

## Residential Lease

### Property Management

Owner/Agent, \_\_\_\_\_ (Landlord) in consideration of the following agreements with resident, known as: \_\_\_\_\_ (tenant) hereby rents the dwelling located at 1950 Willard's Apt #11 for the period commencing on the 1<sup>st</sup> of Feb, 20 24 and thereafter until the Mar of 31, 20 24 at which time this agreement is terminated. If more than one tenant enters this lease, all tenants agree they are jointly and severally liable for all lease obligations. Resident in consideration of Owner/Agent/ permitting him to occupy the above property, hereby agrees to the following items:

1. To pay as rent the sum of \$ 650 per month, due and payable monthly in advance no later than 5:00 P.M. on the 5<sup>th</sup> of every month. Partial payments are not accepted.
2. Resident agrees to pay a daily late charge of \$5.00 for each day the rent is not received by Owner/Agent, regardless of cause, including dishonored checks, time being of the essence. An additional service charge of \$20.00 will be paid to Owner/Agent for all dishonored checks.
3. Payment of rent may be made by personal check until the first check is returned unpaid. Owner/Agent has the right to insist that subsequent payments be made by cashier's check, certified check or money order.
4. All rent checks should be made payable to:  
(Pick up)
5. Resident further agrees to be responsible for the first \$50.00 of any repairs or maintenance required on the property for the term of the lease. This deductible applies per occurrence.
6. Resident agrees to use said dwelling as LIVING QUARTERS ONLY for adults and/or children named same as above and to pay \$50.00 each month for each other person who shall occupy the premises as his/her living quarters.
7. Resident agrees to accept the property in its current state of cleanliness, and to return it to "moving in clean" condition or to pay a special cleaning charge of \$125.00 upon vacating the premises.
8. Pet Agreement: A non-refundable deposit in the amount of \$250.00 will be charged to Resident upon signing lease agreement. If damage and repairs due to said pet total more than deposit, Resident is responsible for the supplemental costs. Tenant agrees not to hold Landlord liable for any action or presences of pet(s) on property. Every breed must have written landlord approval. No exotic animals permitted on premises.
9. Resident is to be responsible for insect, rodent, and pest control.
10. Resident agrees not to assign this agreement, nor sublet any part of this property, now to allow another person to live therein other than as named in paragraph #6 above, without first receiving written permission from the Owner/Agent and paying the appropriate surcharge.
11. Resident will be responsible for payment of the following: electricity, water and sewer, telephone, cable tv, and other bills incurred during residency. Resident specifically authorizes Owner/Agent to deduct amounts of any unpaid bills from the security deposit upon termination of this agreement.
12. No rights of storage are given by this agreement. The Owner/Agent shall not be liable for any loss of property by fire, theft, breakage, burglary, compromised piping, electrical failures or

 lawns, landscaping, fences, plumbing, electrical, air conditioning, heating, and mechanical systems. Resident specifically agrees that they will be responsible for, and agrees to pay for, any damages done by rain, wind, or hail caused by leaving windows open; overflow of water, or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping whether caused by drought, abuse or neglect.

22. Resident agrees to not park or store a motor home, recreational vehicle, or trailer of any type on the premises without written permission from owner/agent and to park only (2) automobiles only on the concrete surfaces. Resident agrees that immobile vehicles or vehicles that have been sitting on the property for (15) days and not in use will be removed at resident's expense. Resident must take reasonable actions and efforts to restore vehicles and to remove said vehicles to maintain safe grounds of the property.

23. Residents' obligations accordant to the state statues are as follows:

- a. Take affirmative action to ensure that nothing is done which might place the Owner/Agent in violation of applicable building, housing, and or health codes.
- b. Keep the dwelling clean and sanitary, removing any garbage and trash as it accumulates, maintaining plumbing in good working order to prevent stoppage and or leakage or plumbing fixtures, faucets, pipes, etc.
- c. Operate all electrical, plumbing, sanitary, heating ventilating, air conditioning, and other appliances in a reasonable and safe manner.
- d. Assure that the property bellowing to Owner/Agent is safeguarded against any damages, destruction, loss, removal or theft.
- e. Residents will conduct themselves in a manner that does not disturb others.
- f. Allow the owner/agent to the premises for the purpose of inspections, repairs, or to show the property to someone else at reasonable hours on request and to specifically authorize control, maintenance estimates, serving legal notices, or emergencies.
- g. Live up to all provisions of this Agreement, particularly with respect to paying the rent on time and caring for the property.

24. No locks may be changed or added on any door without written permission from the owner/agent. Owner/Agent is to be provided duplicate keys of all locks so installed at Residents expense within twenty-four (24) hours of installation of said locks.

25. Resident will be responsible for any all-attorney fees in the event of litigation.

 26. Resident is responsible for all plumbing repairs including but not limited to faucets, leaks, stopped up pipes, frozen pipes, water damage and bathroom caulking.

 27. Resident is responsible for all glass, screen, and storm door repairs.

 28. Resident warrants that nay work or repairs performed by resident will be undertaken only if they are competent and qualified to perform it. Resident will be totally responsible for all activities to assure that work is done in a safe manner which will meet all applicable codes and statues. Resident further warrants that they will be accountable for any mishaps and/or accidents resulting from such work and will hold the Owner/Agent free of harm, litigation or claims of any other person. In the event repairs are needed beyond the competence of the Resident, Resident should utilize contracted services. Resident should also contact Owner/Agent.

29. Applicants or furniture in the unit at the date of the lease are loaned, not leased to the resident.

 Maintenance of appliances or furniture is the responsibility of the resident who will keep them in good condition. The rental payment specifically excludes all appliances of any kind. Appliances contained in the property are solely for convenience of the residents. Owner/Agent assumes no responsibility for their operation. In the event appliances become unsatisfactory after occupancy