

# University Rentals Lease Agreement

This lease agreement is made and executed on the 30th day of April 2018 by and between University Rentals of Athens, LLC, dba University Rentals (Landlord), and the following named individuals (Tenants). **Premises Located: at 10 Milliron Street A1 Athens, Ohio 45701, and its included furniture.**

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**All rental payments must be mailed to: University Rentals 8 North Court St. Suite 203 Athens, Oh. 45701, and must not be post marked any later than due date. All payments must include house # and payment period. Maintenance Request should go through our website at [www.ourentals.com](http://www.ourentals.com) (unless it is a maintenance emergency) and follow the link to Maintenance requests. Our office number is 740-594-9098.**

**1.) Term:** The term of this lease shall be commencing on May 12, 2019, and end on Saturday, Ohio University graduation day, or May 2, 2020. The Lease shall commence at 10:00 am of the first day of the Lease term as described in this paragraph, and shall end at 5:00pm on the last day of the Lease term as described in this paragraph. In the event that tenants have not vacated the premises by 5:00 PM, they will be assessed a fee of one hundred dollars (\$100.) per hour until such time that the premises are vacated. Landlord will exercise its best efforts to deliver possession of the premises upon commencement of this Lease, but will not be liable for any damages to Tenants other than a daily pro-ration of refunded of the rent to the date upon which occupancy is available to Tenants.

## **2.) Rent:**

**2a.) Basic Rent:** Tenants and Landlord acknowledge and agree the reasonable Basic Rent for the leased premises is \$27,720.00 for the entire term of this lease payable in three installments of \$9,240.00 per Semester every four months beginning on the 1st day of April 2019. Any portion of rent not paid by the 5<sup>th</sup> day of the month in which rent is due shall be deemed a breach of this Lease. Landlord may decide in his sole and absolute discretion whether the terms of this Lease breached by the late payment of rent. We only bill on a Semester basis, if you decide to pay monthly, there will pay an additional \$25.00 fee added to your monthly amount due.

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**2b.) Discounted Rent:** As an inducement of prompt rent payment, a Discounted Rent installment is described below in the rent schedule as a semester payment may be paid by tenants if paid fully by 5:00p.m. on the 1st day of the month in which rent is due. If Tenant's deliver a Discounted Rent installment and it is not delivered in the correct amount, or delivered after the 3<sup>rd</sup> day of the month, Landlord shall deliver or mail by the 10<sup>th</sup> of the month notice of failure to qualify for Discounted Rent payment. The written notice described in this paragraph shall set forth the balance owed on the Basic Rent obligation and specify the date by which Tenants must pay the balance owed for rent. There will be a \$75.00 fee assessed for all checks returned for insufficient funds.

**Rent Schedule:**

(A) \$8,400.00 on or before April 1, 2019

(B) \$8,400.00 on or before August 1, 2019

(C) \$8,400.00 on or before December 1, 2019

**\*\*\*WE ONLY BILL ON A SEMESTER BASIS, IF YOU DECIDE TO MAKE A MONTHLY PAYMENT THERE WILL BE A \$25.00 PER MONTH FEE ADDED TO YOUR MONTHLY AMOUNT DUE. NO RENTAL BILLS WILL BE SENT TO YOU. THIS SCHEDULE OF PAYMENTS IS YOUR OFFICIAL NOTIFICATION OF RENTAL PAYMENT DUE DATES TO AVOID DELINQUENT PAYMENTS\*\*\***

**2c.) METHOD OF PAYMENT:** Rents will be considered received on the post-marked day of the envelope. All rents must be by paid in person or by mail to 8 N. Court St. Suite 203 Athens, Oh. 45701.

**2d.) TIMELY RENTS: THE FAILURE TO TIMELY PAY A RENTAL INSTALLMENT AS PRESCRIBED IN THIS LEASE SHALL BE GROUNDS FOR THE TERMINATION OF THIS LEASE. LANDLORD SHALL BE ENTITLED TO EVICT TENANTS AND COLLECT FOR ALL REMAINING RENTS, OTHER CHARGES, AND DAMAGES ACCORDING TO THIS LEASE AND THE OHIO LAW FOR SUCH BREACH OF LEASE. TENANTS AND CO-SIGNERS OF THIS LEASE ARE JOINTLY AND SEPARATELY LIABLE TO LANDLORD FOR THE TOTAL RENT DUE FOR THE PREMISES, TOGETHER WITH ANY AND ALL DAMAGES OR OTHER CHARGES. THE FAILURE BY THE LANDLORD TO ENFORCE ANY OF THE ABOVE PROVISIONS IN ANY GIVEN PERIOD SHALL NOT CONSTITUTE A WAIVER OF ANY REMEDY AFFORDED TO TENANTS, OR TO COLLECT SAID CHARGES AT A LATER DATE.**

