

# Rental Agreement

1. This rental agreement pertains to the rental of one half of the duplex, with the address of the rented half being \_\_\_\_\_ This location is hereafter referred to as the premises.

2. This agreement acknowledges that \_\_\_\_\_, hereafter referred to as Owner; did receive from \_\_\_\_\_ and \_\_\_\_\_ hereafter referred to as The Tenant(s), the following monies and for the stated purposes:

Security Deposit: \$ \_\_\_\_\_ ck# \_\_\_\_\_

First Month Rent: \$ \_\_\_\_\_ ck# \_\_\_\_\_

3. The Tenant(s) agrees to lease the premises for one year beginning on \_\_\_\_\_ and ending on \_\_\_\_\_. The Tenant(s) also agree to pay \$ \_\_\_\_\_ per month for the duration of the lease. The rent is due by noon on the first day of each month at the office of \_\_\_\_\_. The rent will be in **one check** payable to \_\_\_\_\_. The rent will not be raised during the term of the lease.

4. The Tenant(s) agrees to pay **\$10.00 per day** if said due amount does not reach the Owner by noon on the first of each month.

5. The Tenant(s) agrees to not sub-let all or any part of the premises.

6. The Tenant(s) is responsible for all utilities with the exception of the water utility.

7. The Tenant(s) agrees to not allow more than \_\_\_\_\_ individual(s) living on the premises, whose names(s) are:

a. \_\_\_\_\_

b. \_\_\_\_\_

**\*If The Owner determines that more persons are living in the house than the originally stated number, the rent will increase \$100.00 per additional person or The Owner will have the right to nullify this lease.**

8. No pets are allowed on the premises. Smoking is not allowed in the building.

9. No alterations shall be made to the inside of the house (including painting) or to the outside of the building or the landscape outside, without the Owner's consent. No items (such as a satellite dish) shall be attached to the outside of the building or to the roof. (Dish stands are available and may be set, not attached on the garage roof.

- 10.** The Tenant(s) agrees that The Owner or her insurers are not liable for any injury sustained on the premises to The Tenant(s), or to any family members, or friends. The Tenant(s) also agrees that the Owner or her insurers are not liable for any loss or damage to personal property arising during or from occupancy of the premises. (The Tenant(s) is advised to acquire insurance regarding personal injury liability; and as it applies to lost, stolen, or damaged personal property.)
- 11.** The Tenant(s) agrees that The Owner, or her assigned agents, has the right to enter and inspect the premises at all reasonable times, to ensure that the inside of the premises are properly maintained and that reasonable safety precautions are being enacted. Such reasonable entrance of the premises by The Owner is also for the purpose of showing the premises to prospective Tenant(s).
- 12.** The Tenant(s) is responsible for the removal of trash and debris not done so by local sanitation offices; and for shoveling snow from the walks and driveway. Tenants agree to maintain garden areas, keeping them free from weeds and debris:

  - \_\_\_\_~~1460~~ back, north side of property under grapevine
  - \_\_\_\_~~1456~~ gardens on both sides of the back stairs east side of building; also keeping white PVC furnace pipes on east side of building clear of snow and debris.
- 13.** Any use of the leased premises for unlawful possession or distribution of drugs and/or alcohol shall be grounds for immediate eviction.
- 14.** The Tenant(s) agrees to not have any land or water vehicles temporarily or permanently stored on the premises without the expressed consent of The Owner, other than one automobile per individual listed in article 7. No vehicle should have such leakage of fluids that it causes staining or erosion of the driveway or garage floor.
- 15.** The Tenant(s) agrees to provide written notice to the Owner at least **thirty (30) days** prior to Tenant(s) vacating the premises either at the end of the lease term or at any month-month extension. Otherwise, the damage security deposit may be forfeited by The Tenant(s).
- 16.** The percentage of the security deposit (stated in Article 2) which is returned to the Tenant(s) upon vacating the premises, will be determined by the Owner according to the degree to which the premises resemble its state on the day the Tenant(s) begin moving into the premises. The primary consideration are cleanliness and damage from neglect or misuse.
- 17.** The Tenant(s) agree that the security deposit cannot be used to pay the last months rent.

**18.** By signing this rental agreement, each Tenant(s) is agreeing to be solely responsible for the terms and conditions of this lease, in the event the other Tenant(s) either vacates the premises or does not meet his/her responsibilities as herein expressed. Otherwise, all Tenant(s) carry equal responsibility in ensuring that the terms and conditions of this lease are adhered to.

**A.** Tenant(s) #1:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Social Security Number

**B.** Tenant(s) #2:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Social Security Number

**19.** By signing this rental agreement, the Owner is agreeing to uphold the terms and conditions as expressed in this rental agreement.

Owner:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Phone Number