

RENTAL LEASE AGREEMENT (page 1)

Agreement of lease made _____ between **GOOD RENTALS** herein after called owner and

Hereinafter called tenant for property located at: _____

The lease begins _____ and expires _____

The rent shall be _____ payable as follows: _____

1. The lease agreement includes **UNFURNISHED** house or apartment as is.
2. The following utilities shall be paid by owner **NONE**.
3. The following utilities shall be paid by tenants **GAS, ELECTRIC, PHONE, INTERNET, CABLE,* WATER/TRASH**.
4. **The rent shall be paid as agreed, time being of the essence. A penalty of \$10.00 per day will be paid by the tenant for each day rent is late.**
5. **Keys will only be handed to tenants when deposit and first rental payment is paid. Tenants on financial aid must provide documentation from the student financial aid office.**
6. The tenant agrees to use premises as a residence and to keep the dwelling in a clean, safe, quiet manner. The premises shall not be used in any illegal manner or for an illegal activity by tenant or member of tenant's household, guests or other person under tenant's control. No more than _____ person(s) may reside in described dwelling. Guests may only stay 3 days per 30 day period.
7. **No pets allowed on premises, which includes pet sitting or pet visiting. If a pet is discovered at the rental property tenant must have the premises exterminated for fleas immediately at the expense of the tenant. Tenant must submit a paid copy of the bill to the rental office.**
8. **Tenant is responsible for all damages to apartment/house caused by tenant and/or tenant's guests (e.g. damaged walls/broken window/ broken door and damaged or missing screens).**
9. **The owner will not be responsible for accident of injuries to tenants or guests caused by conditions unknown to owner.**
10. **If tenant does not fulfill the rental agreement for the above agreed on time, the tenant shall pay the full dollar amount involved in this agreement. Subleasing is prohibited.**
11. An advance security deposit of \$ _____ shall be made when the agreement is signed. The non-interest bearing deposit will be refunded within 30 days after completion of rental period, if all terms of the contract have been met. **Deposit cannot be used as a rental payment.** The deposit must be paid in full within 10 days of lease signing date. Failure to pay deposit in full may result in termination of the lease contract.
12. Tenant agrees that no alterations of any kind including painting, nail holes or tape on walls shall be made without prior written permission from owner. No water beds allowed. No upholstered furniture allowed on porches, decks, yards or walks.
13. Gas and electric service must be connected and maintained to rental during the entire rental period set forth above. Any damages to the rental or building caused from utility disconnection will be the tenant's responsibility.
14. If the premises are vacated for an extended period of time over winter months tenant will maintain heat at a minimum of 60 degrees.
15. Use of electric heaters, kerosene heaters and/or window air conditioners must be approved by owner.
16. Tenant must inform landlord promptly when repairs to structure and fixtures become necessary. Failure will cause tenant to share in expense to correct or expenses caused by non-notification.
17. The owner has the right to inspect the premises at all reasonable hours to insure maintenance and safety of premises and to show the property to prospective tenants.
18. Tenants agree to move at expiration of lease. If tenant fails to move by expiration of lease a charge of \$75.00 per day will be paid by tenant and/or guests.
19. Tenant agrees to return all keys to owner at expiration of lease. If keys are not returned or are returned damaged the tenant will pay a \$50.00 fee per lock for each key. Tenant will pay for the cost of new keys. If office is closed leave keys on kitchen counter and lock bottom door lock.
20. The violation of any of these conditions of this lease shall be sufficient cause of eviction from the premises. The tenant agrees to vacate the premises within three days after being notified in writing due to non-payment of rent, breach of this agreement or any violation deemed prudent by owner.
21. Owner does not provide insurance for personal belonging of tenants. If tenant desires coverage, tenant should purchase insurance from their agent.

TO INSURE THE PROMPT RETURN OF YOUR SECURITY DEPOSIT THE FOLLOWING MUST BE COMPLETED:

22. Kitchen: turn off and defrost refrigerator. Clean both interior and exterior with soap and water, prop door open. Clean stove and under range hood. Replace burner pans or cost will be deducted from deposit. Clean oven with oven cleaner. Wipe out inside/outside of kitchen cabinets/drawers.
23. Floors and Other Areas: Hardwood floors: sweep and clean with mild soap and water. Dust all baseboards/doors. Scrub tub/shower and clean sink, use toilet bowl cleaner in commode. If there is carpet it must be cleaned prior to moving & proof submitted to office.
24. Do not leave sofas, beds, furniture, carpet or large items for owner to dispose of. Take them with you or make arrangements with the city to pick up and notify owner of arrangements you have made.
25. Final water bill and any excess trash/special hauls will be deducted from the deposit.

RENTAL LEASE AGREEMENT (PAGE 2)

26. The following is a partial list of the amount that will be deducted from your deposit if the dwelling is left dirty or damaged.

Clean refrigerator	\$60.00
Clean range/including oven	\$75.00
General cleaning per hour	\$60.00 (includes cleaning supplies)
Haul items/trash/furniture to curb	\$75.00 minimum
Repairs for damages per hour	\$60.00

27. At the expiration of your lease all light bulbs must be in working order. The cost to replace any missing or burnt out bulbs will be deducted from your deposit.

28. ***TENANT ACKNOWLEDGES THAT THE WATER AND TRASH BILL WILL BE DIVIDED EQUALLY AMONG ALL THE TENANTS IN THEIR RENTAL BUILDING. GOOD RENTALS WILL BILL TENANT AND PAYMENT WILL BE MADE TO GOOD RENTALS .**

29. _____

30. By signing below we agree with the conditions of this lease agreement.

Owner: BARBARA J. GOOD TRUST, BY: _____

Tenant Date

BELOW TENANT MUST PROVIDE SOCIAL SECURITY, CELL PHONE NUMBER AND E-MAIL ADDRESS. AND THE NAME/ADDRESS AND PHONE NUMBER OF WHO TO NOTIFY IN CASE OF AN EMERGENCY.

SS# _____
TENANTS CELL PHONE # _____
E-MAIL ADDRESS _____

GOOD RENTALS/GOOD INC.
21 WEST STATE STREET
P.O. BOX 150
ATHENS, OHIO 45701
740-593-7889
OFFICE HOURS: MONDAY – FRIDAY 8:00 A.M. TO 11:30 A.M.
12:15 P.M. TO 4:00 P.M.