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**2e.) REMEDIES FOR DEFAULT:** If tenants shall fail to pay rent, or any other sum to Landlord for 5 days after it shall become due, or shall default in any other provisions of this Lease, or shall abandon the premises and remove or attempt to remove their possessions from the premises, Landlord in addition to all other remedies provided by law, may void and terminate this Lease, immediately re-enter and resume possession for the premises as is the Landlord's right prior to the execution of this lease.

**3.) SECURITY DEPOSIT:** Tenants agree to pay a deposit of \$1,400.00 to the landlord (per unit not per person). This deposit shall be held by Landlord as security for the payment of all rent and other amounts due from Tenants to Landlord. Security deposit if necessary, will be kept by Landlord in whole or partial for cleaning, repairing, unpaid utilities, unpaid rents, trash hauling, or replacing any furniture or parts of the premises (after tenants vacate them). Security deposits is not to be used by tenants as monthly rental, in case this happens, a \$50.00 per day penalty will be charged for each day the deposit has been used as rent payment. Please note Security Deposit Charges for list of potential charges against security deposit.

**4.) UTILITIES:** Tenants shall be responsible for all utilities used at the aforesaid premises. Tenants shall pay said utilities monthly, and must change accounts over to their names as of the 1st day of lease regardless of occupancy. If Tenant's do not transfer utilities over within (3) days, a \$100/ per day penalty will be assessed. Any unpaid utilities, which are not paid within (7) days after end of lease will be charged \$50 a day penalty. Please take note, that in winter months your utility bills WILL raise, please adjust accordingly.

**5.) TEMPERATURE:** Temperature must be set at a minimum of 68 degrees F during cold weather and when tenants are not there over winter break. Cabinets that have pipes in them must be left open during break. For below zero temperatures all the above apply along with leaving the facets dripping. The rental unit is STILL your responsibility even when you are on break.

**Any damage that results from an unconnected utility or not maintaining proper house temperature (68 degrees) will be the sole responsibility of tenant(s)**

**Examples:**

- (a) Fridge may have mold if electric is not turned on. (Est Repair Cost: \$100)
- (b) Water Line may freeze (causing broken water lines), if proper room temperature is not maintained. (Est Repair Cost: \$100-\$2000)
- (c) Unattended house may create mold, mildew, cobwebs, etc (Est Repair Cost: \$100-\$1,000)
- (d) Sump Pump not running because no electric can cause flooding.(Est Repair Cost: \$500-\$2,000)

**6.) SUB-LEASING:** Tenant(s) shall not assign this lease, nor sublease said premises without the prior written consent in writing of the Landlord. Tenants that do receive permission to sublet premises are reminded that they are still responsible for the rent and any damages that are caused by sub-leaser.

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**7.) PETS:** Tenants and guests will not keep, maintain, harbor any dogs, cats, ferrets, snakes, or other pets on the premises. If any pets are seen on the premises, or even just visiting; Tenants will forfeit all of the security deposit and may be evicted without reimbursement of rent. Tenants will be responsible for all rents of lease term as filed by eviction.

**8.) NOISE:** No noise, music or other loud sounds or conduct shall be permitted at any time in such a manner as to disturb or annoy private residences or neighbors.

**9.) PARKING: **PARKING IS RESTRICTED TO THE VEHICLES OWNED BY THE TENANTS SET FORTH IN THIS LEASE.**** No recreational vehicles or storage items are allowed, unless authorized in writing by the Landlord. No inoperable vehicles may be left on the premises that are in the process of repair for more than one week. Parking on the grass is prohibited. All Tenant(s) vehicle information (Make, Model, Year, VIN #) must be registered to our office. All unregistered vehicles are subject to being towed at owner's expense.

**10.) PARKING PASSES:** Although in most cases there is not a charge for parking, Parking Passes are required at certain properties, please ask office for details. You will be required to display parking permit at all times. Parking Pass may not be shared, borrowed, sold, etc. If any of previous provisions are not met, auto owner will be subject to being towed at auto owner's expense.

