gives LANDLORD written notice of TENANT'S new address; and
  - (2) did not damage the PROPERTY; and
  - (3) paid all RENT and ADDITIONAL RENT in full; and
  - (4) fully performed all responsibilities under this LEASE.

9. **RETURNED CHECKS.**

If TENANT'S check is returned, LANDLORD may charge TENANT ADDITIONAL RENT. TENANT must make all further payments in cash. If a check is returned, LANDLORD may order if LANDLORD receives two (2) checks.



10. **UTILITIES.**

- a) LANDLORD will supply and pay for the following utilities: **none.**

*NOTE: TENANT will use utilities in a careful and reasonable way.*

- b) TENANT will pay for all other utilities: **all utilities.**
- c) Tenant will turn on utilities in their name and must remain on throughout the duration of lease term.
- d) During the heating season TENANT must keep the PROPERTY temperature above 55 degrees Fahrenheit.
- e) TENANT must also provide LANDLORD with current telephone numbers for all individuals on lease.
- f) At the end of the LEASE, TENANT must provide LANDLORD with proof that all utilities billed to TENANT are paid in full. LANDLORD does not have to return any SECURITY DEPOSIT to TENANT until TENANT gives LANDLORD proof that TENANT has paid all utilities.

11. **APPLIANCES.**

- a) LANDLORD will repair or replace non-working appliances that are supplied by the Landlord.
- b) TENANT agrees to keep all appliances clean and to immediately report any appliances which are

broken, damaged or not working properly. TENANT is responsible for the cost of repairing or replacing any appliance which is broken, damaged or not working because of the fault of TENANT or his/her family or guests. Clothes washer and

**SAMPLE LEASE**

12. **LANDLORD UNABLE TO GIVE POSSESSION.**

- a) LANDLORD will not pay damages to TENANT beyond LANDLORD'S control.
- b) If LANDLORD is unable to give possession of the PROPERTY to TENANT on the date when the LEASE is to start:
  - (1) LANDLORD will promptly notify TENANT that possession is not ready for TENANT;
  - (2) TENANT will not have to pay RENT or ADDITIONAL RENT until possession of the PROPERTY is given to TENANT;
  - (3) TENANT must pay RENT or ADDITIONAL RENT for any part of a month that TENANT has possession.
- c) TENANT may end the LEASE if possession of the PROPERTY is not given to TENANT. TENANT must give notice:
  - (1) in writing within five (5) days of receipt of LANDLORD'S notice of delay; OR
  - (2) in writing before the sixth (6th) day after the LEASE is to start and possession is not ready for TENANT.
- d) If TENANT ends the LEASE because LANDLORD has not given possession to TENANT, LANDLORD will return any SECURITY DEPOSIT or other deposits within five (5) days after LANDLORD receives TENANT'S written notice ending the LEASE.
- e) The LEASE will continue if TENANT does not give LANDLORD written notice that TENANT is ending LEASE. All duties and obligations of TENANT under the LEASE will remain in effect.

13. **END OF LEASE.**

**Either party may end this LEASE at the end of the original TERM by written notice. LANDLORD or TENANT must receive this notice at least 180 days before the end of the TERM.**

14. **CANCELLATION BY TENANT.**

TENANT may terminate this lease only on the last day of January, February, March, April, May, June, July, August, September or October by:

- a) notifying LANDLORD of intent to do in writing, not less than forty (40) days prior to intended termination.
- b) paying a lease termination fee equal to three (3) months gross rent (no discount will be given).
- c) TENANT agrees to vacate said premises on or before such termination date, and agreeing to pay all regular rent and utilities as it becomes due and payable, until the termination date.
- d) TENANT agrees NOT to sublet, rent or re-rent, attempt to sublet, rent or re-rent, or advertise for sublet, rent or re-rent any portion of the said premises, nor will Tenant assign this lease.
- e) a Re-Rent fee equal to one (1) month's gross rental or \$500.00, whichever is greater.
- f) failure to follow the above terms will be considered a breakage of **Section 16 ENDING LEASE EARLY** and will result in the entire lease term being due.

