

RESIDENTIAL LEASE

THIS AGREEMENT made and entered into this <<TODAYDAYSHORT>> day of <<TODAYMONTHLONG>> between <<OWNER_NAME>>, a West Virginia limited liability company, herein referred to as LESSOR, and <<ALLTENANTLESSEE>> therein referred to as LESSEE. LESSOR leases to LESSEE the premises being Unit No. <<UNITCODE>> situated at <<UNITADDR1>>, City of Morgantown, County of Monongalia County, State of West Virginia, to be used and occupied by LESSEE as a residence and for no other use or purpose whatsoever, and more particularly described as follows Unit <<UNITCODE>>, together with all appurtenances, for a term of one (1) year, to commence on <<Cust_LEASE_BEGIN_DATE>> and to end on <<Cust_LEASE_END_DATE>> at 3:00 p.m. It is further mutually agreed between the parties as follows:

1. **RENT:** LESSEE agrees to pay, without demand, to LESSOR as rent for the demised premises the sum of \$<<Cust_CHARGE_TYPERENT>> **DOLLARS** per month (“Rental Amount”), via the RentCafe App , cash or check on the <<Cust_DUEDAY_ORD>> day of each calendar month beginning <<Cust_LEASE_BEGIN_DATE>>, or to any other person or agent and at any other time or place that LESSOR may designate to LESSEE in writing. The total Monthly Rental Amount is comprised of the Rental Amount of \$<<Cust_CHARGE_TYPERENT>>, the Utility Fee of <<CUST_MONTHLYUTILITYFEE>> (as provided in Section 11), and a monthly Pet Fee in the amount of <<PETRENT>>, for a combined total of <<Cust_SUMMARYRECCHGTOTAL>>.
 - **PAYMENT VIA RentCafe:** Lessee can remit all rental payments via the RentCafe online website or application. Log in information will be provided in a separate document. There is a (<<PCLATEGRACE>>) days to process a payment (“**Grace Period**”). If Lessee’s rental payment is not processed after the <<PCLATEGRACE>>-day Grace Period, late fees will be applied pursuant to Section 1(c) of this Lease.
 - **PAYMENT VIA CASH/CHECK:** All rent if paid via cash or check is to be mailed to LESSOR at the following address: <<OWNER_ADDRESS>>, or any other location in which LESSOR may designate. Payments made via cash or check are considered late if not received on the 7th day of each calendar month. **If the LESSOR receives a post-dated check extended past the 7th day of the Grace Period, it will result in a twenty-five (\$25.00) late fee.**

- **LATE FEES:** In the event LESSOR receives rent payment <<PCLATEGRACE>> days after the due date of any month, LESSEE shall pay a late payment charge of <<PCLATEDETAIL>> initial late fee with an additional \$<<PCLATEPERDAY>> per day late fee thereafter. Any failure or neglect of the owner to enforce prompt payment shall be considered only an indulgence and not a waiver.
2. **SECURITY DEPOSIT:** On execution of this lease, LESSEE will deposit with LESSOR \$<<Cust_SECDEP>> DOLLARS, the receipt of which is acknowledged by LESSOR, as security for the faithful performance by LESSEE of the terms of this Lease Agreement, to be returned to LESSEE, without interest, on the full and faithful performance by LESSEE of the provisions of this Lease Agreement unless LESSEE defaults on this Lease Agreement. LESSEE agrees that the Security Deposit will be forfeited to the LESSOR in the event LESSOR initiates a lawsuit to enforce any provision or term of this lease. This deposit and the terms and conditions herein are to insure that LESSEE will completely comply with the checkout instructions, and that the leased unit is returned to LESSOR in the same condition that it was at the beginning of the lease, reasonable wear and tear excepted. It is further agreed that LESSOR shall have thirty (30) days to inspect the premises and ascertain that LESSEE has complied with his/her agreements, after LESSEE has surrendered the premises. If LESSEE has done so, LESSOR shall return by mail said deposit, LESS PROFESSIONAL CARPET CLEANING, to an address to be provided by LESSEE. If LESSEE has not so complied, LESSOR may use all or any part of said deposit to restore the property to its former condition.
 3. **QUIET ENJOYMENT:** LESSOR covenants that on paying the rent and performing the covenants herein contained, LESSEE shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term. ***Loud stereos, televisions, radios, and/or boisterous behavior by any resident and/or guest in any dwelling or parking area will absolutely not be tolerated! YOU ARE RESPONSIBLE FOR THE ACTIONS, BEHAVIOR AND/OR DAMAGES INCURRED BY YOUR GUESTS.***
 4. **OCCUPATION OF PREMISES:** The demised premises shall be used and occupied by LESSEE exclusively as a private single-family residence. Neither the premises nor any part thereof shall be used at any time during the term of this lease by LESSEE for the purpose of carrying on any business, profession or trade of any kind. LESSEE agrees

