

Address \_\_\_\_\_  
Bloomington, IN 4740\_\_\_\_\_  
Security Deposit \$ \_\_\_\_\_

Date Lease Begins 8/15/2023  
Date Lease Expires 8/04/2024  
Date Deposit Paid \_\_\_\_/\_\_\_\_/\_\_\_\_

**LEASE AGREEMENT**

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ by and between [Entity Name] \_\_\_\_\_ Landlord, Manager of the leased premises (hereinafter referred to as "Management") and the individuals(s) listed below (hereinafter referred to as "Residents(s)" or "Tenant(s)"):

*Print*

*Sign*

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

- **ALL PERSONS SIGNING THIS AGREEMENT AS RESIDENTS ARE RESPONSIBLE FOR THE TOTAL RENTAL PAYMENTS (NOT JUST A PROPORTIONATE SHARE.) JOINT AND SEVERAL LIABILITY APPLIES TO THIS LEASE AGREEMENT.**
- Tenants are required to carry renters' insurance and must show proof of this insurance upon request. (Sec 12)

Management and the signatory or signatories collectively below, Tenant, for the period beginning [date] 8/15/2023, Time TBD and ending [date] 8/4/2024, 12:00 PM ("The Lease Period"). The Property is to be occupied as a residential dwelling and for no other purpose by no more than [#] \_\_\_\_\_ occupants.

**1. RENT INSTALLMENT PAYMENTS & CHARGES:**

- The rent due for The Property for the entire Lease Agreement period is \$ \_\_\_\_\_
- Tenant agrees to the following Rent Installment Payment schedule (See Exhibit A for a complete schedule of payments).
  - On or before August 01, 2023 the sum of \$ \_\_\_\_\_ is due. (2 month rent installment)
  - On or before the first of each month, beginning on September 1, 2023 through December 01, 2023, a Rent Installment Payment of \$ \_\_\_\_\_ is due. (1 month rent installments)
  - On or before the first of each month, beginning on January 1, 2024, a Rent Installment Payment of \$ \_\_\_\_\_ is due. (2 month rent installment)
  - On or before the first of each month, beginning on February 1, 2024 through April 01, 2024, a Rent Installment Payment of \$ \_\_\_\_\_ is due. (1 month rent installments)
  - On or before May 01, 2024, a final Rent Installment of \$ \_\_\_\_\_ is due. (See Exhibit A for a complete schedule of payments). (1 month rent installment)
  - Unless this Lease Agreement is renewed, no Rent Installment Payment is scheduled in June 2024, July 2024, or August 2024. Landlord agrees to accept advance Rent Installment Payments from Tenant if Tenant so desires.
- Rent Installment Payments should be made payable to and mailed to:  
[Entity Name]: \_\_\_\_\_  
1212 Cavell Ave.  
Highland Park, IL 60035
- Management reserves the right to accept only (1) one payment each month if more than one person has signed this Lease as a resident. The postmark on the envelope will be proof of date paid.

The premises are Unfurnished. Lease includes range, refrigerator, dishwasher, washer/dryer, and mini blinds.

Tenant Initial Here \_\_\_\_\_

2. **SECURITY DEPOSIT:** Resident(s) shall deposit the sum of \$ \_\_\_\_\_ to be held by Management as a security deposit for the faithful performance of this Agreement.

Reasonable deductions from the deposit may be made by Management for the following charges:

- a. any delinquent or omitted rental payments
- b. unpaid additional rent assessed for late payment
- c. any unpaid utility bill or portion thereof, including water/sewer, electric and gas (if applicable)
- d. costs of any repairs, replacement, or refurbishing of the premises, fixtures, systems or appliances caused by anything other than reasonable wear and tear.
- e. cost and expenses, including reasonable attorney fees incurred by Management, arising from the breach by Resident(s) of any provision of the Lease Agreement.
- f. any necessary cleaning expense to return the apartment and furniture to good move-in condition (see cleaning instructions)
- g. **NOTE: the cost of professional carpet cleaning in the amount of \$165.00 will be deducted from the Security Deposit. The carpet cleaning fee is non-refundable and will be completed by lessor.**
- h. **All locks will be changed at the end of the lease. A \$25.00 charge will be deducted from the Security Deposit to change and rekey locks at the end of lease period.**
- i. Packing, moving and storage charges for removal of personal property upon termination of this lease.
- j. cost of Bank Charges incurred by Management in depositing rent or returning Security Deposit, i.e. stop payment, certified mail, etc.
- k. any other amounts owed under this Lease Agreement.
- l. The deposit will be returned within 45 days of the last day of the lease per Indiana code 32-31-3 et seq.
- m. Lessee may not use the security deposit as rent at any time
- n. All keys must be turned into management at the end of the lease
- o. All debris, rubbish, discards left on premises at time of move out must be removed from the interior of the residence, deposited in the proper trash containers and have trash pickup stickers attached if needed.

This provision shall not limit Management’s right to recover amounts which may be owed by Resident(s) in excess of the Security Deposit. Security Deposit shall not be used as payment of rent. Resident is responsible to pay for any current damage incurred and billed to Resident during the term of the lease. Management does not pay interest on the Security Deposit unless required by law.

One (1) payment for the deposit refund will be sent to one Resident at an agreed upon forwarding address within forty five (45) days after the expiration date of this Lease. Residents acknowledge Management will not divide Deposit Refund among Residents. If Resident(s) fail(s) to provide a forwarding address, all correspondence will be mailed to a selected Resident’s last known address. If the amount owed by Resident(s) exceeds the Security Deposit, an itemized list of expenses will be mailed to the agreed upon forwarding address within forty-five (45) days after the expiration date of this lease. Payment of these expenses is due within fourteen (14) working days from date of statement.

**The following person and address is designated by all parties to receive the security deposit check if available at the end of this lease. Check will be made payable to and mailed to the following address:**

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

It is the Landlord’s desire to issue a fair refund of the security deposit.

3. **UTILITIES:** Resident(s) are responsible for all utilities electric, gas, and water/sewer up to and including the date this Lease expires. Resident(s) is/are also responsible for any deposits required by the utility companies. Management reserves the right to use outside water faucets. If outside water is connected and metered through the house, Management will reimburse Resident(s) for any significant amount of water used at the rates established by the City of Bloomington Utilities within thirty (30) working days after being provided with a paid receipt. Landlord must approve placement of new utility service installations such as telephone, cablevision etc., or adjustments to existing service, prior to installation or adjustment. Satellite services are not permitted. Tenant is liable for all damages assessed by Landlord from unapproved utility service installations or adjustments.

- Tenant is responsible for trash removal unless otherwise noted.
- Tenant is responsible for snow removal unless otherwise noted.

- Tenant is responsible for paying all utilities unless otherwise noted.
- Tenant is responsible for reporting running water of any kind to landlord immediately. [Ex. Toilet running, leaks, flooding] Landlord will repair within a reasonable time period following notification and maintain records of repairs and dates. Increased water charges from additional water usage due to these types of events are tenant responsibility.

4. **USE AND OCCUPANCY:** a joint inspection will be scheduled upon both move-in and move-out. Inspection will be done at move-out even if Resident(s) fail to be present. The Resident(s) accept(s) the premises in its present condition. No oral representation as to condition repair has been made by Management or any agents. Possession is evidence of acceptance.