15. **RENEWAL. Landlord may start showing property in the month of January in the year the lease is to end:**

- a) LANDLORD may increase the RENT or change any other term of the LEASE for any renewal period by sending written notice to TENANT. LANDLORD must send this notice at least 180 days before the end of the TERM or of any renewal term.
- b) TENANT may reject the renewal terms by sending written notice to LANDLORD by certified mail, return receipt requested, with 180 days written notice prior to lease expiration. TENANT must then leave at the end of the current TERM. The LEASE will renew based on LANDLORD'S renewal notice if TENANT does not send notice ending the LEASE.
- c) Landlord may show property to prospective tenants 6 months prior to end of lease if renewal is not returned with Appropriate rent payment.

16. **ENDING LEASE EARLY.**

- a) If LANDLORD agrees in writing to end this LEASE before the end of the TERM, TENANT is responsible

for all costs and rent caused by the early ending of the LEASE. These costs include loss of RENT for the rest of the LEASE TERM. (refer to Paragraph #14 for additional clarification)

- b) If this LEASE is ended and TENANT does not leave on the ending date, TENANT must pay double the last monthly rental charge. This rental charge is due for each month that TENANT stays in possession of the PROPERTY.

17. **SUBLETTING.**

TENANT may not transfer this LEASE or sublet the PROPERTY or any part of the PROPERTY.

18. **LANDLORD'S ENTRY ONTO THE PROPERTY.**

LANDLORD or LANDLORD'S agent may enter the PROPERTY:

- a) between 9:00am and 9:00pm to:
  - 1) make repairs;
  - 2) improve the PROPERTY; or,
  - 3) show the PROPERTY to possible buyers, lenders or TENANTS.
- b) without notice to TENANT in an emergency.

**SAMPLE LEASE**

19. **LOCKS.**

- a) TENANT agrees not to change or remove any locks to the PROPERTY without first getting written permission from LANDLORD.
- b) TENANT will pay any costs paid by LANDLORD:
  - 1) for changing locks; and/ or,
  - 2) for supplying duplicate keys.

20. **LOCKOUT FEES.**

LANDLORD will charge a fee of **\$50.00** if LANDLORD has to let TENANT into the PROPERTY after TENANT becomes locked out. TENANT must pay this fee to the person who opens the PROPERTY. The charge will still apply to any cancelled call.

21. **LANDLORD'S RESPONSIBILITY.**

LANDLORD is not responsible for any loss, expense, injury or damage to any person or property caused by:

- a) theft;
- b) fire;
- c) ice, snow or rain;
- d) water; and/or mold
- e) plumbing or pipe leaks.
- f) occupancy ordinance violations

**SAMPLE LEASE**

22. **TENANT'S RESPONSIBILITY FOR INJURY OR DAMAGE.**

TENANT agrees that TENANT is responsible for:

- a) all personal property of TENANT or TENANT'S family or guests in or on the PROPERTY;
- b) loss, damage, costs, injury or death caused by TENANT or the use of TENANT'S property;
- c) any claim due to acts or from any failure to act by TENANT or TENANT'S family, guests or employees;
- d) payment for damages or costs of LANDLORD from any claim based upon the acts of TENANT or TENANT'S family, guests or employees; and,
- e) the legal costs of defending LANDLORD if any claim is made against LANDLORD because of the acts of TENANT or TENANT'S family, guests or employees LANDLORD has the right to choose the attorney who will represent LANDLORD.

23. **TENANT'S INSURANCE.**

TENANT will get insurance coverage for:

- a) the protection of any personal property of TENANT, TENANT'S family or guests;
- b) the contents in and around the PROPERTY; and
- c) all claims by TENANT'S family, guests or persons invited by TENANT for injury or death occurring in or about the PROPERTY.