**11.) BICYCLES:** Any bicycles left at the premises after move out will be considered abandoned and University Rentals will have the right to remove bicycle from the premises and discard it. Bicycles will need parking tags from UR.

**12.) MOTORCYCLES:** Any motorcycles left at the premises after move out will be considered abandoned and University Rentals will have the right to remove bicycle from the premises and discard it.

**13.) SIGNS:** No signs, signals, illumination, advertisement, notice or any other littering, non- standard draperies or equipment shall be exhibited, inscribed, painted, affixed, or exposed on or at any window or any part of the outside or inside of the premises. No projections including air conditioners, radio antennas or wiring, shall be attached to or extended from the outside walls of the premises. Patios and front porches shall not be used for storage of personal property.

**14.) BARBECUES:** Barbecues are not permitted on porches, deck, or associated area, and must only be used with a minimum of 25 feet from outside of rental unit. You are not permitted to sit or hang over railing of porches.

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**15.) PLUMBING FIXTURES:** The toilets, basins, and showers or any other plumbing fixture shall not be used for any other purpose other than that for which it was intended.

**16.) TRASH PICK UP:** All trash and garbage must be placed inside of plastic trash bags inside of garbage containers and put out in front of premises on street curb on garbage pickup day. Garbage cans must have lids on them per city requirements. All garbage containers must return to back of rental unit within 24 hrs. of pickup. University Rentals strongly encourages recycling, containers are available through City of Athens Department of Utilities. If Trash containers are left out by curb you will be subject to a \$35 fine per occurrence.

**17.) GUESTS:** No occasional guests are permitted to stay more than three days without the prior written consent of the Landlord. Guests are not allowed to park in any designated Tenant parking.

**18.) DAMAGES:** All damages to the premises caused by moving or carrying of articles therein shall be paid for by Tenant(s). **Damage resulting from misuse of such facilities shall be paid for by the Tenants.**

**19.) ILLEGAL ACTIVITY:** All illegal activity is prohibited on the premises.

**20.) SUNBATHING:** ABSOLUTELY NO SUNBATHING, STANDING, OR SITTING ON ANY ROOF SURFACE.

**21.) EXTENSION CORDS:** Athens City Code 29.29.06(c) prohibits the use of extension cords in rentals. Power strips may be used.

**22.) LIGHT BULBS:** **A replacement of light bulbs in premises will be responsibility of tenants.** All bulbs must be in operating condition when you move out. Any bulbs not replaced and in working conditions upon move out will be charged \$3.00 PER BULB against security deposit. Please check size and type of bulb needed before you replace them.

**23.) PAINTING:** Tenants shall not alter or paint any of the aforesaid premises. Tenants shall not damage the plaster, wallpaper, wood or surface coating of the walls, doors, windows, appliances, and furniture by nailing taping or gluing. Tenants shall not put any holes in walls for posters, pictures, etc.

**24.) CLEANING:** Carpets, walls, kitchen fixtures, stoves, dishwasher, refrigerators, washers, dryers, windows, ceilings, and any other objects found in rooms, hallways, and stairways shall be kept clean and sanitary always. If premises is not kept sanitary we will have unit cleaned at Tenant(s) expense. All tenant(s) regardless of fault are responsible for the upkeep and cleanliness of the house.

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**25.) APPLIANCES:** There shall be no major appliances such as electric ovens, refrigerators, air-conditioning units, or heaters in the rooms without the Landlord's written consent.

**26.) SNOW REMOVAL:** Tenant(s) will be responsible for removal of snow and ice on sidewalks and driveways during winter months.

**27.) PEST CONTROL:** Tenant(s) will be responsible for spraying of ants, roaches, bees, wasps, bed bugs, gnats, spiders, fruit flies, etc. Tenant(s) must take all precautions and will be financially responsible for any infestations inside the unit.

**28.) DOOR LOCKS:** No door locksets are to be changed, interior or exterior. No interior doors are permitted to have deadbolts, locks, etc, as this is a direct violation of City fire code. Any changes made will result in a \$100 charge to re-key lockset.

**29.) SMOKING:** Landlord discourages cigarette, pipe, or cigar smoking in and around the premises. Cigarette, pipe, or cigar smoking or any tobacco related product shall not constitute normal wear and tear. Landlord reserves the right to deduct from tenant security deposit for all damages caused by or related to any tobacco product, including, but not limited to: deodorizing, sealing and repainting of walls and ceilings and repairing/replacing the carpets and/ or pads.

