

Rental Agreement

This lease, has been entered into this _____ day of _____, 2006 between _____, (hereinafter referred to as Landlord and/or Lessor), and _____, (hereinafter referred to jointly and severally as Lessee or Lessees). Lessor, in consideration of the rent to be paid, and the covenants and conditions to be performed by the Lessee(s) does hereby lease the following described Premises, a _____ bedroom unfurnished house located at _____, _____, Ohio, County of _____, (hereinafter referred to as the Premises).

The term of the lease shall be for one year from noon of _____, 2006 to noon of _____, 200_____. Lessee agrees to pay as rent for Premises the total sum of \$ _____ (_____ thousand _____ hundred _____ dollars and _____ cents). This sum will be paid without demand in twelve (12) equal monthly installments of \$ _____ (_____ dollars and _____ cents) after any applicable prorated rent. The monthly rent is due in advance on or before the first day of each month during the lease term. All rent received after the fifth day of each month shall be subject to a \$_____.00 late charge plus _____ dollars per day after the fifth day of the month until paid in full. All rent is to be paid by check or money order and made payable to _____ [Landlord].

If there is more than one Lessee, the monthly rental payment must be by one check or money order. Payments must show Lessee's name, address, and remitter's phone number. Any payment that is returned from the bank is subject to a Thirty Dollar (\$30.00) returned check charge, and if applicable, the late charge noted above.

THE LESSOR AND LESSEE(S) ALSO AGREE TO THE FOLLOWING COVENANTS AND CONDITIONS

OCCUPANCY/SUBLETTING/USE: Lessee agrees that only those persons that have signed this document shall occupy the Premises. No person shall be released from or added to this lease without first obtaining the written approval of changes from Lessor. Lessee agrees that the Premises, or any part thereof, will not be assigned or sublet without written consent of Lessor. If such changes are agreed upon, all parties herein agree to pay any reasonable and normal application fees and to make the necessary changes to the lease before the changes are valid. Lessee agrees that the Premises are to be occupied for residential purposes only. The Premises shall not be used or allowed to be used for any unlawful purpose, or for any purpose reasonably deemed hazardous by Lessor because of fire or any other risk or in any other manner which would disturb the peaceful, quiet enjoyment of any other neighbor of the Premises.

Lessor reserves the right of eviction for all the illegal manufacture, distribution, or use or other illegal activities in connection with controlled substance(s). A criminal conviction shall not be necessary before Lessor can institute an eviction action based thereupon.

LOCKS/KEYS: All issued keys must be surrendered to Lessor at Lessor's place of business upon termination of the lease, or a charge of Forty Dollars (\$40.00) per lock will be assessed to Lessee. Keys may not be duplicated by Lessee. Lost keys will be replaced at a cost of Four Dollars (\$4.00) per key during regular business hours. Lockouts during non business hours will be at the rate of Twenty Dollars (\$20.00) plus Ten Dollars (\$10.00) per hour after Eight P.M. payable in cash at time of entry.

PETS: Pets are allowed under this rental agreement. Any damages caused thereby shall be the responsibility of the lessee.

INSURANCE: Lessor is not responsible for any personal property on the Premises. Lessee will be responsible for and is required to insure all Lessee's personal property on the Premises and hereby relieves the Lessor of all risk that can be insured thereunder.

PARKING: Vehicles improperly parked, blocking aisles, or cars will be towed. All motorized vehicles are restricted to designated areas only and must use ordinary traffic lanes of ingress and egress.

UTILITIES AND SERVICES: The Lessee shall pay (if checked): ___ Electricity, ___ Gas, ___ Water, sewage, and storm water, ___ Cable TV. The Lessee agrees to pay for any and all other utilities, related deposits and charges on the Lessee's utility bills. The Lessee shall not allow utilities, other than cable, to be disconnected by any means (including non payment of bill) until the end of the Lease term or renewal period. If sub-metering or bill-back percentages are necessary for a utility, the Lessee will be responsible for said utility as if it was a direct billing and late fees will be assessed if not paid and could result in the termination of said utilities. Any premises that has utilities included is only for reasonable use and any utility usage that is excessive or misused will be the responsibility of the Lessee.

QUIET ENJOYMENT AND RULES: Lessee shall have peaceful and quiet enjoyment of Premises, provided all lease terms, rules and regulations are met. This does not cover disturbances and noise by others which are of a civil or criminal matter, not the responsibility of the Lessor. Lessor, however, has the right to occupy a portion of the premises at her discretion provided she gives 30 (thirty) days written notice to the lessee.

CONDITION OF PREMISES AND REPAIRS: Within seven (7) days after signing of this lease, Lessee shall note all defects or damages on a move-in inspection form and