24. **PRIORITY OF LEASE.**

If the PROPERTY is sold at a mortgage foreclosure sale, the purchaser can end this LEASE. In a foreclosure sale, all mortgages that now or in the future affect the PROPERTY come before this LEASE. TENANT agrees to sign all papers needed by the mortgage holder to give priority over this LEASE.

**TENANT gives up or waives a right to have the LEASE continue after a foreclosure sale.**

25. **LEAVING THE PROPERTY.**

- a) The PROPERTY is considered abandoned and/or turned over to LANDLORD if:
  - 1) RENT is five (5) or more days past due; and
  - 2) TENANT moves out all or almost all of TENANT'S personal property from the PROPERTY.

26. **RULES.**

- a) LANDLORD may make reasonable rules and regulations to protect:
  - 1) the PROPERTY of other tenants, neighbors, or other people; and,
  - 2) the comfort, safety or rights of other tenants, neighbors, or other people.
- b) TENANT will follow all rules made by LANDLORD which are now in effect and any new rules made by LANDLORD during this LEASE.

27. **TENANT'S DUTIES.**

In addition to any other duties which TENANT has under this LEASE, TENANT will:

- a) leave the PROPERTY when the LEASE ends and return all keys to LANDLORD; and
- b) return the PROPERTY:
  - 1) clean and free of garbage or trash;
  - 2) TENANT specifically agrees to have lessor's carpeting cleaned professionally by a truck-mounted hot water extraction process and vacuumed.
  - 3) appliances, oven, windows, bathroom fixtures, walls, floor, woodwork, baseboards, doors, kitchen cabinets and lighting fixtures left free from dirt, grease, spots, holes and marks just prior to move out as outlined in MOVE-OUT CHECKLIST.
  - 4) In the event TENANT fails to surrender keys as herein agreed, TENANT authorizes lessor to charge for changing door locks, \$75.00 each, and mailbox locks \$50.00.

28. **MAINTENANCE.**

LANDLORD agrees to do any maintenance or structural repairs to the PROPERTY.

**SAMPLE LEASE**

29. **REPAIRS.**

TENANT agrees to:

- a) immediately report to LANDLORD any damages or needed repairs. **Failure to report any leaks or water loss immediately will result in charges to the TENANT for any excessive water bills.**
- b) and pay for repairs which are needed due to the fault of TENANT or any or TENANT'S family or guests.

30. **CHANGES TO THE PROPERTY.**

- a) TENANT must get written permission from LANDLORD before any changes, improvements or additions to the PROPERTY are made by TENANT.
- b) All changes and additions made by TENANT with LANDLORD'S permission remain in the PROPERTY when the LEASE TERM ends. TENANT agrees that LANDLORD will not pay for changes made to the PROPERTY unless LANDLORD agrees in writing to pay for the changes.

31. **PETS.**

No pets of any kind are permitted.

32. **TAKING OF PRIVATE PROPERTY.**

- a) Legal authorities are able to take property after paying for it. This is known as "condemnation."
- b) TENANT agrees that if the PROPERTY, part of the PROPERTY, or the land on which the PROPERTY is located are taken:
  - 1) LANDLORD can end this LEASE for any part of the property which is taken;
  - 2) LANDLORD is not responsible for claims of TENANT for inconvenience or loss of use of the PROPERTY or any part of the PROPERTY; and,

3) TENANT by signing this LEASE, has given to LANDLORD any rights which TENANT may have to any money paid by the legal authorities for the taking of the PROPERTY.

33. **UNENFORCEABLE LEASE CONDITIONS.**

If any court determines that any condition or part of this LEASE is illegal or unenforceable, the rest of the LEASE still continues.

34. **SALE OF PROPERTY.**

A new owner can end this LEASE by giving TENANT 30 days written notice if there is:

- a) a sale or transfer of the PROPERTY; or
- b) a sale of the land or buildings in which the PROPERTY is located.

