

LEASE

1. PARTIES

The parties to this Agreement are _____, referred to as the Landlord, and _____, referred to as the Tenant.

The Landlord leases to the Tenant(s) premises located at:

2. TERM

The initial term of this Agreement shall begin on _____ and end on _____. After the initial term ends, the Agreement will automatically terminate.

3. RENT

Tenant agrees to pay a rent of \$ _____ per month. This amount is due on the (XX) day of the month

Payment address is:

_____.

4. CHARGES FOR LATE PAYMENTS

If the Tenant does not pay the full amount of the rent indicated above within (XX) days of the date due the Landlord may collect a fee of (XX) for each month the amount is over-due.

5. CONDITION OF DWELLING UNIT

By signing this Agreement, the Tenant acknowledges that the residence is safe, clean and in good condition. The Tenant agrees that all appliances and equipment in the unit are in good working order

6. CHARGES FOR UTILITIES AND SERVICES

a. The Tenant must pay for the following utilities and/or services:

7. SECURITY DEPOSITS

A security deposit in the amount of \$ _____ has been provided. The Landlord will hold this security deposit for the period the Tenant occupies the living arrangement.

- a. The Tenant will be eligible for a refund of the security deposit if the Tenant provided the Landlord sufficient notification, the termination date is agreeable to both parties and the living arrangement is left in good condition. An inspection will be completed prior to the tenant vacating the premises.

- b. The Landlord will refund the amount of the security deposit plus interest computed at _____%, beginning _____, less any amount needed to pay the cost of:
- (1) Unpaid rent;
 - (2) Damages that are not due to normal wear and tear and have not been previously identified.
 - (3) Charges for late payment of rent and returned checks.

8. KEYS AND LOCKS

The Tenant agrees not to install additional or different locks or gates on any doors or windows of the residence without the written permission of the Landlord. The Landlord may access the premises with prior notification to the tenant, or upon emergencies.

9. Maintenance:

a. The Landlord agrees to:

- (1) Regularly clean all common areas of the project;
- (2) Maintain the common areas and facilities in a safe condition;
- (3) Provide collection and removal of trash, garbage and snow;
- (4) Provide water and sewer to the residence;
- (5) Maintain all equipment and appliances in safe and working order;
- (6) Make necessary repairs with reasonable promptness;
- (7) Maintain exterior lighting in good working order;
- (8) Provide extermination services, as necessary; and
- (9) Maintain grounds and shrubs.

b. The Tenant agrees to:

1. Keep the living arrangement clean;
2. Use all appliances, fixtures and equipment in a safe manner and only for the purposes for which they are intended;
3. Not litter the grounds or common areas;
4. Not destroy, deface damage or remove any part of the residence, common areas, or grounds;
5. Give the Landlord prompt notice of any defects in the plumbing, fixtures, appliances, heating and cooling equipment or any other part of the unit or related facilities; and
6. Remove garbage and other waste from the residence in a clean and safe manner.

10. DAMAGES

Whenever damage is caused by carelessness, misuse, or neglect on the part of the Tenant, his/her family or visitors, the Tenant agrees to pay the cost of all repairs

11. RESTRICTIONS ON ALTERATIONS

No alteration, addition, or improvements shall be made in or to the premises without the prior consent of the Landlord in writing. The Landlord agrees to provide reasonable accommodation to eligible tenant(s), including making changes to rules, policies, or procedures,

12. GENERAL RESTRICTIONS

The Tenant must live in the living arrangement which must be the Tenant's only place of residence. The Tenant may only use the premises for his/her personal use and pleasure. The Tenant may request permission for other individuals to reside in the unit only after obtaining the prior written approval of the Landlord. The Tenant agrees not to:

- a. sublet or assign the living arrangement ,or any part of the household;
- b. use the unit for unlawful purposes;
- c. engage in or permit unlawful activities, in the common areas or grounds;
 have pets or animals of any kind without the prior written permission of the Landlord, but the landlord will allow the tenant to keep an animal needed as a reasonable accommodation to the tenant, and will allow animals to accompany visitors who need such animals as an accommodation.

13. REPORTING CHANGES

The Tenant agrees to advise the Landlord immediately if any change in household composition.

14. TERMINATION OF TENANCY

To terminate this Agreement, the Tenant must give the Landlord 30-days written notice before moving from the premises.

The Landlord may terminate this Agreement for good cause.

29. SIGNATURES:

TENANT

1. _____ /_____/_____
Date Signed

2. _____ /_____/_____
Date Signed

3. _____ /_____/_____
Date Signed

LANDLORD
BY:

1. _____ /_____/_____
Date Signed