



Residential Lease

INTRODUCTION

By this Agreement, made on the ___ day of _____, between _____ herein known as "Landlord" and _____ herein known as the "Tenant". The Landlord agrees to lease the premises located at

_____ and more precisely described as follows:

<Legal description name of property from HUD-1>

Together with all appurtenances for a term of ___ **Years** to commence at 00:01AM/PM, on the ___ day of _____ and to end at **12:59AM/PM**, on the ___ day of _____.

RENT

Tenant agrees to pay, in advance and without demand, to the Landlord for the demised premises the sum of (\$_____) per month in advance of the ___ **day** of each calendar month beginning on ___ day of _____ at:

_____ or other such place as Landlord might designate.

Rent payment shall be made by in-person delivery, by mail, electronic funds transfer, or inter-bank transfer. The method of rent payment within these guidelines is at the discretion of the Tenant, but **recurring electronic transfer is preferred**. A \$30 Non Sufficient Funds (NSF) fee will be assessed for returned checks; rent is not considered paid until the check clears the bank, therefore late fees will apply until funds are received. After the second occurrence, rent and other payments will be required to be paid with guaranteed funds such as a cashier's check or money order. For electronic funds transfer, Tenant will coordinate with the Landlord to make appropriate arrangements. Tenant is fully responsible for ensuring that rent is received on time while setting up these services and it is a good idea to make arrangements well in advance of the rent due date in order to ensure prompt payment is made. All payments are to be made payable to:

LATE FEES

It is the full responsibility of the Tenant to pay rent *prior to* the established due date. If rent payment is not made within ___ **Days** after rent is due, a late fee not to exceed \$____ will be assessed. Each day beyond the ___ **Days** after rent is due, an additional fee not to exceed \$____ per day will be assessed until the debt is resolved in full. In addition, the Landlord may issue a written **NOTICE TO PAY OR QUIT** to the Tenant advising Tenant that Tenant must render full payment immediately or Landlord will initiate eviction

proceedings. If full payment is not received before the time limits set forth in the Notice to Pay or Quit, Tenant will be eligible for immediate eviction with all rents, late fees, and legal fees due. Tenant will be liable for the Landlord's legal expenses involved in any eviction process, hearings, or other proceeding if the Court finds the Tenant guilty, negligent, at fault, or liable.

REPORT TO CREDIT/TENANT AGENCIES

You are hereby notified that a nonpayment, late payment or breach of any of the terms of this rental agreement may be reported to a credit and/or tenant reporting agency, and may create a negative credit record on your credit report.

SECURITY DEPOSIT

Upon execution of this lease, the Tenant will deposit with the Landlord a sum in the amount of \$_____, receipt of which is acknowledged by the Landlord, as security for the faithful performance of the requirements and obligations set forth in this lease, to be returned to the Tenant without interest on the full and faithful performance of by the Tenant of the provisions hereof. Tenant cannot use the security deposit during the occupancy, or term of the Rental Agreement for rent. Rent must be paid in full during occupancy and lease of the property. Landlord shall furnish, no later than 30 days after the Tenant has vacated the Premises, an itemized statement for the security deposit. Landlord may use/deduct security deposit funds for the damage, cleaning, legal expenses, cost of collection, loss of personal property of Landlord included in this Rental Agreement, loss of rents, late fees, service fees, non-sufficient fund fees, tenant caused billing, photographs of damage, pest control, change of locks if keys are issued and not returned or if tenant provides an unauthorized person with any key to the property, termination fees, and re-rent fees. **ALL TENANTS ARE JOINTLY AND SEVERALLY LIABLE FOR THE SECURITY DEPOSIT.**

QUIET ENJOYMENT

The Landlord agrees that on paying the rent and performance the covenants provided herein, the Tenant shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term. However, Tenant agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of another resident or neighbor. Premises shall be used as a residence only. Operating a business from this property is prohibited without prior, express, and written approval from the Landlord and without first obtaining all requisite City, County, State, and Federal permits, variances, business certificates, tax identification numbers, and other forms.