- **If no pest control issues are brought to landlord attention in writing within 30 days of move in date via email, Certified US Mail, or trackable overnight carrier then Tenant is/are responsible for all pest control costs if necessary, during lease term.**
- Tenant agrees to do routine cleaning and maintenance
- Tenant shall not go onto the roof of the property
- Tenant agrees to not turn heat off or below 58 degrees during cold weather months
- Tenant agrees to no let trash accumulate but to dispose of it promptly in a healthful manner
- Tenant agrees not have a fire or fire pit on the premises
- Tenant agrees to only use “outdoor furniture” outside the unit (grills, patio furnishings, lawn chairs, planters). Placement of upholstered furniture outside the unit is prohibited.
- Tenant shall not paint the walls, woodwork, or any other structures in the unit without prior written permission.
- Tenant will be charged for any repair costs related to their own or their guest’s negligence.
- Tenant will be charged for any repair costs related to matters that may be deemed controllable by you, such as improper disposal of solid matter in garbage disposals or drains that clog pipes or toilets.
- Tenant shall keep the unit, equipment and furnishings in a clean and operating condition during occupancy
- Tenant shall not commit or allow guests to commit waste or misuse or neglect the premises
- Tenant shall not damage the plumbing or other equipment, appliances, furnishings, or fixtures by misuse
- Tenant shall replace all burned out light bulbs at Tenant(s) expense.

In the event the unit is in need of additional cleaning and/or repairs, Resident(s) agree(s) to prepare an inventory and damage list within 72 hours of move-in on the form provided, signed by at least one (1) resident. Management reserves the right to contract for all repairs to the premises and Resident(s) are without authority to do so. **Occupancy shall be restricted to \_\_\_person(s).** Prior to becoming a Resident, ALL persons MUST be accepted by Management and MUST sign the Lease. Management’s acceptance of applicants for tenancy shall not be illegally or unreasonably withheld. Resident(s) shall comply with all local, county, state and federal laws and shall not engage in or allow any disorderly or unlawful conduct, any disturbing noises, or unreasonable interference with the rights, comforts, or conveniences of other Residents. Volume of any radio, TV or stereo or musical instrument shall be sufficiently reduced at all times. Resident(s) shall not conduct ,or permit to be conducted , vocal or instrumental practice or instruction.

The Resident may entertain guests on the premises at any time, overnight and otherwise, provided that each such guest shall not disturb the peace or otherwise violate the provisions of this lease agreement, the law or stay beyond a reasonable time.

5. **DELINQUENT RENT:** The rent will be due and payable on the 1<sup>st</sup> day of each month at the designated address. If any installment of rent is paid after the 5<sup>th</sup> day of each month, Resident shall pay additional rent of \$30 dollars for the first day (6<sup>th</sup> day) and \$15 dollars per day (7<sup>th</sup>-25<sup>th</sup> day) thereafter until the entire installment is paid in full, to a maximum of three hundred dollars (\$300.00) for each past-due installment or partial installment of rent. Late rent charges are due and payable on the 1<sup>st</sup> day of the following month of the delinquency period. A BAD CHECK is considered non-payment of rent and additional rent for late payment will be assessed from the date the rent was due. There will be an additional charge of \$30.00 for each bad check. If two (2) bad checks are received during the term of this Agreement, Resident(s) MUST pay in either CASH OR MONEY ORDER thereafter.

Management shall have the absolute right to retake possession of the leased premises should rent become delinquent. If the rent is ten (10) days in default, the balance remaining under this Lease becomes immediately due and payable. Resident(s) shall surrender possession of the unit and all furnishings leased with five (5) days after notice of cancellation. Notice shall be provided in writing by the United States Mail delivered to the premises. Retaking possession of the leased premises by Management in the event of default by Resident(s)

shall not release Resident(s) from liability for payment of any amounts owed under this Lease. Management shall have the right to re-let the leased premises to mitigate its damages without terminating Resident's obligations under the terms of this Agreement.