that the demised premises shall be occupied by no more than <<Cust_NUMOCC>> persons, unless LESSOR submits prior, express, written consent to Lessee. **QUIET HOURS ARE BETWEEN 10:00 PM and 8:00 AM.**

5. **WASTE, NUISANCE OR UNLAWFUL USE:** LESSEE agrees that LESSEE will not collect waste on the premises, or behave or permit guests to act as a nuisance or behave in an un-lawful manner anywhere within the leased premises or surrounding areas, including parking areas and other common areas. LESSEE shall comply with all the laws, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the premises. The LESSEE will see that the conduct of his/her family and/or guests is never disorderly or boisterous; that such conduct does not disturb or interfere with the rights, comfort and/or convenience of other residents. **Parties and or Kegs will not be permitted in or on LESSOR'S property for any reason including before and after football games. Any violation by the LESSEE, LESSEE'S visitors, family and/or guests, of any of the obligations of this Agreement, or any of the rules and regulations required by LESSOR, including but not limited to, causing a nuisance to other residents, disorderly conduct and/or any negligent or willful misconduct either on the premises and/or in surrounding areas, including but not limited to, the surrounding grounds, parking lots, common use areas such as hallways, shall give the LESSOR the immediate right to terminate this lease with verbal notice.** The LESSOR may thereupon remove and store at the expense of the LESSEE all personal effects and property found in and around LESSEE'S premises. The determination by the LESSOR of what constitutes disorderly conduct or other violation of the obligations of this agreement is final and exclusive for all purposes. Occupancy at any given time of 8 or more people will be considered a party and will not be tolerated.

PLEASE NOTE THAT TERMINATION AND/OR EVICTION FROM THE PREMISES DUE TO LESSEE AND/OR LESSEE'S VISITORS, FAMILY AND/OR GUESTS DOES NOT VOID THE LESSEE'S MONETARY OBLIGATION TO LESSOR; THE REMAINDER OF THE LESSEE'S RENT FOR THE REMAINDER OF THE TERM OF THIS LEASE WILL BE DUE AND OWING IMMEDIATELY. YOU ARE RESPONSIBLE FOR THE ACTIONS, BEHAVIOR AND/OR DAMAGES INCURRED BY YOUR GUESTS.

6. **CONDITION OF PREMISES:** LESSEE stipulates that he/she has examined the demised premises, including the grounds, all buildings and improvements, and that they

are, at the time of this Lease, in good order, repair, and in a safe, clean and tenantable condition.

7. **ASSIGNMENT AND SUBLETTING:** LESSEE will not assign this Lease or sublet the leased premises and/or any part thereof without the prior, express, written consent by LESSOR. A consent by LESSOR to one assignment or subletting shall not be deemed to be a consent to any subsequent assignment or subletting.

8. **ALTERATIONS,** Lessee shall make no changes or alterations to the leased premises of any kind without the expressed written consent of the Lessor. This includes but is not limited to changes or modifications to the electrical fixtures, switches and lights, HVAC system, appliances, window treatments, and plumbing fixtures including sinks, faucets and commodes. **The addition of a hand-held water wand attached to any plumbing fixture in any manner is strictly forbidden.** Modifications of any nature to the above mentioned items shall give the lessor the immediate right to terminate the lease agreement.