NUMBER OF OCCUPANTS

The Tenant agrees that the demised premises shall be occupied by **no more than _____ persons, ___ of which are adults over 18 and ___ of which are children under 18 years of age**, without the prior written consent of the Landlord. For purposes of this Rental Agreement, occupancy shall be defined as residing in the unit for three (3) or more days in any one-week period.

USE AND DAMAGE OF PREMISES

The demised premises shall be used and occupied by Tenant exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Tenant shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

Tenant stipulates that he or she has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.

If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Landlord and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Tenant's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Tenant shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

NOISE AND NUISANCE

QUIET HOURS COMMENCE AT 10PM AND CONTINUE UNTIL 7AM. TENANT, guests, or other persons under Tenant's control shall not play upon or allow to be played any musical instrument, or operate or permit to be operated any phonograph, radio, television set, or other amplified sound system on the premises during quiet hours. No radio or sound system shall be operated in the Premises except at a low and acceptable sound level. No offensive or loud noise, voices, language, or behavior is allowed. The use of fireworks, firecrackers and any type of firearm in or around the Premises is strictly prohibited. In multi-family buildings, loud noises will carry from one unit to another. If Tenant plays musical instruments, radios, or televisions loudly enough to disturb neighbors, this shall be deemed a violation of this Rental Agreement. Multi-unit Tenants agree to refrain from using the washer and dryer during quiet hours. Tenants agree to first attempt to resolve noise disturbances between themselves. If disturbances and or nuisances continue, Tenants agree to notify the local authorities and file a report for said action and forward a copy of the police report to the Landlord within five (5) days. Tenant(s) agree not to move in or out of Premises during quiet hours.

ASSIGNMENT AND SUBLETTING

Without the prior written consent of the Landlord, Tenant shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Consent given by Landlord to one assignment, subletting, concession, or license shall not be deemed to be a consent given to any subsequent assignment, subletting, concession or license. Any assignment, subletting, concession, or license without the prior written consent of the Landlord, or an assignment or subletting by operation of law, shall be void and shall, at the

Landlord's option, terminate this lease.

ALTERATIONS AND IMPROVEMENTS

Tenant shall make no alterations to the buildings on the demised premises or construct any building or make any other improvements on the demised premises without the prior written consent of the Landlord. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Tenant, with the exception of fixtures removable without damage to the premises and moveable personal property, shall, unless otherwise provided by written agreement between Landlord and Tenant, be the property of the Landlord and remain on the demised premises at the expiration or sooner termination of this lease.

DANGEROUS MATERIALS

Tenant shall not keep or have on the lease premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

UTILITIES

Tenant shall be responsible for arranging and paying for all utility services required on the premises, except: All other utilities, other than those specifically listed, are to be paid in full by the Tenant. Tenant agrees to place utilities in Tenant's name prior to occupancy of Premises and continue until the termination date, as evidenced by the property thirty (30) days' written notice. Tenant has an obligation to notify Landlord prior to any interruption of utility service to the Premises. Any damage or loss incurred due to Tenant's negligence to pay utility, abandonment, or to inform Landlord of shut off shall be at Tenant's Expense. Tenant further agrees to work directly with the appropriate utility company and to hold the Landlord harmless for charges incurred by Tenant. Landlord may from time to time require Tenant to pay for utility(s) directly to Landlord in addition to the rent payment. In the event utilities are furnished by the Landlord, Tenant agrees to exercise diligence in conserving said utilities, specifically water, heat, and electricity. No keys will be issued to Tenant until the appropriate services are put in Tenant's name and verified by the Landlord.

PARKING

If Tenant is assigned parking space(s) on the Landlord's property, the parking space shall be used exclusively for parking of passenger automobiles and those approved vehicles listed on Tenant's Rental Application.

Tenant is hereby assigned or permitted to park only in the following area or space

_____. Said space shall not be used for the washing, painting, or repair of vehicles. No other parking space shall be used by Tenant or Tenant's guest(s). Tenant is responsible for oil leaks and other vehicle discharges for which Tenant shall be charged for cleaning if deemed necessary by the Landlord. Storage of boats, trailers, RVs, or any other vehicles other than those listed in the Rental Application are prohibited.