6. **MOVE-IN CONDITION:** Resident(s) agree(s) that occupancy is for specific dates. If actions on the part of previous tenants or third person prevent the premises from being in a rentable condition, Management's only obligation will be to correct the problems within a reasonable time. All other claims will be made against the third parties. If, in the opinion of Management, the leased premises cannot be restored to a habitable condition within a reasonable time, then this entire Lease Agreement may be declared null and void at the option of Management.
7. **SUBLETTING:** The Resident(s) SHALL NOT sublet or assign the unit or furnishings without Management's prior written consent on form provided. Should Management agree to subletting the unit, a sublet fee of \$150.00 will be charged to the Resident(s). Should the tenant sublet without landlord permission a \$300.00 fee shall be charged to the Resident(s). Written permission will not be unreasonably withheld. Lessor will not be a party to any sublease. Completed landlord executed sublease forms are required by any approved sublet applicant. Additionally, the Landlord may, at its discretion, initiate eviction proceedings against Tenant for breach of contract at which time the entire remaining balance due on this Lease Agreement shall become due. The Landlord may permit an Additional Tenant to sign onto the Lease Agreement subject to certain conditions, including but not limited to the payment of an administrative fee, the payment of additional security deposit, and the pre-payment of rent for the period of the Additional Tenant's residency. Determinations on whether to permit an Additional Tenant shall be made on a case by case basis. In any event, the agreement to permit an Additional Tenant shall not relieve the existing Tenant of any obligations under the Lease Agreement.
8. **ACCESS:** Resident(s) shall permit Management or its Agents to enter the unit during all reasonable hours to examine and protect and show the unit to prospective buyers or renters; or to make repairs, additions or alterations as may be necessary or for pest control treatment.
9. **REMODELING:** Resident(s) agree(s) that no alterations, no additional locks or bolts, are to be made, or added to the doors or windows. No paints, stains, nails, screws, tape or glue of any kind are to be applied to the walls, woodwork, floors, doors, ceilings, windows, or furnishings without prior written consent of Management. If alterations are made, Resident(s) agree(s) to pay any costs incurred to paint and/or repair.
10. **PET POLICY:** Resident(s) agree(s) that NO PETS ARE ALLOWED. This includes dogs, cats, animals, birds and reptiles. Pets cannot visit or be kept for vacationing friends or relatives. Management reserves the right to assess a \$300.00 charge PER INCIDENT as additional rent if pets are seen in or around the premises. Resident(s) must remove pet IMMEDIATELY after notification. If the Tenant violates this clause by having a PET, then, Tenant will allow the owner to inspect the unit from time to time without advance warning as the owner deems necessary to assure that this clause is being honored.
11. **BREACH OF LEASE/ATTORNEY FEES:** if management employs an attorney to enforce performance by the Resident(s) to collect monies due or to perform any service based upon default, or to defend any legal action filed by the Resident(s) then the Resident(s) agree(s) to pay attorney's fees and all expenses and costs incurred by Management.
12. **INDEMNIFICATION/HOLD HARMLESS:** Damage to the premises or the resident's property shall be the sole obligation and risk of the Resident. It shall be the responsibility of the Resident(s) to obtain **RENTER'S INSURANCE** to cover such damage to the premises including without limitation their personal property within the premises, the parking facility or the storage areas. Resident(s) shall hold Management harmless for any acts of storms, fire, water, deluge, explosion, criminal or negligent acts of third person, or any loss or damage to personal property or personal injury sustained. The Resident agrees to indemnify and hold the Lessor harmless from any and all claims, actions, personal injury and/or damages to property arising from or out of occupancy of the premises by the Resident or their guests to the premises, areas and facilities adjacent thereto.
13. **JOINT AND SEVERAL LIABILITY:** Resident(s) are jointly and severally liable for the term of the entire Lease. Each person signing this Lease will be held responsible for the entire amount due and for the acts and omissions of the Resident(s) signing this lease and all guests. Each person signing this lease authorizes any other Resident who signs, to accept notice(s) (including service of summons) on their behalf. Should any section, clause, paragraph or part of this Lease be declared invalid by a court of competent jurisdiction or by statute, the remaining parts shall continue and remain in full force and effect. Management is not responsible in

any way for resolving disputes between or among Resident(s) nor, is Management required to make adjustments or assume the loss for unpaid rent or other breach due to one or more of Resident(s) quitting and vacating the premises or otherwise not paying or performing as expected.