9. **DAMAGE AND/OR DESTRUCTION OF PREMISES AND EMINENT DOMAIN:**
In the event the leased premises are destroyed and rendered untenable by fire, storm, earthquake, or other casualty not caused by the negligence of LESSEE (and/or his employee, agent, partner, family member, visitor or the like) or if the leased premise is taken by eminent domain, this Lease shall be at an end from such time, except for the purpose of enforcing rights that may have previously accrued under this Lease Agreement. The rental amount shall be accounted for between LESSOR and LESSEE up to the time of such injury, destruction or the taking of the premises, LESSEE paying up to such date and LESSOR refunding the rent, if collected beyond such date. Should only a part of the leased premises be destroyed or rendered untenable by fire, storm, earthquake, or other casualty not caused by the negligence of LESSEE (and/or his employee, agent, partner, family member, visitor or the like) the rental shall abate in the proportion that the injured part bears to the whole leased premises. The part so injured shall be restored by LESSOR as speedily as practicable, after which the full rent shall recommence, and the lease shall continue according to its terms. Any condemnation award concerning the leased premises shall belong exclusively to LESSOR.

10. **DANGEROUS MATERIALS:** LESSEE shall not carry, present, store and/or utilize on the leased premises any article and/or thing of a dangerous, inflammable, explosive

character or the like, that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11. UTILITIES:

<<Cust_ChkBxT1>> LESSOR TO FURNISH UTILITIES: Unless otherwise indicated in writing by LESSOR, as part of this lease, LESSOR shall furnish all electricity, water, and garbage in exchange for a monthly utility fee of **<<CUST_MONTHLYUTILITYFEE>> (“Utility Fee”)**. Electricity, water, and all other utilities, as applicable, **ARE FURNISHED AS A PART OF THIS LEASE**, unless otherwise indicated in writing by LESSOR. The Utility Fee is separate and to be paid in addition to the Rental Amount due, on or before the **7th** of each month. Failure to timely remit the Utility Fee is considered a breach of this lease, and LESSOR reserves the right to either terminate this Lease Agreement or require LESSEE to assume responsibility for all utilities, including but not limited to electricity, water, and garbage (collectively, “Utilities”). In the event LESSOR requires LESSEE to assume responsibility of the Utilities, LESSOR will provide LESSEE with 10-day advanced, written notice to provide LESSEE time to get utilities in his/her name. LESSOR reserves the right to terminate the Lease Agreement at any time for LESSEE’S failure or refusal to timely pay the Utility Fee or put the Utilities in LESSEE’S name.

<<Cust_ChkBxT2>> LESSEE TO FURNISH UTILITIES: Electricity, water, and all other utilities, as applicable, are not furnished as a part of this lease unless otherwise indicated in writing by LESSOR. All such expenses are the sole responsibility of and shall be obtained at the sole expense of the LESSEE. LESSEE will have all utilities (not supplied by LESSOR, if applicable) put into their name **prior to the beginning lease date and will be responsible for payment of same until lease end date**. LESSOR reserves the right to terminate the Lease Agreement at any time for LESSEE’S failure or refusal put the Utilities in LESSEE’S name. LESSEE’S failure to timely pay for Utilities constitutes a breach of this Lease Agreement and LESSOR reserves the right to terminate the Lease Agreement for said breach.

12. **MAINTENANCE AND REPAIR:** LESSEE will, at his/her sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair at all times during the term of this lease, any renewal thereof, and on the expiration or earlier termination of the tenancy LESSEE shall surrender the premises to LESSOR. LESSEE shall repair all deteriorations and/or injuries to the demised premises occasioned

by ordinary care or greater degree of culpability. No duty shall arise on the part of LESSOR with respect to repairs for tenantability under this section and LESSEE is responsible for the following affirmative obligations:

- To keep the demised premises clean and sanitary;
- To remove from the demised premises all rubbish, garbage and other waste in a consistent, clean and sanitary manner;
- To properly use and operate all electrical, gas and plumbing fixtures and to keep them clean and sanitary;
- To not allow any person on the premises with LESSEE'S permission, to willfully and/or wantonly destroy, deface, damage, impair, or remove any part of the structure or dwelling premises and the like;
- To occupy the premises as an abode, utilizing the portions of the premises for living, sleeping, cooking and/or dining purposes only for which it was respectively designed and/or intended to be used for such occupancies;
- LESSEE shall keep the fixtures in the house and/or on or about the leased premises in good order and repair.
- **Furnaces are not to be turned off at any time during the winter months. The LESSEE will be held responsible for any damages or added maintenance caused by furnaces that have been turned off.** LESSEE will keep the electric in order; keep the walks free from dirt and debris; and at his/her sole expense, shall make all required repairs to the plumbing, range, heating apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from LESSEE'S misuse, waste and/or neglect (or that misuse, waste and/or neglect of his employee, family, agent or visitor). Major maintenance and repair of the leased premises, not due to LESSEE'S misuse, waste and/or neglect or that of his employee, family agent, and/or visitor, shall be the responsibility of LESSOR or his assigns. LESSEE agrees that no signs shall be placed or painting conducted on or about the leased premises by LESSEE and/or at his direction without the prior, express, written consent of LESSOR. LESSOR will enter the unit every three (3) months, after giving advanced notice to LESSEE, to replace the furnace filter.

13. **SERVICE REQUESTS** – All service and maintenance requests will be handled as promptly as possible. Requests should not be made directly to the maintenance staff, as this will upset the system we have in place to best serve our residents. Requests routine or regular, non-emergent maintenance or repairs should be made through Lessor's property management software platform. If Lessee needs to request emergency repairs or maintenance, the emergency maintenance number is <<Cust_Prpmisc1>> or

<<Cust_PrpMisc2>>. Any calls between 5 p.m. and 9 a.m. on the weekday and any on the weekends, that are non-emergency will be charged a service fee call. NO SERVICE FEE WILL BE CHARGED IN THE EVENT OF AN ACTUAL EMERGENCY.

14. **ANIMALS:** LESSEE shall keep **no** domestic or other animals, rodents, reptiles and/or pets, on or about the leased premises, without the prior written consent of LESSOR, the execution of a Pet Privilege Agreement (**See ADDENDUM “D”**), and the payment of the monthly pet charge of <<PETRENT>>, per pet, per month. At no time shall there ever be more than two (2) domestic animals, rodents, reptiles, and/or pets, on or about the leased premises, without prior written consent of LESSOR. A consent by LESSOR to one pet/animal shall not be deemed to be a consent to any pet/animal. LESSOR reserves the right to terminate consent of any Pet and invalidate the Pet Privilege Agreement upon five (5) days written notice. Once consent of LESSOR has been withdrawn, LESSEE must remove the pet(s) from the Premises within five (5) days or the LESSOR reserves the right to terminate this Lease.

- If, after the execution of this lease, the Lessee wishes to obtain a pet, the Lessor agrees to permit the addition of the pet under the following conditions:
 - The Lessee must obtain written approval from the Lessor prior to bringing any pet onto the premises.
 - A non-refundable pet deposit will be required, the amount of which will be determined by the Lessor at the time of the request.
 - A monthly pet fee, also determined by the Lessor, will be charged in addition to the rent for the duration of the pet’s residence in the property.
 - The Lessee agrees to comply with all additional pet-related terms provided by the Lessor, including but not limited to rules regarding pet behavior, maintenance, and sanitation.

Failure to comply with any of these terms may result in penalties as outlined in the lease agreement.

15. **WASHER AND DRYER:** Lessee may lease and let from Lessor a washing machine and dryer for an additional sum of <<CUST_WASHERDRYERRENT>> Dollars per month. Lessee shall be responsible for any specific item of damage to any leased washing machine or dryer caused by Lessee, or Lessee’s invitees. Otherwise, Lessor shall repair and maintain the washing machine and dryer.

16. **FURNISHED APARTMENT:** Lessee may lease and let from Lessor furniture/s for an additional sum of <<CUST_FURNUNITRENT>> Dollars per month.