RIGHT OF INSPECTION

The Landlord and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon. Landlord may enter, inspect, and/or repair the premises at any time in case of emergency or suspected abandonment. Landlord shall give 24 hours advance notice when possible and reasonable notice at all times and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm inspections, and/or for normal inspections and repairs. Landlord is permitted to make all alterations, repairs and maintenance that in the Landlord judgment are necessary to perform.

MAINTENANCE AND REPAIR

Tenant will, at Tenant's sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Tenant shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean; keep the walks free from dirt, snow and debris; deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and shall cooperate in keeping the garbage area neat and clean; dispose of items of such size and nature as are not normally acceptable by the garbage hauler; keep the kitchen and bathroom drains free of things that may tend to cause clogging of the drains and shall pay for the cleaning out of any plumbing fixture that may need to be cleared of stoppage and for the expense or damage caused by stopping of waste pipes or overflow from bathtubs, wash basins, or sinks; and, at Tenant's sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Tenant's misuse, waste, or neglect or that of his employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Tenant's misuse, waste, or neglect or that of Tenant's employee, family, agent, or visitor, shall be the responsibility of the Landlord or Landlord's assigns. Tenant agrees that no signs shall be placed or painting done on or about the leased premises by the Tenant or at Tenant's direction without the prior written consent of the Landlord. Tenant agrees to keep sidewalks and driveways free of ice, snow, and debris, and in safe condition in accordance with city ordinance. Tenant shall not litter. All cigarette butts must be placed in a proper container and properly disposed of.

All service or repairs, which fall within the responsibility of the Landlord, shall be requested by phone, in writing, or via email or the Internet. **Tenant shall not make repairs or hire contractors to make repairs.** Landlord shall respond to the emergency maintenance request as soon as possible. For the purposes of this Rental Agreement, emergency maintenance is fire, flood, and uncontrollable water, backed up sewer, electrical problem endangering life, or smell of gas. Tenant is directed to call 911 for emergencies causing immediate danger such as fire. Tenant agrees to attempt to remedy all of the below maintenance issues prior to notifying Landlord:

1. **Smoke detector will not work when tested:** Test with approved smoke detector smoke spray, replace battery.
2. **Smoke Detector beeps:** Replace battery, check for property wire termination connection.
3. No power to plugs or switches: Check and retest breaker panel or replace blown fuses. Check and

reset all GFCI outlets (located in kitchen, bathrooms, utility rooms, and garages). Check if plug works off a wall switch.

4. Replacing any broken or cracked glass, no matter what the circumstances of breakage, unless police report is provided to Landlord detailing circumstances of breakage.
5. Payment of unnecessary workman service calls, for service calls caused by Tenant's negligence, and for extra service call as a result of failure to keep appointments with repairman.
6. Be responsible for damage done by rain or wind as a result of leaving windows or doors open.
7. Maintaining minor and simple repairs such as replacing light bulbs, smoke detector batteries, cleaning or replacing furnace filters every month. Under no circumstances is Tenant to perform any electrical repairs.
8. Carpet cleaning when it becomes soiled during tenancy.
9. Maintaining normal insect control.
10. **Refrain from disposing things such as diapers, sanitary napkins, tampons, paper towels, wads of toilet paper, newspaper, children's toys, matches, Q-tips, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, or rocks into drains.** Tenant agrees to pay for cleaning the drains of any and all stoppages, except incidents created by roots or structural defects.
11. Routine cleaning of window coverings.

MOVE-IN PROCEDURES

Tenant will notify Landlord of Tenant's proposed move-in date and will pay any fees that are associated with the move-in procedure. Tenant will be provided Seven (7) calendar days after move-in to conduct an inspection of the premises and to note any deficiencies or inoperable appliances. Forms for conducting the inspection may be provided by the Landlord. **If no report is filed by the Tenant within this time period, it is assumed that there are no deficiencies in the property and that all appliances are in working and acceptable condition upon move-in.** It is strongly encouraged for the Tenant to conduct a thorough move-in inspection.

