**RENTAL LEASE AGREEMENT**

Agreement of lease made\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ between **GOOD RENTALS** herein after called Landlord 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 Landlord **NONE**.
3. The following utilities shall be paid by tenants **GAS, ELECTRIC, PHONE, INTERNET, CABLE,\* WATER/TRASH.**
4. Each tenant under the terms of this lease is jointly and severally (individually) liable to Landlord for the total rent due for the premise, together with any and all damages and any other miscellaneous charges.
5. **The rent shall be paid as agreed, time being of the essence. A penalty of $10.00 per day will be paid by the tenant for each day rent is late.**
6. **Keys will only be handed to tenants when deposit and first rental payment is paid. Tenants on financial aid must provide documentation from the student financial aid office.**
7. The tenant agrees to use premises as a residence and to keep the dwelling in a clean, safe, quiet manner. The premises shall not be used in any illegal manner or for an illegal activity by tenant or member of tenant’s household, guests or other person under tenant’s control. No more than **\_\_\_\_\_\_**person(s) may reside in described dwelling. Guests may only stay 3 days per 30 day period.
8. **No pets allowed on premises, which includes pet sitting or pet visiting. If a pet is discovered at the rental property tenant(s) faces possible eviction and must remove the animal immediately. The premises must be exterminated for fleas immediately at the expense of the tenant. Tenant must submit a paid copy of the bill to the rental office.**
9. **Tenant is responsible for all damages to apartment/house caused by tenant and/or tenant’s guests (e.g. damaged walls/broken window/ broken door and damaged or missing screens).**
10. **The Landlord will not be responsible for accident of injuries to tenants or guests caused by conditions unknown to Landlord.**
11. If tenant does not fulfill the rental agreement for the above agreed on time, the tenant shall pay the full dollar amount involved in this agreement.
12. Subleasing is prohibited.
13. An advance security deposit of **$\_\_\_\_\_\_\_** shall be made when the agreement is signed. The non-interest bearing deposit will be refunded within 30 days after completion of rental period, along with an itemized statement of deductions. ***Deposit cannot be used as a rental payment****.* If the security deposit is insufficient to compensate Landlord for the damages caused during Tenants’ occupancy of the premises Landlord shall give writtennotice to Tenants of the nature and amount of deficiency. Tenants shall pay the amount of the deficiency to Landlord within thirty (30) days of receipt of such notice.
14. Tenant agrees that no alterations of any kind including painting, nail holes or tape on walls shall be made without prior written permission from Landlord. No water beds allowed. No upholstered furniture or grills allowed on porches or decks.
15. 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.
16. If the premises are vacated for an extended period of time over winter months tenant will maintain heat at a minimum of 60 degrees. Any damage to the rental or building caused from the heat being turned off by the tenant will be tenants responsibility.
17. Use of electric heaters, kerosene heaters and/or window air conditioners must be approved by Landlord.
18. 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.
19. The Landlord 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. A 24 hour notice will be given to tenant. Landlord may enter premise without notice in an emergency, as permitted by law.
20. Tenants agree to move at expiration of lease. If tenant fails to move by expiration of lease a charge of $100.00 per day will be paid by tenant and/or guests.
21. Tenant agrees to return all keys to Landlord 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.
22. 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 business days after being notified in writing due to non-payment of rent, breach of this agreement or any violation deemed prudent by Landlord.
23. Landlord does not provide insurance for personal belonging of tenants. If tenant desires coverage, tenant should purchase insurance from their agent.
24. Tenants, with cooperation of the Landlord, will complete a check-in sheet, recording any damages and defects in the rental unit at or about the time Tenants move into the rental unit. Except as provided in the check-in sheet, Tenants acknowledge that the unit is in good and acceptable repair. Tenants further agree that Landlord has made no promises with respect to the condition of the leased premises other than those in this Lease. Tenants failure to complete the check-in sheet agree the unit is in good and acceptable repair, and Tenants shall be liable for the condition of the premises upon vacating the leased premises, normal wear and tear excepted.
25. Final water bill and any excess trash/special hauls will be deducted from the deposit.
26. \_**\*TENANT ACKNOWLEGES THAT THE WATER AND TRASH BILL WILL BE DIVIDED EQUALLY AMONG ALL THE TENANTS IN THE RENTAL BUILDING. GOOD RENTALS WILL BILL TENANT AND PAYMENT WILL BE MADE\_TO GOOD RENTALS . \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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1. The City of Athens requires the Rental Occupancy Permit and Compliance form be posted on the back of the main entrance door or in very close proximately to the main door. It is NOT to be hidden but posted in plain view**. DO NOT REMOVE THIS FORM FOR ANY REASON**. Cost to replace the missing form will be charged to tenants, cost to be determined by Athens City Code Office.
2. 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.**

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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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.