○ **Options and Monthly Rates:**

- **Full Bedroom set \$50, (bed, nightstand, dresser, desk and chair if needed)**
- Dresser/Chest of Drawers and Nightstand \$15
- Dresser \$10
- Chest of Drawers \$10
- Full Size Bed \$25 (mattress, box spring, frame)
- Desk/Chair \$15
- **Full Living Room Suite \$45**
- Couch \$20
- Loveseat or Chair \$15
- 3 Piece Table Set \$15 (coffee table, 2 end tables)
- Dinette \$15

17. **INDEMNITY:** LESSEE agrees that LESSOR shall not be liable for any damages to personal property of LESSEE placed upon the demised premises from fire, lightning, windstorm, rain, theft and/or any causes whatsoever, whether of like or unlike character. LESSEE further covenants and agrees to protect, indemnify and save harmless said LESSOR from any and all claims from damages, costs, and/or expenses from liability sought or imposed upon LESSOR due to injury and/or death of any person and/or damage to property caused by LESSEE'S use of the demised premises. LESSOR is held harmless from any icy, slippery, or snow-covered roads, sidewalks, steps, parking lots, and any other property owned by LESSOR.

18. **WAIVER OF SUBROGATION:** LESSEE hereby waives any and all causes of actions and rights of recovery against LESSOR, including the LESSOR'S agents, contractors, employees, servants, tenants, concessionaires, and the like, for any loss and/or damage caused by fire, theft and/or perils, insured by extended coverage.

19. **TRANSFER:** LESSOR issues no Transfer Clause in this lease; therefore, transfer or loss of employment and/or withdrawal from any school (i.e., technical, vocational, junior college, college, university and/or the like) will not constitute sufficient justification for not completing the term of this lease. Furthermore, if the terms of this lease are not completed, LESSEE agrees to forfeit the complete amount of the Security Deposit as well as accepts liability for monthly rent payments for the term of this Lease Agreement.

20. **EARLY TERMINATION:** LESSEE agrees to complete the entirety of this legally binding lease agreement only vacating the premises at the expiration of the lease. If the LESSEE chooses to break this contract and vacate the premises early for **any** reason, the LESSEE remains obligated to make all rent and utility payments until a new qualified LESSEE is secured. If early termination of this lease agreement is desired by the LESSEE, the LESSOR will retain **all** the LESSEE'S security deposit, regardless of whether a replacement lessee is found for the unit.
21. **FAILURE TO VACATE:** You must be completely vacated from your unit and keys turned in by **3:00pm EST** on the date of your lease expiration. If you fail to vacate on this designated day at the designated time of 3:00pm EST, you will be charged **\$100.00** for the first day and **\$50.00** for all subsequent days until all keys are returned.
22. **RIGHT OF INSPECTION:** LESSEE hereby grants permission to LESSOR to enter the dwelling at any reasonable time of the day while occupied by LESSEE to inspect, repair, clean and/or maintain it, and/or to show the property to prospective residents, lenders, insurance agents and/or the like.
23. **OPTION TO RENEW LEASE:** In the event the LESSEE desires to renew this lease at the end of any leased term, LESSEE shall so notify LESSOR in writing at least Two Hundred Forty (240) days prior to the expiration of such lease term, and the LESSEE and LESSOR may negotiate the new terms and conditions. If Lessee should holdover past the expiration of the lease term and / or neglects to notify the Lessor of his intentions, then this lease shall be automatically renewed for a term of one year at the then applicable lease rate; unless, Lessee receives written notification 30 days prior to lease termination that Lessor does NOT intend to renew.
24. **SURRENDER OF PREMISES:**
- At the expiration of the lease term, LESSEE shall quit, surrender and deliver the premises to LESSOR in as good condition as it was at the commencement of this lease, reasonable use and ordinary wear and natural damages caused by the elements expected and within complete agreement with Addendum C to this Agreement entitled "Surrender (Move-out) Requirements", attached hereto.