14. **OCCUPANCY AND MOVING:** The security deposit is to hold the apartment until the occupancy date. If occupancy is not taken by the Resident(s) the deposit shall be retained by Management as a fee for reletting the premises. If the unit is not re-leased for at least the same rent as provided in this Agreement, the original Resident(s) will be held liable for the rent in full along with any necessary attorney fees or costs of collection. If occupancy is taken, the deposit will be converted to the required Security/Damage Deposit. Move-in time is designated by landlord on the day the lease begins and must be done during regular office hours. Move-out time is by 12:00 p. m. on the last day of the Lease. The holding over for one (1) day shall be charged on at \$100.00 per day and may be deducted from the deposit. If Resident(s) vacate before the lease term expires, Management shall have the right to enter premises to clean, paint and repair etc. without affecting Resident(s) obligations under terms of this lease for the remainder of the lease term. Management reserves the right to schedule move in and move out so as to coordinate maintenance and inspection times.
15. **REMOVAL OF PERSONAL PROPERTY:** If the Resident(s) move(s) out and fail(s) to remove all personal property without making arrangements in advance with Management, the personal property shall be deemed abandoned and will be disposed of in any means available, without liability to the Landlord. Cost of packing, moving, storage or disposal will be paid by Resident(s) at a rate of \$25.00 per hour per person. All furnishings and appliances are and shall remain at all times the sole and exclusive property of Management.
16. **DAMAGE/DESTRUCTION OF PREMISES:** Resident(s) shall notify Management immediately of any loss or damage to the unit or furnishings, including common areas. **If the damages are caused by the Resident(s) or the Residents' guests, the Resident(s) shall bear the cost of repair or replacement. Damages that occur during the term must be paid for when they occur or within ten (10) days of the date of notice to resident(s) of costs to repair.** In the event that Resident(s) leave the leased premises in an un-rentable condition, Resident(s) shall be liable for the lost rental value of leased premises until the premises can be repaired and relet. Resident(s) acknowledge(s) that, due to the seasonal nature of the apartment rental business, Resident(s) could be liable for up to a full year's lost rent if subsequent tenants cannot take occupancy due to damage for which Resident(s) is/are responsible. In the event the apartment or apartment building is destroyed by fire or other disaster and not rebuilt, this Lease shall terminate without rebate of rent paid or rent which is due and unpaid at the time of such destruction. Resident(s) shall not permit any hazardous act which might cause damage to the premises. Resident(s) shall comply in all respects with any policy or insurance and with demands of any carrier with regard to safety of the premises. No reduction of rent shall be claimed by or allowed to Resident(s) for inconvenience or discomfort arising as a consequence of repairs or improvements made to the buildings, fixtures, or equipment; nor as a consequence of space taken pursuant to any law, ordinance, or order of governmental authority nor as a consequence of interruption or curtailment of services results from reasonable and necessary repairs and improvements or from conditions beyond the Management's control, unless such interruption or curtailment is due to the Managements' proven negligence and continues beyond a reasonable period of time following notice duly given in writing to Management regarding the interruption or curtailment of services. Management shall not be liable for any damage to property or injuries sustained by Resident(s) his family, and/or guests in the use of the recreational facilities provided by management. Resident shall keep the premises heated during the cold weather and follow Managements rules regarding use and occupancy so as to avoid damage especially from frozen pipes, leaving windows or doors open or misuse of appliances, etc. **Any damages including floor/deck collapse or floor damage caused by excessive overloading of people or weight in any part of the structure by the tenants shall be tenant responsibility. Tenants are required to carry renters' insurance and must show proof of this insurance upon request. (Sec 12)**
17. **LOCKS AND KEYS:** Management shall provide a lock for the apartment's exterior doors, which is considered safe by our industry. So as not to restrict Landlords ability to provide Tenants (s) with maintenance and emergency service, Tenant(s) agree(s) that no additional locks shall be placed upon doors, nor shall any locks be changed without Management's prior consent and written permission. If a lock is changed by the Tenant(s), the Tenant(s) will pay a fee of no less than, but not limited to thirty-five dollars (\$35.00) to have it re-keyed back to our locks. Upon termination of this Lease, Resident(s) shall return to Management ALL original keys (plus any duplicates) to the apartment and mail boxes, including any keys borrowed through the Lease term. **A charge of twenty dollars (\$30.00) shall be collected immediately for lockouts after regular office hours of 8:00 a.m. to 5:00 p.m.** At the termination of this lease, there will be a twenty-five-dollar (\$25.00) charge to re-key the locks
18. **MAINTENANCE/REPAIRS:** Management agrees to provide repairs during normal business hours