35. **BROKEN CONDITIONS OF LEASE BY TENANT.**

TENANT has broken this LEASE if TENANT:

- a) fails to pay RENT or ADDITIONAL RENT when it is due;
- b) does anything which is not permitted by this LEASE; or
- c) fails to do anything which is required by this LEASE; or
- d) gives LANDLORD false information or signatures.

**SAMPLE LEASE**

36. **TENANT GIVES UP RIGHTS OF NOTICE.**

WARNING: UNDER PENNSYLVANIA LAW, TENANT IS ENTITLED TO RECEIVE A WRITTEN NOTICE FROM LANDLORD TO LEAVE THE PROPERTY.

**BY SIGNING THIS LEASE, TENANT AGREES TO GIVE UP THE RIGHT TO RECEIVE ANY NOTICE FROM LANDLORD TO LEAVE THE PROPERTY BEFORE LANDLORD TAKES LEGAL ACTION AGAINST TENANT.**

37. **LANDLORD'S RIGHTS.**

The following are in addition to rights of LANDLORD

- a) collect from TENANT for damages caused by TENANT or TENANT'S breaking any conditions of the LEASE or TENANT'S doing of any act which is not permitted by the LEASE;
- b) go to court to evict TENANT and get back the PROPERTY;
- c) go to court to recover:
  - 1) RENT or ADDITIONAL RENT which is due from TENANT;
  - 2) DAMAGES; and,
  - 3) reasonable costs and expenses which are spent by LANDLORD to enforce this LEASE, including court costs, collection costs and attorney's fees.
  - 4) If LANDLORD requires court action, TENANT will be charged a \$250 administrative fee in addition to any additional costs associated with this action.
- d) These are not the only rights LANDLORD has if TENANT breaks this LEASE. Besides ending this LEASE and getting a court order to evict TENANT, LANDLORD can sue TENANT for unpaid rent and other damages, losses or injuries. If LANDLORD gets a court order for a money judgment against TENANT, LANDLORD can use the court process to take TENANT'S personal goods, furniture, motor vehicles and money in banks.

38. **LOSS OF LANDLORD'S RIGHTS.**

LANDLORD does not give up rights by accepting RENT, or by delaying, or not enforcing any condition in this LEASE.

39. **NO JURY TRIAL.**

LANDLORD and TENANT agree to give up their right to a Jury Trial in any lawsuit involving this LEASE.

40. **JOINT AND SEVERAL.**

Each person who signs this lease is fully responsible to do what is stated in the lease. Each signer is responsible to pay the rent in full.

41. **NOTICE TO CO-SIGNER/GUARANTORS.**

Landlord has the right but not the obligation to contact any co-signer/guarantor and/or to provide notice to any co-signer/guarantor of any breach of this Lease by Tenant.

42. **SEPARABILITY.**

If one or more of the paragraphs of this lease are determined to be invalid, the remainder of this lease will remain in effect.

43. **WRITTEN CHANGES TO LEASE.**

All of the promises and understandings between LANDLORD and TENANT are contained in this LEASE. There are no other promises or understandings. Any changes to this LEASE require writing and signature by LANDLORD and TENANT.

44. **TRANSFER BY LANDLORD.**

LANDLORD may transfer this LEASE. If transferred, TENANT'S obligations go to the new landlord. The new landlord will have all of the rights that the current LANDLORD has under this LEASE. LANDLORD may transfer this LEASE without first getting TENANT'S approval.

45. **ADDITIONAL TERMS AND CONDITIONS.**

The Rule and Regulations which are attached are part of this Lease. Violation of any of the "Rules and Regulations" is a breach of this LEASE.

**«Additional Terms and Conditions»**



Tenants must have all carpeting cleaned by professional cleaning system prior to vacating unit. This must also be scheduled to occur a week prior to lease expiration. Carpets must be the last item on the list, of things to be cleaned, free of all furniture and debris. Landlord also has the right to charge tenants an administration fee, if landlord partakes in the process of, setting up the appointment and/or meeting the cleaners for access into the unit, and/or taking the amount of the bill from the security deposit.