25. **DEFAULT:** If LESSEE defaults in the payment of rent or any part of the rent of this Lease Agreement, or if LESSEE defaults in the performance of and/or compliance with any other term(s) and/or condition(s) of this Lease Agreement and/or attachments to this Lease Agreement, this Lease Agreement at the exclusive option of the LESSOR, shall terminate and LESSOR may re-enter the premises and retake possession without liability for prosecution and recovery of damages. If LESSEE abandons said premises and LESSOR exercises the right of re-entry, LESSOR may consider any personal property belonging to LESSEE that is left upon the premises by LESSEE to also have been abandoned, at which time LESSOR may dispose of all such personal property in any manner LESSOR shall deem proper and is hereby relieved of all liability. LESSEE shall be provided in writing notice of any default and/or breach at his last known address provided to LESSOR. Termination and forfeiture of this Lease Agreement shall not result if, within three (3) days of receipt of such notice, LESSEE has corrected the default and/or breach and/or has taken action reasonably likely to effect such correction within a reasonable time not to exceed seven (7) days. LESSEE understands and agrees that if LESSEE defaults in the performance of a compliance with any one or a combination of the terms, covenants and/or conditions of this Lease Agreement and LESSOR is required to bring a legal cause of action against LESSEE to enforce any term(s), covenant(s), and/or condition(s) of this Lease Agreement and is successful in the recovery of damages, including costs, attorneys fees and all sums LESSOR may be called upon to pay, LESSEE will incur and pay these additional costs to LESSOR within thirty (30) days subsequent to the date of such legal Order, Judgment or the like.
26. **GOVERNING LAW:** It is agreed by the parties that this Lease Agreement and any dispute arising from the relationship between the parties to this Lease Agreement shall be governed, construed and enforced in accordance with the laws of the State of West Virginia.
27. **ENTIRE AGREEMENT:** This agreement shall constitute the entire agreement between the parties pertaining to the subject matter contained herein and supercedes all and any prior and/or contemporaneous understandings, agreements, or representations of the parties. No supplemental codicil, modification, and/or amendment of this Lease Agreement shall be binding upon the parties unless executed in writing by the parties, other than Addendums entitled A entitled "Rules and Regulations", B entitled "Possession (Move-in) Requirements", C entitled "Surrender (Move-Out) Requirements", D entitled "Pet Privilege Agreement" hereto attached to this Lease Agreement.

28. **ASSIGNMENT OF RIGHTS:** The rights of each LESSEE under this Agreement are personal to that party and may not be assigned and/or transferred to any other person, partnership, business, firm, corporation or other entity without the express, written consent of the LESSOR. Any attempts to assign this Lease Agreement shall be null and void.
29. **DELAY IN OR IMPOSSIBILITY OF DELIVERY OF POSSESSION OF PREMISES:** In the event possession cannot be delivered to LESSEE by LESSOR on commencement of the lease term, through no fault of LESSOR and/or LESSOR'S agents, there shall be no liability upon LESSOR and/or LESSOR'S agents, but the rental provided in this Lease Agreement shall abate until possession is given to LESSEE. LESSOR and/or LESSOR'S agents shall have fourteen (14) days in which to give possession, and if possession is tendered within such time, LESSEE agrees to accept the leased premises and pay the rental provided in this Lease Agreement. ***In the event possession cannot be delivered within such time, through no fault of LESSOR and/or LESSOR'S agents, then this Lease Agreement and all rights under this Lease Agreement shall be at an end, without liability to LESSOR.***
30. **PARKING SPACES:** Parking is a privilege for rent paying Lessee(s). LESSEE(S) is hereby granted a privilege to use the parking area at the property for the purpose of parking <<Cust_NUMOCC>> motor vehicle(s) and/or motorcycle(s) during the term of this lease only if the rent due is not in arrears; therefore, if the LESSEE(S) fails to pay his/her rent in a timely fashion, LESSEE(S) will be subject to the towing of LESSEE'S motor vehicle(s) at LESSEE'S sole expense. No additional motorized vehicles, including, not limited to, PODS or any other storage containers, motor homes, RV's, boats, trailers, tractors, ATV's and/or golf carts, shall be parked in said parking areas. (See Addendum A entitled "Rules and Regulations, No. 23.) A copy of LESSEE'S vehicle license and/or a copy of LESSEE'S driver's license shall be provided to LESSOR with the execution of this Lease Agreement.
31. **LOCKOUT:** If you are locked out of your unit for ANY reason, and it is outside of normal business hours, you can call the emergency numbers provided to you. Someone will come and unlock your unit for you for a **\$50.00 fee**. If you are locked out due to a lost key and it is after normal business hours, you will also be charged an **additional \$50.00 fine** for the lost key.

32. OTHER TERMS AND OPTION:

- There will be a **\$50.00 fee** for making any duplicate keys.
- A **\$50.00 fee** will be charged for any returned checks.

33. **PARAGRAPH HEADINGS:** The titles to the paragraphs of this Lease Agreement are solely for the purpose for the convenience of the parties and shall not be used to explain, modify, simplify or aid in the interpretation of the actual provisions of this Lease Agreement.