MOVE-OUT PROCEDURES

Tenant will notify Landlord of Tenant's proposed move-out date and will pay any fees that are associated with the move-out procedures. Landlord will conduct an inspection of the premises within Thirty (30) calendar days of the expiration of the lease. Prior to the inspection, the Tenant shall:

- Change all air filters on furnace and air conditioning units.
- Use a professional cleaning service to have the Premises, including kitchen, bath, appliances, floors, walls and windows, carpet, and dryer vents cleaned and the trash removed. Tenant must provide a copy of a professional cleaning service receipt in order to satisfy this requirement. Failure to fulfill this obligation may result in cleaning fees being deducted from the security deposit.
- Replace all expired light bulbs.

If deficiencies are noted during the move-out inspection that were not noted in the move-in inspection, Landlord will conduct repairs that Landlord deems necessary to restore the condition of item(s) to pre-move-in condition and will deduct those expenses from the Tenant's security deposit. It is the Tenant's

responsibility to leave with the Landlord a forwarding address and phone number in order to issue a refund of the Tenant's security deposit. If Tenant does not provide such forwarding address, Landlord will hold Tenant's security deposit for a term of not less than Sixty (60) days, after which, if Tenant fails to provide necessary contact information and if Landlord has no reasonable recourse through which to obtain a new address or phone number for the Tenant, Tenant forfeits the security deposit.

WEAR AND TEAR GUIDELINES

Normal wear and tear shall be defined as follows: The physical deterioration that occurs with the normal use of the property, without negligence, carelessness, accident, or abuse of the premises or equipment by the Tenant, members of the Tenant's household or their guests. Tenant is not responsible for loss in value by normal use, deterioration, or depreciation in value by reasonable use. This specifically excludes items that are missing from the property at the termination of the occupancy. The definition of deterioration shall mean through natural causes, the sun, or the weather acting upon the structure, or the aging of the appliances and the mechanical equipment in the home.

ALTERATIONS

Tenant shall not paint, wallpaper, add or change locks, or make any other alterations to the Premises without Landlord's prior written consent except as provided by law. Tenant shall notify in writing of any repairs or alterations contemplated. Decorations include but are not limited to: painting, wallpapering, and hanging of murals or posters. No nails, screws, or other fasteners may be nailed, screwed, or otherwise placed in the doors, exterior siding, or woodwork. Tenant agrees not to use tape or adhesives to adhere any object to any surface of the Premises, such as refrigerators, doors, walls, or siding. Tenant shall hold Landlord harmless as to any mechanics' lien recordation or proceedings caused by the Tenant and agrees to indemnify Landlord in the event of any such claim or proceeding.

ANIMALS OR PETS

Tenant shall keep no domestic or other animal, fowl, fish, reptile, and/or pet of any kind on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the Landlord. Such consent, if granted, shall be revocable at the Landlord's option upon giving a thirty (30) day written notice. In all cases, Landlord has full discretion to approve or disapprove any pet for any reason other than for reasons as delineated by state or US federal laws. When allowed, pets will be fully maintained by the Tenant in accordance with the rules and regulations set forth in the existing city and county ordinances, and Condominium by-laws, rules and regulations as applicable. In the event permission is granted to have a pet and/or animal of any kind, an additional deposit in the amount of \$ _____ shall be required. Tenant also agrees to carry insurance deemed appropriate by Landlord to cover possible liability and damages that may be caused by such animals. Any violation of said ordinances, by-laws, rules or regulations will be the full responsibility of the Tenant and any fees or disciplinary action taken by the City, County, or Condominium Association against either Tenant or Landlord due to pets will be the full responsibility of the Tenant to resolve. This includes paying for associated legal fees of both Tenant and Landlord, any repairs to the Property or common areas of a Condominium Association, and any other fees or dues associated with violation of the Pet Rules of the Condominium Association.

