

Lease Agreement

Leased Property:

The Landlord agrees to rent to the Tenant the house, municipally described as _____, _____, Kentucky _____ for use as residential premises only.

TERM: The initial term of the Lease Agreement is _____ months and shall commence on the _____ day _____, 20____ and end on the _____ day of _____, 20____. Lease will automatically renew for 6 months terms, with a 5% increase in rent, following the end of the initial lease term unless written notice of termination is given by either party at least 30 days prior to the end of the initial lease term or renewal period or unless another lease is signed by both parties.

Rent:

Subject to the provisions of this Lease, the rent for the Property is \$_____ per month.

The Tenant will pay the Rent on or before the first of each and every month of the term of this lease to the Landlord at _____, _____, Kentucky _____ or at such other place as the Landlord may later designate by money order or certified check.

Initials: _____

Security Deposit:

On execution of this Lease, the Tenant will pay the Landlord a security deposit of \$_____

The Tenant may not use Security Deposit as payment for the Rent. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Lease.

Initials: _____

Access:

Landlord to give the Tenant 2 days notice before entering property, only at reasonable times. Tenant does not need to be present. In case of emergency landlord may enter at any time.

Obligation of Tenant:

Tenant is responsible for changing air filters on the furnace every month. Failure to comply may result in repair cost to the tenant.

Initials: _____

Renewal of Lease:

For example, if you want to vacate the property of March 31, you would send the 30 day notice with March's rent on March 1. Mid-month notices are not accepted. If the keys are not returned on the last day of the month and the property is not broom sweep clean, there will be a \$50 per day penalty, in addition to your pro-rated rent. Security deposits will be mailed within 30 days, the new mailing address should be included in the 30 day written notice. Any unpaid utility bills can be withheld from the security deposit.

Initials: _____

Vehicles:

Tenants agree to keep a maximum of 3 vehicles on the premises. These vehicles must be operable and currently licensed. Tenants agree to park their vehicle in the driveway and not on the grass. Tenants agree not to repair their vehicles on premises if such repair will take longer than a single day. Tenant agrees to pay any Government fines for any violations.

Initials: _____

Alterations:

Tenants agree not to alter the premises, including paint or wallpaper, nor attach any articles. No adhesive hanger may be put onto the walls, not nails or hooks or any sort may be put into the ceiling, without first obtaining the Landlords written permission.

Initials: _____

House "As-Is":

Tenants agree to accept the condition of the house "as-is". Tenant understands unless noted in writing, the flooring, paint, fixtures, windows and etc. will not be changed. Tenant has done a thorough walk through and accepts the house in the condition it's in.

Initials: _____

Yard Maintenance:

Tenants understand they are responsible for yard maintenance, which includes mowing and trimming grass (including fence line), trimming hedges, snow removal, and trash removal. Grass cannot be more than 10 inches tall, there will be a minimum charge of \$100 if Landlord has to mow grass or remove excess trash. Tenant agrees to pay any Government fines for any neglect.

Initials: _____

Windows and Doors:

Except for those window and doors which are noted in writing as being cracked or broken when Tenants move in; Tenants agree to be responsible for any window and doors which become cracked or broken, for any reason, including break-ins. We recommend you obtain a Renters policy to cover damages from a break-in.

Initials: _____

Pets:

Prior to start of lease, Tenants are responsible for notifying Landlord of any and all animals that will be staying at the property, even temporarily. If at any time during the lease an animal stays or additional pets stay at the property, Tenant is responsible for informing the Landlord of such and Tenants are responsible for the monthly pet fee. If such pet should become deceased while dwelling at the premises, the pet fee is still applied until the lease is terminated. Pet fees are \$25.00 per month. Should pets be found on the premises without notification to landlord the pet fee is double the normal amount.

Initials: _____

Smoking:

The Tenant and members of Tenant's household will not smoke anywhere in the property nor permit any guests or visitors to smoke in the property.

