



**592-3036**

**LEASE AGREEMENT: RESIDENTIAL RENTAL CONTRACT**

This lease agreement made and entered into this \_\_\_\_day of September 20-- by and between **Charles T. Yeago**, owner/Lessor and Lessee(s):

**Your names here**

The lessor for and in consideration of the rents, covenants, and conditions on the part of the Lessee to be paid, kept, and performed, does hereby lease unto said Lessee(s) room(s) in the house located at: **115 N. Congress St. Athens, OH.**

**1. TERMS OF THE LEASE :** Lease agreement shall begin on the **June 19th 20--** and shall end on O.U. graduation day of **June 20--** . The total payment for the term of this agreement is **\$30,000.00** for which they are **jointly** responsible. No notice of the end of this lease agreement will be required to or from either party.

**2. RENT:** amount of rent will be paid by the Lessee to the Lessor using the following schedule

***\$6000.00 per year per person divided by 4 payments of \$1500.00 X 5 people***

Rent Schedule	Date due	Amount	
1st Payment if paid on or before	6/1/__	\$7,500.00	In one check
1st Payment if paid on or after	6/2/__	\$7,750.00	In one check
2nd Payment if paid on or before	8/1/__	\$7,500.00	In separate checks
2nd Payment if paid on or after	8/2/__	\$7,750.00	In separate checks
3rd Payment if paid on or before	11/1/__	\$7,500.00	In one check
3rd Payment if paid on or after	11/2/__	\$7,750.00	In one check
4th Payment if paid on or before	3/1/__	\$7,500.00	In one check
4th Payment if paid on or after	3/2/__	\$7,750.00	In one check
Total if paid on or before the 1st		\$30,000.00	

**3. SECURITY DEPOSIT:** Lessor hereby acknowledges the receipt from Lessee the sum of **\$2,500.00** as a deposit to cover the cost of any repairs for damages which the lessee may do to the subject property above and beyond reasonable wear and tear. All or part of the deposit may be retained to by the lessor as he/she deem necessary to reimburse him/her for any loss suffered because of default or violation of any of the provisions of this agreement by the lessee. This deposit shall not be credited as rent or for utilities and will be returned within 30 days of the normal conclusion of the lease period if no fault or violation occurs.

**4. UTILITIES:** The Lessee will pay for T.V. Cable, Telephone service (when desired), Electric, Water/trash, and Gas. The Lessee shall arrange for service directly with the utility company in question. Lessor shall not be held responsible for said bills.

**5. INSURANCE:** The Lessor shall insure the premises but the Lessee shall insure his/her personal belongings if desired. In the event of fire in which the premises is destroyed, the Lessor shall not be required to restore same but shall return rents on a pro-rated basis.

**6. TERMINATION OF THE LEASE** This Lease agreement shall terminate immediately, at the sole option of the Lessor, should the following occur:

- A. In the event of fire (as stated in #5)
- B. Lessee fails to pay the rent when due
- C. More than the agreed number of occupants reside
- D. The Lessee(s) fail to comply with any of the terms of this agreement

**7. ASSIGNMENT:** the Lessee(s) may not assign this lease agreement nor may the subject property be sublet without the written permission of the Lessor.

**8. NUMBER OF OCCUPANTS:** It is specifically agreed between the Lessor and the Lessee(s) that the subject property shall not be occupied by more than 5 persons. The names of those persons are listed below

**9. GENERAL ITEMS:**

- A. I understand that if the rent is late, an automatic eviction process will go into effect.
- B. I will maintain the premises in a reasonable and habitable condition and accept the premises as being the same.
- C. I agree not to duplicate any house keys for any reason without the written permission of the Lessor.
- D. I agree in all respects to maintain the premises codes.
- E. I agree to keep no pets on the premises at any time.
- F. I agree to accept all legal responsibility for the acts and conduct of any guests or visitors and assume the financial liability for any damage to the premises.
- G. I agree that all repairs to the structure due to natural causes are the responsibility of the Lessor. I must, however, inform the Lessor promptly when such repairs become obviously necessary. If I fail to do so, I realize that I may be liable to share in the expense incurred to correct the problem.
- H. If the premises are going to be vacant for an extended period of time over the winter months, I understand that it is the Lessee's responsibility to keep the heat at a minimum of 55 degrees.
- J. I understand that it is my responsibility to notify the Lessor no later than Sept. 10, 20-- if I intend to renew my lease for the next school year. If I fail to do so I understand that my residence may be rented to someone else for the next year.
- K. I understand that I am to let the Lessor and/or his/her agents, upon reasonable notice, to enter the house if they so desire for inspection, repairs, or other purposes.
- L. I understand that no waterbeds are permitted in the house.
- M. I understand that any changes to the house are subject to the approval of the Lessor. These changes include all types of painting.
- N. I understand that nothing is to be stored on the front porch other than appropriate porch furniture (if desired).
- O. I understand that the garbage cans should be returned to their appropriate place after each weekly trash" pick up".
- P. I understand that there are to be no beer kegs or beer keg parties on the premises at any time.
- Q. I understand that batteries are to be kept in the smoke alarms at all times and that no extension cords shall be used in the house at any time.

**I HAVE READ THIS AGREEMENT AND UNDERSTAND THE CONTENTS AND THE TERMS THEREOF.**

Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessor \_\_\_\_\_ Date \_\_\_\_\_