



**This lease is for 3 people @ \$1100.00 per quarter.... 4 people would be \$975.00 per quarter
592-3036**

LEASE AGREEMENT: RESIDENTIAL RENTAL CONTRACT

This lease agreement made and entered into this _____ day of **Month 20**____
by and between **Charles T. Yeago**, owner/Lessor and Lessee(s):**Your names will be typed on this
line**

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

:247 W.Union St. #102-D, 102-A, 102-C, 101-C, or 304-C Athens,OH.

1. TERMS OF THE LEASE : Lease agreement shall begin on **June 16th 20**____ and shall end on O.U. graduation day of **June 20**____. The total payment for the term of this agreement (if paid on time) is **\$13,200.00** 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:

\$4400.00 per year per person divided by 4 payments of \$1100.00 X 3 people

Rent Schedule	Date due	Amount	
1st Payment if paid on or before	6/1/year	\$3,300.00	In one check
1st Payment if paid on or after	6/2/year	\$3,450.00	In one check
2nd Payment if paid on or before	8/1/year	\$3,300.00	In separate checks
2nd Payment if paid on or after	8/2/year	\$3,450.00	In separate checks
3rd Payment if paid on or before	11/1/year	\$3,300.00	In one check
3rd Payment if paid on or after	11/2/year	\$3,450.00	In one check
4th Payment if paid on or before	3/1/year	\$3,300.00	In one check
4th Payment if paid on or after	3/2/year	\$3,450.00	In one check
Total if paid on or before the 1st		\$13,200.00	

3. SECURITY DEPOSIT: Lessor hereby acknowledges the receipt from Lessee the sum of \$ 900.00 (\$300.00 per person) 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, and Water/trash. 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 3 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 an 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 premisey 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 September 15,20__ 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
_____	_____
LESSOR	DATE
_____	_____

House number

:247 W.Union St. #102-D, 102-A, 102-C, 101-C, & 304-C

 X • All students on this lease have seen the property, know it is an older house (unless it's a condo), and know it is not perfect. The house/apartment is accepted in an **“as Is”** condition. House will be thoroughly cleaned and the “agreed upon” repairs will be performed in June and/or July.

 • 121 1/2 N. congress and 59 N. High-Dehumidifier will be run all summer and during any other “humid” months.

 X • The Electric will be kept on at all times at tenant’s expense. The electric company minimum is approx. \$4.00 per month per summer months if nobody is living there. It is understood that the electric will be higher at those houses that need to run a dehumidifier (59 & 121 1/2).

 • 59 N. High-Due to the effects of ice pushing inward in extreme winter conditions, there are times when dampness will develop in the downstairs.

 • 121/121 1/2 N. Congress-In extreme cold you may find it necessary to put plastic over some of the windows.

 • 59 N. High-There is a parking reimbursement of \$150.00 for Fall, Winter, & Spring Quarters. This is **not per person** but **per household**. Present receipt at the end of each of the 3 quarters for reimbursement .

 • 59 N. High, 121/121 1/2 N. Congress, 77 W. State, 115, N. Congress, & 146 1/2 Grosvenor - All furniture must remain in the house/apartment at all times. You may bring your own furniture to add to it if you like. Do not store any unwanted furniture in a damp basement.

 • 42 Second Street-Sometimes the basement is used by some students as a replacement for the small bedroom. There may be times when some dampness or even some water may occur.

 X • The water will be kept on at all times. The minimum for summer with no use is a few \$. The water at 247 is averaged and estimated. This must be paid through the summer months.

 X • During the winter months there may be a time or a situation occur that may not be immediately fixable. For example several years ago we had an extremely bad winter. A leak developed in a roof but it was not fixable for several weeks due to below zero temperatures and large amounts of snow on the ground and the roof.

 X • We cannot possibly foresee every conceivable situation that will occur. All repairs will be done promptly. As I mentioned we are sometimes at the mercy of the weather and the service company (plumber, electrician, roofer, etc.) as they are sometimes swamped with business and cannot get there the same day. I can usually get there on the same day for minor repairs.

Lessee _____ Date _____

Lessee _____ Date _____

Lessee _____ Date _____

Lessee _____ Date _____

Lessee _____ Date _____

Lessor _____ Date _____