

RENTAL LEASE

This is a lease made this _____ between _____, the owners and _____ the tenant(s). Tenant(s) is/are at all times hereunder occupying _____ for a period of **Twelve (12)** months from _____ to _____ which time this lease shall terminate, and any continued occupancy of the premises must be evidenced by a new rental lease.

Tenants shall pay to the Owner as rent for the full term of this lease, the sum of \$_____ in equal monthly installments of \$_____ **on or before the first day of each month**, at such place as designated by Owner commencing the 1st day of _____, with \$_____ to be paid as the pro-rata rent due for ____ days in of _____. Tenant has deposited with Owner as Security Deposit the sum of \$_____.

At the expiration of the term hereby created, or if default make in the payment of rent after the same is due, or upon the breach of any of the covenants and agreements herein contained, the owner shall have the right to terminate this lease and recover possession of premises according to law, and, in the event tenant abandons the premises, owner may, at his option and as an alternative remedy to termination of this lease, make reasonable efforts to relet the premises, but for this cause the obligation of tenant shall not cease prior to such reletting. Tenant(s) agrees to vacate premises within 3 days after being notified in writing due to non-payment of rent, breach of this agreement or any other reason deemed prudent by the management.

The tenants agree that the landlord is not responsible for injuries to the tenant, or his/her guests resulting from use of the property and agrees to indemnify owner and hold him harmless for such damage or injury. The tenant(s) will notify the owner, or his agent, promptly of any damage or existing maintenance problem and agrees to pay for all damage caused by the tenant and/or his agent, guest, family, or pets.

Should any of the above occur, owner is authorized to retain said Security Deposit and apply the same as needed.

In addition, tenant(s) agree:

1. **NO PETS** will be kept on the premises; and **NO SMOKING** inside premises at any time.
2. Tenant(s) must notify Landlord of their intent to stay or vacate the property 90 days prior to termination of this lease.
3. No sales of any nature or business will be conducted on the premises.
4. No signs of any nature will be displayed on the premises.
5. No violation of Federal, State, or local laws or ordinances will occur on the premises.
6. **Occupation of premises shall not exceed _____ persons.**
7. Tenant(s) will not sublet premises without written consent of owner.
8. Tenant(s) agrees to make monthly rent payments with one check. **Tenant(s) are to pay their rent to the Lessor by the first of the month. A late fee of \$10.00 per day (from the 1st) will be added if rent is not received in full amount by the 5th.** For rent more than 30 days late, a late fee of 24.5% per annum will be added in lieu of the \$10.00/day late fee.
9. If tenant(s) loose a key or on termination of lease, fail to return door key, mailbox key or garage door remote there will be a \$75 charge for each not returned.
10. Allow owner to enter premises at all reasonable times for inspection, to repair property, or to show prospective tenants.

11. Not to cause disturbances which will be offensive to other tenants.
12. Landlord will pay water bills in excess of \$150/mo for 4 bdrm, \$125/mo for 3 bdrm, and \$100/mo for 2 bdrm units with sprinkler systems.
13. To refrain from wires on TV or Radio antenna in or on premises without written consent of owner.
14. To place all trash and garbage in proper containers.
15. Tenants will do **NO** spackling or painting, interior or exterior. If there is excessive use of tacks, screws, or nails, use of sticky hangers or stick tape, there will be a charge of 100.00 per room.
16. Tenant insurance is recommended.
17. Tenants shall not add to or change the locks.
18. Screens (window and storm doors), doors (interior, exterior, and storm), and all glass pertaining to apartment/duplex are the tenants' responsibility.
19. If evicted for violation of the lease, tenant(s) are still responsible for the rent.
20. Tenant(s) shall notify utility companies 30 days prior to move in, shall be responsible for all utility bills, shall maintain adequate heat to prevent freezing of pipes, and shall pay to repair all damages from frozen pipes.
21. At the end of the lease owners will have carpet cleaned, tenant(s) agree to pay 50% of carpet cleaning costs.
22. Tenant(s) agree one car must be kept in garage, and remove snow on driveways and sidewalks where garages exist.

Other: _____

Owner:

Tenants:

_____, Owner/Landlord

Mail Rents to:

Phone: _____