There is to be no “baby-sitting” or “care-taking” of any other person’s animal, bird, or pet of any nature. Feeding stray or unauthorized pets is prohibited. In addition, Tenant agrees to the below conditions in consideration of the authorization of the pet, support animal, or companion animal to occupy the Premises:

1. Tenant agrees to keep said pet, support, or companion animal under control at all times and obey all city ordinance related to the keeping of pets, support, or companion animals as well as any and all condominium and/or subdivision rules which may apply.
2. Tenant agrees Landlord shall have the right to procure cleaning and deodorization at Tenant’s expenses and Tenant agrees that the resulting charges may be deducted from their security deposit.
3. Tenant agrees that the Landlord may revoke permission to keep said pet, support, or companion animal on Premises by giving Tenant written thirty (30) day’s notice.
4. If the pet, support, or companion animal is a cat, the cat must be neutered. Tenant must provide and maintain an appropriate litter box.
5. If the pet is a bird, the bird shall not be let out of the cage.
6. No pet, support, or companion animal shall be fed on unprotected carpeting within the Premises. Tenant shall prevent any fleas or other infestation of the Premises or other property of the Landlord.
7. Permission to keep pet, support, or companion animal is restricted only to the particular pet(s) described in the Rental Application and does not extend to any other animal or pet.
8. Landlord shall not be liable for any damages to person or property caused by Tenant’s pet, support, or companion animal and Tenant hereby agrees to hold Landlord and agent harmless from such liability, assuming the same liability themselves.
9. All pets, support, or companion animals must be properly licensed and inoculated for rabies and other usual inoculations for the pet, support, or companion animal.
10. Tenant agrees to be fully responsible for any damage caused to the property by the pet, support, or companion animal and for any and all wear and tear resulting and agrees to fully compensate the Landlord for any and all such damage or additional wear and tear including but not limited to:
 - a. Cleaning up 100% of any droppings deposited in the yard by the pet, support, or companion animal immediately following each incident
 - b. Filling in any holes in the yard and re-sodding as necessary to restore the yard to its original condition.
 - c. Replacing any doors, screens, windows, window coverings, or any other item scratched, torn, damaged, or soiled by the pet, support, or companion animal.
 - d. Additional cleaning or replacement at the discretion of the Landlord of any carpeting that has been damaged, soiled, or stained or which has an odor as a result of the pet, support, or companion animal.
 - e. Deodorizing and disinfecting any floor or wall or other surfaces which may be stained or have an odor as a result of the pet, support, or companion animal.

DISPLAY OF SIGNS

During the last thirty days of this lease, the Landlord or his agent shall have the privilege of displaying the usual “For Sale” or “For Rent” or “Vacancy” signs on the demised premises and of showing the property to

prospective purchases or tenants, provided reasonable prior notice is given to the Tenant.

SUBORDINATION OF LEASE

This lease and the Tenant's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

HOLDOVER BY TENANT

Should Tenant remain in possession of the demised premises with the consent of the Landlord after the natural expiration of this lease, a new month-to-month tenancy shall be created between Landlord and Tenant which shall be subject to all the terms and conditions hereof but shall be terminated on thirty days' written notice served by either Landlord or Tenant on the other party.

SURRENDER OF PREMISES

At the expiration of the lease term, Tenant shall quit and surrender the premises hereby demised in as good status and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

DEFAULT

If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of the Landlord, shall terminate and be forfeited, and the Landlord may have all persons removed from the premises. Tenant shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within fifteen days of receipt of such notice, Tenant has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

ABANDONMENT

If at any time during the term of this lease, Tenant abandons the demised premises or any part thereof, Landlord may, at Landlord's option, enter the demised premises by any means without becoming liable for any prosecution therefore, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for the Tenant re-let the demised premises or any part thereof for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting, and at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Landlord by means of such re-letting. If Landlord's right of re-entry is exercised following abandonment of the premises by Tenant, then Landlord may consider any personal property belonging to Tenant and left of the premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall

deem proper and is hereby relieved of all liability for doing so, so long as such actions are taken consistent with the obligations and responsibilities under such conditions are governed by the laws of this State.