**THE ATTORNEY GENERAL HAS NOT PRE-APPROVED ANY SPECIAL CONDITIONS/ ADDITIONAL TERMS ADDED BY THE LANDLORD OR TENANT AFTER PLAIN LANGUAGE PRE-APPROVAL OF THIS CONTRACT.**

LANDLORD and TENANT agree to the terms and conditions in this LEASE.

**LANDLORD:**

\_\_\_\_\_

**Date**

\_\_\_\_\_

**«Owner\_Name»**

**TENANT:**

\_\_\_\_\_

**Date**

\_\_\_\_\_

**«Tenant\_1»**

\_\_\_\_\_

**Date**

\_\_\_\_\_

**«Tenant\_2»**

\_\_\_\_\_

**Date**



**Co-signer:**

\_\_\_\_\_

**Date**

\_\_\_\_\_

**«co-signer\_1»**

\_\_\_\_\_

**Date**

\_\_\_\_\_

**«co-signer\_2»**

## APARTMENT RULES & REGULATIONS

These Rules and Regulations are a part of the Lease

These Rules and Regulations are for TENANT, all other occupants of the Leased Unit, TENANT's family and/or guests of TENANT.

**SIGNS:** Residents shall not display any signs, exterior lights or markings on the Apartment, and no awnings or other projections shall be attached to the outside walls of the building of which the apartment is a part.

**PLUMBING:** Toilets, basins, etc., shall not be used for any other purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags and or other improper articles be thrown into same. The electrical system shall not be overloaded by Resident. Any damage resulting from misuse of the aforementioned facilities shall be corrected at the expense of Resident.

**LOCKS AND KEYS:** Resident is prohibited from changing or in any way altering locks installed on the doors of Apartment. There shall be a charge of \$75.00 per lock, \$25 per key for any lost keys or keys which Resident fails to return. In event the Resident shall render services of Landlord for opening Apartment, Resident shall pay a charge of \$50.00 for each occurrence.

**MOVING:** Prompt removal of all packing materials and debris used in moving is the responsibility of Resident. Resident shall leave the Apartment and Common Areas clean and free of all belongings. There will be a charge for any Bulk Items left out for garbage.

**APPLIANCES:** Resident shall not install major appliances of any kind within, on, or about the Apartment or any storage area without Landlord's consent except for clothes washers and dryers where specific connections are provided. Resident shall be responsible for damage to kitchen appliances provided by Landlord caused by misuse or abuse by Resident or Resident's family, servants, employees, agents, visitors, licensees, or pets.

**ENTRANCES, FRONT WALKS AND LAWNS:** Sidewalks, driveways, walkways, public lawns, entrances, hallways, stairs, and other public areas shall not be obstructed or used for any purpose other than ingress and egress to and from the Apartment. Leaving toys, baby carriages, bicycles, motor bikes, etc., in any of the aforesaid areas is prohibited and Landlord reserves the right to impound any articles left in or on these areas. The hanging or placing of clothes or laundry on the lawns, shrubbery, or about the building, including window sills, doors, balconies, and porches is prohibited.

**NO SATELLITE DISHES:** Radio or television aerials shall not be placed or erected on the roof or exterior of the building. Amateur radio transmission is prohibited.

**DISTURBANCES AND NOISES:** Resident shall not make or permit any disturbing noises or other disturbing acts in the Apartment nor permit same by its family, servants, employees, agents, visitors, licensees, or pets nor do or permit anything by such persons or pets that will interfere with the rights, comforts, or convenience of other residents. Further, Resident shall not play, operate, or permit to be played or operated any musical instrument, phonograph, stereo, television, or radio in the Apartment or on adjoining property of Landlord that disturbs others. No music or voice lessons may be given in Resident's Apartment.