**30.) LOCK OUTS:** In the event that you lock yourself out of your dwelling during business hours (Monday-Friday, 9-4) contact our office and we will assist you. If it is after business hours, we will assist you at our convenience- we will make reasonable effort but quite possibly will not be there until morning. There will be a \$25 charge to Tenant(s) for this service.

**31.) RULES & REGULATIONS:** These rules may be amended from time to time by the Landlord, and such amendments will be effective immediately upon notification of Tenant. Violation of these Rules and Regulations shall be a breach of the Lease. These Rules are severable and the invalidity of any Rule shall not affect the validity of any other Rule.

**32.) PERMITTED OCCUPANTS:** Tenants acknowledge and agree that the premise is a 4 BR Dwelling and the landlord is permitted to have 4 occupants reside in unit(s). If a permitted tenant moves in, the rent shall increase by \$0.00 per month. If any one tenant moves out, the remaining tenants will be held responsible for the entire lease-term rent and utilities. If all the tenants move out of the premises, they will be responsible for the entire rent and utilities up until the date the lease expires.

**33.) SMOKE DETECTORS/ FIRE SAFETY:** Tenant's agree that rental unit is equipped with smoke detectors in each bedroom and each floor level, rental unit is equipped with a fire extinguisher, tenants have received pamphlet on fire safety or have

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viewed on our website at lease signing. If Tenant destroys or tampers any fire safety device, tenant will be subject to a \$100 penalty per incident. If all fire equipment is not accounted for at time of move out, there will be charges against security deposit.

**34.) LIABILITIES:** Tenants agree that the Landlord shall not be liable for theft, destruction, loss, damage or personal injury occurring in the premises or elsewhere on the Landlord's property regardless of cause. Owner's Insurance does not cover Tenant(s) property damage and it is the tenant(s) responsibility to purchase renter's insurance if they want their belongings to be insured. The Landlord shall not be responsible for any theft of personal property of the Tenant or guests, nor for any damage, loss or destruction of persons, property caused by fire, water or any other cause. **Tenants are encouraged to insure personal property.**

**35.) TENANT RESPONSIBILITIES:** Tenants are fully responsible for rental unit upon first day of beginning of lease.

**36.) TENANT DAMAGE:** If one of the Tenants damages any property, all tenants are held responsible for the charge of the damage that has occurred. Tenant's are responsible for the cost of any damage caused by their guests at the rental unit.

**37.) SHOWING OF UNIT:** Tenant's agree to let possible future tenant's view premises with a 24hr notice or if Tenant voluntarily let possible future tenant's view premises without notice. All rooms will be unlocked during showings. Tenants will be responsible for cleaning of unit when informed of unit showing for rental. If house is not clean, we have staff that will clean at tenant's expense at a rate of \$25/hour. **Unit is rented on first come first serve basis and will not be held.** Tenants shall pay for all repairs to the premises and appliances that are necessary because of Tenants' negligence or abuse, and the cost of said repair shall be paid by Tenants within fourteen (14) days of the date Tenants receive an invoice or bill from Landlord.

**38.) SHOWING OF UNIT NOTIFICATION:** Tenants are given a 24 hr. notice that their rental unit will be shown by email, hang tag, etc.. Tenant's agree that if **one** (1) of the tenants are informed of the showing that the tenant will inform all tenant's when showing is scheduled. **This is notice** that showings will be taking place starting beginning of fall Semester on a daily basis. Showings will generally be conducted from 10am-6pm, but may not be limited to these hours. Please remember the faster the unit is rented, the faster we will be done showing your unit.

**39.) PROPERTY AVAILABILITY:** Landlord may show the leased premises during reasonable hours to prospective tenant's or buyer's. Property may be leased to new future tenants at any time. We do not hold premises for current tenants. Properties are always up for rent for future years.

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**40.) PROPERTY RESIGN:** Although we do not hold properties for tenant's we do encourage you to resign with current group or some new tenant's. A resigned tenant's security deposit is rolled over to following year. You will not need to remove your items between lease periods. This will also apply to tenant's who rent a different property from us the following year.

**41.) Condition of Property:** Tenants have inspected the property and found that there were no broken windows, that no painting is needed, carpets are free of stains and burns, and all the property is clean and in very good condition and agree that no further improvements are needed to the inside of the property or outside.