Initials: _____

Drain Stoppages:

Tenant agrees to pay for clearing of drains; if blockage is due to the objects the drains will not accept such as; diapers, sanitary napkins, tampons, cigarette butts, children's toys, large wads of toilet paper, paper towels, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks, newspaper and etc. Tenants agree to sustain cost of same repairs (the Landlord is to maintain and repair at Landlords expense any plumbing deficiencies due to normal wear and tear.

Initials: _____

Repairs:

Any and all repairs made to the property by the Tenant shall be reimbursed by Landlord ONLY if prior written approval for such was given.

Initials: _____

Copies of Lease:

If for any reason Tenants should request a copy of their lease or request the Landlord to complete any forms on their behalf, there will be a \$25 processing fee for each form. Such requests should include a self-addressed stamped envelope.

Initials: _____

Utilities and Other Charges:

The Tenant is responsible for the payment of all utilities in relation to the Property. And Trash pick up.

Initials: _____

Payments:

All rents must be paid by money order or certified check. No personal checks will be accepted. Any monies received will be applied first to any outstanding balances from the previous months, and then secondly applied to current month's rent.

Initials: _____

Late Payments:

Tenant shall receive only one 7-day failure to pay rent notice. Tenants will not receive another notice before eviction begins. However, Tenants may still pay rent, late charges, and court cost and remain in the property upon Landlords agreement. The Tenant will be charged an additional amount of \$10.00 per day for any Rent that is received after the latter of the due date and the expiration of any grace period. If Tenants choose to pay rent after legal action has begun for eviction, Tenants will be responsible for court cost and legal fees; minimum eviction fee is \$250.

Initials: _____

If we have to meet you or drive any place to pick up the rent, there will be a minimum \$25.00 pick-up charge.

Initials: _____

Rent must be mailed directly to: Titan Investments LLC PO BOX 99423 LOUISVILLE, KY

Smoke Detectors:

Premises contains _____ working smoking detector. Tenants agree to test smoke detectors monthly and notify Landlord immediately if they should not work.

Initials: _____

Bugs and Insects:

For the first 30 days of this lease the Landlord will take care of bug and insect issues such as ants, roaches, bed bugs, and etc. After 30 days from the date of the lease, it is the tenants responsibility to treat for any bugs, insects, bed bugs, roaches, ants, etc. Once you vacate the property, if there is evidence of any bugs and insects, bed bugs, etc. the cost of treatment will be withheld from your security deposit.

Initials: _____

Insurance:

The Landlords property insurance does NOT cover your personal belongings. We recommend you obtain a Renters policy to cover your personal property in case of fire, water damage, break-in, and etc. The Landlord assumes no liability for any such loss. Basements and garages may leak, Titan Investments LLC is not responsible for damage or loss to tenant's personal property. Tenant is strongly encouraged to obtain a Renters Insurance policy.

Initials: _____

BANKRUPTCY: If Tenant should be declared bankrupt during the term of this Rental Agreement, the Landlord, at his option, may terminate this Rental Agreement. If so terminated, the Tenant agrees to promptly vacate the premises removing all personal property and belongings and upon his failure to do so, the Landlord may take all steps necessary, including storage of Tenant's property, and shall not be responsible to Tenant for loss or damage due to causes beyond Landlord's control.

Initials: _____

Additional Provisions:

- **In case of emergency: CALL 911 if non-emergency call Maintenance at 502-439-2644 or Property Management at 502-665-1016**

This lease contains the entire agreement between the parties. No oral agreement or representations have been made by Landlord or shall be binding upon the parties unless set forth in writing in this lease. All notices called for in this lease are to be in writing. I (we) certify that I (we) read and understand this entire document and have received a copy.

I (We) certify that I (We) have read the entire document, understand and agree to adhere to the rules and regulations stated and have received a copy.

Landlord

Date

Tenant

Date

Tenant

Date

Titan Investments LLC