**STORAGE:** No goods or materials of any kind or description that are combustible or would increase the fire risk, shall be stored therein. Anything stored in such storage areas shall be stored only at Resident's and Landlord will not be responsible for any loss or damage thereto by fire, theft, or otherwise.

**WALLS:** No nails, screws, or adhesive hangers except standard picture hooks. No holes to be madden stippled ceilings. No adhesive backed mirrors to be attached to walls. No wall paper to be put on walls not previously papered.

**BALCONIES AND PORCHES:** Resident shall keep balcony and porches neat, tidy, and clean at all times and shall not store, hang or drape rugs, towels, mops, laundry, wash, or other household items on the railings or other portions of said balcony and patio, and shall not store, keep or permit other miscellaneous items to be kept thereon. Only porch and patio furniture are permitted. Resident shall not sweep dirt, trash, rubbish, etc., in such a way as to cause said dirt, trash, rubbish, etc., to fall onto the property or ground below or in any way annoy any other resident. Absolutely no storing of flammable objects is permitted. Outdoor cooking devices may not be used.

**SAMPLE LEASE**



**CARPETING:** TENANT specifically agrees to have the PROPERTIES carpeting cleaned professionally by a truck-mounted method and vacuumed.

**RENTER'S INSURANCE:** TENANT is on Notice to purchase Renter's Insurance.

**GARBAGE AND TRASH:** All garbage and trash shall be placed as directed by Landlord. Refuse is to be placed in a large container provided by Landlord. Resident shall use this container, replace its lid, and not place refuse on the ground around the container. If recycling is provided it must be used.

**SOLICITING:** Soliciting is strictly forbidden. It is requested that residents notify the office if a solicitor appears and appropriate action will be taken.

**PETS:** No animals or pets of any kind.

**LAUNDRY EQUIPMENT:** Resident shall not install or use any washing machine in or about the Apartment unless specific connections are provided for same. Resident agrees to comply with all the rules in effect for the operation of the coin washing machines (if any).

**WATER BEDS:** Resident shall not keep any water bed in the Apartment without prior written permission of Landlord.

**THE LANDLORD RESERVES THE RIGHT** to amend any of these Rules and to make such other and further reasonable Rules and Regulations as in its judgment may from time to time be needed. When new Rules and Regulations are so made, or notice thereof given to the Resident, they shall have the same force and effect as if originally made and shall become a part of the foregoing LEASE.

**MOTOR VEHICLES** shall not be permitted to park on grass or near any garbage bin obstructing trash pick-up. Lots are for TENANT use only at all times. Vehicles must have current registration and inspections according to local and state codes. You or your guest will be towed at your expense if any of these items are violated.

**NSF CHECKS:** Unpaid checks returned to us by another bank will require a \$35.00 processing fee each time they are returned and IN ADDITION to any charges assessed by the other bank on your checking account. The Discount fee will also be added to the change.

**SMOKE DETECTOR:** All smoke detectors located in your unit must be operable at all times. You must replace batteries on an as-needed basis, unless they are wired into the electrical circuitry. Fresh batteries are your responsibility. Each unit should be tested on a monthly basis. Any questions or problems related to your smoke detector, after you have checked the batteries, must be reported immediately to Maintenance. Your cooperation is essential. Initial: \_\_\_\_\_

LANDLORD:

\_\_\_\_\_ Date

\_\_\_\_\_ «Owner\_Name»

TENANT:

\_\_\_\_\_ Date



\_\_\_\_\_ Date

\_\_\_\_\_ Date

\_\_\_\_\_ «Tenant\_3»

\_\_\_\_\_ Date

\_\_\_\_\_ «Tenant\_4»

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

**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.*

**Lessor's Disclosure:**

- a) Presence of lead-based paint and/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 they have provided is true and accurate.

|                 |               |
|-----------------|---------------|
| _____<br>Lessor | _____<br>Date |
| _____<br>Lessee | _____<br>Date |
| _____<br>Agent  | _____<br>Date |



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