RADON GAS DISCLOSURE

As required by law, Landlord makes the following disclosure: “Radon Gas” is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings of every state. Additional information regarding radon and radon testing may be obtained from your county public health unit or at the Environmental Protection Agency’s “Radon Gas—Protection for Tenants” webpage located at <http://www.epa.gov>

LEAD PAINT DISCLOSURE

“Every purchaser or lessee of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The lessor of any interest in residential real estate is required to provide the Tenant/lessee with any information on lead-based paint hazards from risk assessments or inspections in the lessor’s possession and notify the Tenant/lessee of any known lead-based paint hazards. For additional information, see the Environmental Protection Agency’s site on Lead-Based Paint at <http://www.epa.gov>.

The demised premises contained in this lease **were / were not** constructed before 1978 and **do / do not** fall under the provisions and restrictions of the Lead-Based Paint Act.

MEGAN’S LAW DISCLOSURE

Federal and State law requires that all persons who plead guilty or have been found guilty of sex crimes must register with the Chief of Police in the city in which that person resides, or the Sheriff of the county if no Chief of Police exists. To obtain further information regarding persons required by law to register as sexual offenders, contact the local Chief of Police or the County Sheriff. The Tenant acknowledges that the Landlord and Agent to this transaction do not have an affirmative duty to obtain information regarding crime statistics or offender registration. If that information is important to Tenant, Tenant has been given the applicable telephone numbers to call and obtain that information themselves.

INSURANCE

Tenant acknowledges that Landlord’s insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Landlord be held liable for such losses. Tenant is hereby advised to obtain Tenant’s own insurance policy to cover any personal losses. Landlord shall not be responsible for any of the Tenant’s property lost or stolen either from the Tenant’s rented Premises or from any parking, storage, or common area in or about the building or Premises, and



Tenant assumes all responsibility for the security and safekeeping of any such property.

NOTICES

All notices to Tenant shall be served at Tenant’s premises and all notices to Landlord shall be served at:

MONEY DUE PRIOR TO MOVE-IN

The following fees and rents are due by the Tenant to the Landlord prior to move-in or assumption of the demised premises:

First month’s rent \$ _____

Last month’s rent \$ _____

Security deposit \$ _____

Move-in fee \$ _____

Pet deposit \$ _____

Rental application \$ _____

Other fees: \$ _____

TOTAL \$ _____

Full payment of the above amount must be received by Landlord prior to move-in. All payments are to be made payable to:

COMPLIANCE WITH CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

This property **is** / **is not** (check one) subject to the rules and regulations of a Condominium or Homeowner’s Association. Tenant agrees to abide by the Condominium/Homeowner’s by-laws, rules, and regulations as set for by the Condominium/Homeowner’s Association. Tenant is welcome to participate with



the Board of Directors of the Condominium/Homeowner’s Association or any element of the management of the property as a collective as long as they do not represent themselves as an owner of the property. As a Tenant, they will not be eligible to vote in the Association, but may participate to the extent that they wish to do so. By signing this Addendum, Tenant agrees that they have received, read, and agree to abide by the applicable Condominium/Homeowner’s Association General Rules and Regulations.

JOINTLY AND SEVERALLY

The undersigned Tenants are jointly and severally responsible and liable for all obligations under this agreement. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

OTHER TERMS

ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between Landlord and Tenant. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

IN WITNESS THEREOF, the parties have executed this lease on the day and year first written above.

Landlord #1 _____	Tenant #1 _____
Landlord #2 _____	Tenant #2 _____
Tenant #4 _____	Tenant #3 _____

NOTICE: State law establishes rights and obligations for parties to a rental agreement. This agreement is required to comply with the **Truth in Renting Act** or applicable **Landlord Tenant Statute** or code for your state. If you have a question about the interpretation or legality of a provision of this document, you may want to seek assistance from a lawyer or other qualified person.

Pay Rent. File Maintenance Requests. Communicate with your Landlord.
 Login at: www.rentingyourhome.com