34. **RECEIPT OF RULES/REGULATIONS ACKNOWLEDGED:** LESSEE acknowledges receipt of a copy of the Rules and Regulations attached hereto entitled Attachments A entitled “Rules and Regulations, B entitled “Possession (Move-In) Requirements”, C entitled “Surrender (Move-Out) Requirements”, and D entitled “Pet Privilege Agreement”, and made a part of this Lease Agreement. LESSEE agrees that LESSEE, LESSEE’S family, visitors and/or guests will fully comply with any and all such regulations. LESSOR reserves the right to make reasonable changes and/or additions to any and all such regulations, and LESSEE agrees to comply with such new regulations upon delivery of a copy of the new regulations by LESSOR by United States mail, hand delivery or other such professional carrier.

35. **LESSEE LIABILITY:** All residents are jointly and severally liable for any and all rent and/or other charges incurred during the term of this Lease Agreement. “Jointly and severally” means that each resident of the leased premises is individually responsible for the **entire amount of any unpaid rent, late charges and/or other charges** such as, but not limited to damages to the leased premises. Therefore, it is understood by the signing of this Lease Agreement by any individual that should there be any unpaid rent, late charges and/or other charges regarding the leased premises, **LESSOR has the option to seek and to collect the entire amount thereof or any part thereof from any one individual of the residents of the leased premises** should the other default, breach and/or fail to meet the terms of this Lease Agreement.

Monthly Charge Description	Monthly Charge Amount
<<Cust_SUMMARYRECCHGDETAIL>>	<<Cust_SUMMARYRECCHGAMOUNT>>
Total Monthly Charges: <<Cust_SUMMARYRECCHGTOTAL>>	

Move-In Charge Description	Move-In Charge Amount
<<Cust_SUMMARYMICDETAIL>>	<<Cust_SUMMARYMICAMOUNT>>
Total Move-In Charges: <<Cust_SUMMARYMICTOTAL>>	

AND IT IS MUTUALLY UNDERSTOOD AND AGREED that the covenants and agreements made herein contained shall inure the benefit of and be equally binding upon the respective executors, administrators, heirs, successors and assigns of the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease Agreement the day and year first above written.

LESSOR:

<<OWNER_NAME>>

Signature: _____

Print Name: _____

Date: _____

LESSEE(S):

Signature: _____

Print: _____

Date: _____
Signature: _____
Print _____
Date: _____

Email: <<TENEMAIL>>

Phone No.: <<TENPHONE0>>

Mailing Address: <<TENADDRESS>>

PARENT/GUARDIAN FOR LESSEE (if 21 years old or under)**

Name: <<Cust_ROOM_GUAR_Name1>>

Address: <<Cust_ROOM_GUAR_AddrOne1>>, <<Cust_ROOM_GUAR_City1>>,
<<Cust_ROOM_GUAR_State1>> <<Cust_ROOM_GUAR_Zip1>>

Telephone No.: <<Cust_ROOM_GUAR_PhoneOne1>>

Dated: <<Cust_TODAY>>

PARENT/GUARDIAN FOR LESSEE (if 21 years old or under)**

Name: <<Cust_ROOM_GUAR_Name2>>

Address: <<Cust_ROOM_GUAR_AddrOne2>>, <<Cust_ROOM_GUAR_City2>>,
<<Cust_ROOM_GUAR_State2>> <<Cust_ROOM_GUAR_Zip2>>

Telephone No.: <<Cust_ROOM_GUAR_PhoneOne2>>

Dated: <<Cust_TODAY>>

**By executing this Lease Agreement on behalf of LESSEE signed above you guarantee that should said LESSEE default and/or breach this Lease Agreement in any manner (i.e., all unpaid rent, late charges and/or other charges such as but not limited to damages to the leased premises and/or surroundings, unpaid utilities, et cetera) that you will be 100% responsible for payment of said expenses.

- Please note that you have the right to independently hire legal representation to review this document prior to execution.
- If you are under the age of Twenty-One (21) years old, you must have a parent, guardian or surety execute this Lease Agreement with and on behalf of minor LESSEE(S).