(unless emergency) such as: lock installation/repair, keeping premises, and furnished appliances in reasonable repair, (except when caused by Resident(s) or guests neglect or irresponsible use in which a service charge will be assessed. Management shall give reasonable notice of 24 hours or more when access to the unit is needed for maintenance or showing the unit to prospective future tenants unless a reasonable emergency situation is determined.

19. **REPRESENTATIONS AND APPLICATIONS:** Management offers this Lease to Resident(s) based on the representations made on Resident's application. If such statements are misleading, incorrect, or untrue, Management shall have the right to cancel this Lease and/or take immediate possession of the unit. **NO ORAL STATEMENTS MADE BY OUR EMPLOYEES/AGENTS SHALL BE BINDING UPON MANAGEMENT, UNLESS CONSENTED TO BY MANAGEMENT IN WRITING.**
20. **NO WAIVER OF TERMS:** Management's failure to insist on the strict performance of this Lease shall not constitute a waiver of any breach of the Lease Agreement. No terms of this Lease shall be waived, altered, or modified except by Management in writing.
21. **SALE OF PREMISES:** This Lease Agreement is subordinate to all security interest which may affect the real property. Management may sell, assign, pledge, transfer, mortgage or dispose of this apartment facility, either in whole or in part, without notice to Resident(s). Any sale or assignment shall be subject to the terms of this Lease Agreement.
22. **PARKING:** You agree to make no claims against Management, agents, or towing service, as a result of towing any vehicle. Cars can only be parked in marked parking spaces, if available, on the property.
23. **LEASE GUARANTEE:** Resident(s) not having full time employment or acceptable credit history, agree(s) to provide acceptable co-signers to this Lease Agreement (if asked to do so.) Failure to obtain a required co-signer will subject this lease to cancellation at Management's option.
24. **LANDLORD'S LIEN:** In order to secure performance of the obligations of Resident(s) under this Lease, the Management shall have a landlord's lien on the Resident's personal property, which lien shall be perfected by recording a financing statement in the office of the Recorder of Monroe County, Indiana. Resident(s) authorize Management to execute such financing statement on behalf of Resident(s)
25. **SEVERABILITY OF PROVISIONS:** SHOULD ANY SECTION, CLAUSE, PARAGRAPH OR PART OF THIS LEASE BE DECLARED INVALID BY A COURT OF COMPETENT JURISDICTION OR BY STATUTE, THE REMAINING PARTS SHALL CONTINUE AND REMAIN IN FULL FORCE AND EFFECT.
26. **INSPECTION AND REPORT:** The Resident has examined and inspected the condition of the premises, appliances and equipment and is satisfied with the condition of the same except as specified below. The Resident agrees that no representation as to the habitability or repair of the premises has been made by the lessor or his agent. Immediately upon taking possession Resident will re-inspect and will complete a written report of any conditions Resident believes to be defective and will furnish lessor a copy of the report within three (3) days from the occupancy of the premises. Lessor will assist Resident in the re-inspection if Resident requests. If Resident fails to furnish lessor a written report of conditions, Resident thereby waives any objection to the conditions of the premises, appliances and equipment.
27. **RESTORATION OF PREMISES:** When the term of this lease expires, the Resident agrees to vacate the premises, leaving them in the same condition as when received, and if not done, agrees to pay the cost of returning the premises to their condition when received. The Resident understands and agrees that upon vacating of the premises, the tubs, showers, sinks, floor, range, oven, refrigerator and windows shall be cleaned. The carpeting shall be professionally shampooed as contracted by owner. Any necessary cleaning, painting and repair to return the condominium to the same condition as when the Resident moved in will, as consideration for the use and enjoyment of the premises, be deducted from the security deposit as additional rent. Resident shall notify lessor when the premises are cleaned and ready for move-out inspection. Failure to notify lessor seventy-two (72) hours prior to inspection will constitute waiver of any rights to joint inspection. Inspection will be made only if all tenants have removed all of their possessions. Inspection will be done during normal business hours, 8:00 a. m. to 5:00 p.m., only after Resident has complied with this paragraph.
28. **SMOKE DETECTORS AND FIRE EXTINGUISHERS:** Lessor will provide smoke detectors in operational condition with functioning batteries at the beginning of this lease. **Tenant is responsible for**