**39a.) DAMAGE:** If something becomes damaged between now and the beginning of this Lease, the Landlord will make needed repairs during this lease.

**39b.) PROPERTY:** We have properties of different sizes, styles, décor, floorplans, price ranges, age, amenities, bathrooms, kitchens, etc.. Tenants agree that they have done all of their research, read our information online, viewed property, neighborhood, location, utilities expense, and all have agreed on leasing this premises location.

**40.) Landlord's Right to Enter:** Tenant's will permit Landlord, its agents, employees and any designated individuals to enter upon the premises at all reasonable times and always after a twenty-four-hour's notice for inspection, repair or improvement.

**41.) VACATION NOTIFICATION:** Twenty-four notice is hereby given any time tenants have temporarily vacated the premises, such as for holiday and spring breaks, to make inspections for safety and health purposes.

**42.) EMERGENCY ENTRY:** Landlord may enter the premises without notice in an emergency, as permitted by law.

**43.) LEAD BASE PAINT:** Landlords are required by Federal Law to disclose known information on lead based paint hazards. This applies to houses built prior to 1978, which may have lead based paint.

## **44.) Move in Procedure:**

**44a.) WALK THROUGH:** It is the responsibility of tenant to do a **WALK THROUGH OF PREMISES WITHIN 7 DAYS OF BEGINING OF LEASE.**

**44b.) Damage Report:** At this time tenants shall make a detailed list of any damages at the premises. Tenant's will also supply the Landlord with a **Maintenance request form sent directly to our office (Email: ourentals@yahoo.com)**. The purpose is to inform us of any deficiencies that we might have missed and to be the basis for determining any damage when you move out.

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**44c.) Work Months:** We will work on maintenance request during the months of **May, June, July, and August.** We do not have a direct time line during this period, but will complete work as soon as possible. **Our top priority is for Emergency situations (water break, gas leaks, etc..)**

**44d.) CODE ENFORCEMENT:** We will satisfy reasonable request that are **within the Athens City Code Only.** Our properties are inspected by the City of Athens Code Enforcement Department once a year and we make a priority of adhering to all code requirements.

**44e.) CLEAN PREMISES:** Maintaining cleanliness of a house is the responsibility of tenant(s), regardless if they are occupying house; particularly during breaks, summer, etc...

**45.) EARLY MOVE-IN CLEANING:** If tenant moves in any personal property before official lease start, tenant(s) will be assuming any adherent risk for their personal property. Tenant(s) will be accepting unit as cleaned and it will be the tenant(s) responsibility for deep cleaning of rental unit including but not limited to cleaning, carpet shampooed, appliances, bathrooms, etc..

Tenants may pay for this service if warranted. At end of lease term University Rentals contracts cleaners to clean. **This will also be tenant(s) charges against security deposit. Landlord is not responsible in any way for tenant's personal property.**

**46.) CLEANING:** It will be the sole responsibility of the tenants to keep premises clean even if the tenants are not occupying the premises especially during the summer months and Christmas break. Rental units in which no one is living may incur a musty odor mold/mildew, so we require that you take every precaution to prevent this.

**47.) END OF LEASE CLEANING:** All rental units are professionally cleaned (by a third party business), the week after Ohio University Graduation, unless a cleaning waiver has been signed. Tenants are responsible for cleaning (if they feel further cleaning is needed) upon move in of rental unit.

**48.) WINDOW TREATMENTS:** University Rentals does not provide any window treatments for this unit. Shades or blinds left from previous tenants may be used by Tenant or discarded. Tenant may install inside mount blinds or shades but will be charged for any damages to woodwork or walls caused by outside mounting.

**49.) UNOCCUPIED UNITS:** It is of the utmost importance that tenants maintain the upkeep of the property even when they are not residing in premises (ex. Christmas, Summer, and Spring Breaks) Tenants will be responsible for any damage repair, cleaning, etc..., that is needed during these times.

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**49 a.) AIR FLOW:** units must maintain airflow either AC, window, etc... If your unit has no airflow there will be a high probability that mildew will appear. Keep house temperature at a minimum 68 degrees.

**49 b.) WATER FLOW:** Tenants must keep a continuous drip of water faucets during freezing temperatures. If water is not flowing it may cause freezing in the water lines, which can cause major damage.