**checking smoke detectors monthly to ensure they are operational and will replace batteries if needed.**

Lessor will provide a fire extinguisher in operational condition, fully charged. Tenant is responsible for checking monthly to make sure the fire extinguisher dial reads "charged" and will notify lessor if any other reading is noted. A \$40 fine will be assessed for every smoke detector found to have been disabled either through removal of batteries, disconnection from electric service, or other tampering that would purposely cause smoke detectors not to function.

29. **USE OF BALCONY:** If the property in this lease features a balcony, no more than 5 people at any time are to be on a balcony. Please use caution at all times using balconies.

30. **TENANT REPRESENTATIVE:** As designated by tenant(s), \_\_\_\_\_ will serve as the "tenant representative" with whom the landlord may communicate regarding the lease throughout the lease term, including, but not limited to, arrangements for move in and move out, showings, and maintenance.

31. **SUMMER ABSENCES:** If tenant decides not to live in the leased premises during the summer break, the tenant shall not leave the leased premises in an "abandoned" type state. The tenant must remove all perishable food items, dirty dishes, trash, etc prior to leaving the leased premises vacated for period of time exceeding 21 days. If such items are found, the landlord will remove the items from leased premises at tenant's expense.

IN WITNESS WHEREOF, Management and Resident(s) have signed this Lease Agreement on the day and year written below.

**WARNING: This is a binding agreement and your signature binds you to its terms and conditions immediately upon signing (regardless of whether other intended Resident(s) sign at a later time). Know that all persons signing this Lease are jointly and severally liable for all rents and damages. Each party to the Lease (and their cosigners) are solely liable for the full amount of this Lease Agreement in the event of other co-residents failure to fulfill their obligations under this Lease.**

\_\_\_\_\_  
Signature    Date    e-mail    Cell Phone

\_\_\_\_\_  
Signature    Date    e-mail    Cell Phone

\_\_\_\_\_  
Signature    Date    e-mail    Cell Phone

\_\_\_\_\_  
Signature    Date    e-mail    Cell Phone

\_\_\_\_\_  
Signature    Date    e-mail    Cell Phone

Guarantor: The undersigned for value received does hereby guarantee the payment and performance of the above lease including the cost of collection and reasonable attorney's fees.

ACCEPTED BY \_\_\_\_\_

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**NOTE: LEASE IS NOT VALID UNLESS SIGNED BY OWNER**

## EXHIBIT A

The following is a schedule of Security Deposit and Rent Installment payments that shall be due as described in this lease agreement:

### Security Deposit

Security Deposit due at signing: \$ \_\_\_\_\_

### Rent Schedule

Month	Date	Year	Rent Due	Notes
August	1st	2023	\$	2 month rent payment
September	1st	2023	\$	1 month rent payment
October	1st	2023	\$	1 month rent payment
November	1st	2023	\$	1 month rent payment
December	1st	2023	\$	1 month rent payment
January	1st	2024	\$	2 month rent payment
February	1st	2024	\$	1 month rent payment
March	1st	2024	\$	1 month rent payment
April	1st	2024	\$	1 month rent payment
May	1st	2024	\$	1 month rent payment
June	1st	2024		No rent payment due
July	1st	2024		No rent payment due
August	1st	2024		No rent payment due
		<b>TOTAL</b>	\$ -	