## **49.) Move-Out Procedure:**

### **HOUSECLEANING POLICY AND OTHER MISCELLANEOUS ITEMS**

(This information is to be used as a guide for when you move in and when you move out. In order to protect our investment and to provide you with a safe and sanitary environment in which to live, the following procedures will be followed. By not doing this, you will run the risk of not being able to substantiate prior damage. When the lease term ends, you will be required to leave the home in the same clean state as when you moved in. If you are not able to do this, then you may hire a professional firm to do this prior to moving out, or the landlord will take necessary steps to provide this service and the cost will be assessed to you the tenants. The following is a brief guide as to what is considered a thorough cleaning and how it should be done.)

### **HOUSECLEANING POLICY AND OTHER MISCELLANEOUS ITEMS (Cont.)**

**48a.) WOODWORK:** All rooms have been cleaned by washing walls, woodwork, and floors. Clean water must be used with a cleaning product that is designed for this. I recommend Murphy's Oil soap for all woodwork including floors.

**48b.) BLINDS:** Window blinds must be wiped clean. Rooms used by smokers may require additional cleaning and blinds sometimes need to be soaked in the bathtub.

**48c.) APPLIANCES:** All appliances must be cleaned. Ovens, area under burners, and broiler must be free of grease and food residue. This may require using oven cleaning products. Be sure to wear gloves for this as it can be caustic. Refrigerators must be clean and all food items discarded.

**48d.) PERSONAL BELONGINGS:** Personal belongings, furniture, and other debris that you brought into the home must be removed. This includes basement areas and outside areas. If you make arrangements with the new tenants to buy some of your things, these must be clearly marked as such and all items are to be left in one room only. The room that the items are left in WILL NOT be painted or cleaned. An approval from the management office will be needed to allow items left. Any items left, that need to be disposed by the landlord will be assessed a removal charge.

**48e.) BATHROOMS:** Bathtub, bathtub surrounds, and shower doors must be free of soap scum and mold. There are products on the market that are designed for this. Remember, do not use highly abrasive cleaning products on bathtubs. Sometimes soaking the tub with bleach will remove much of the grime.

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**48f.) KITCHENS:** Kitchen cabinets should be washed inside and out and all food items, utensils and dishes are to be removed.

**48g.) CARPETS:** Carpets should be vacuumed and free of dirt and spots. Carpets that are not left clean will be assessed a professional cleaning. If you do use a cleaning service to do this, please provide the landlord with a copy of the bill upon leaving. Any carpets that you bring must be removed and not left in the basement. Please be cautious about cigarette smokers in your home because burn holes can and do occur and this be an expensive problem.

**48h.) DAMAGE:** Any damage should be reported to the landlord. If the responsible party is not known, all tenants will equally share in the cost.

**48i.) KEYS:** All keys must be left in an obvious location upon moving out. Each key must be labeled with your name to ensure avoiding a key charge. This applies to all entrance keys and bedroom keys if applicable. Keys that are not returned will be assessed a \$12.00 per key charge.

**48j.) GARBAGE CANS:** Garbage cans that were furnished must remain on site.

**48k.) LIGHT BULBS/SMOKE DETECTORS:** 11. All light bulbs must be in working order when you leave. Smoke detector batteries must be in the unit and working. A charge of \$75.00 for each smoke detector and CO detector missing or not in working order will be made. Remember, it is a crime to remove smoke detector batteries. Fire extinguishers must be in working order. If an extinguisher has been discharged, please inform your landlord.

**48l.) UTILITY BILLS:**12. Any unpaid utility bills within (7) days after end of lease will result in a \$50/ per day penalty. A FINAL WORD ABOUT CLEANING. MANY CLEAN THEIR INDIVIDUAL ROOMS AND CONSIDER THE JOB DONE. IF YOU ARE RENTING A WHOLE HOUSE THE WHOLE HOUSE WILL BE INSPECTED FOR CLEANLINESS. IF YOU LIVE IN A HOUSE FOR A WHOLE YEAR AND DO NOT CLEAN, THIS IS LIKELY TO BE A BIG JOB. IF YOU LIVE IN THE HOUSE AND DO PERIODIC CLEANING THIS IS LIKELY TO BE NOT AS BIG OF A JOB, BUT IT IS STILL A JOB. WE RENT TO YOU AND NOT TO THE DIRT YOU CREATED. WE DO NOT CONSIDER THIS CLEANING POLICY TO BE EXCESSIVE AS IT IS THE ONLY WAY WE KNOW TO KEEP ON TOP OF THINGS AND TO BE ABLE TO PROVIDE YOU WITH THE KIND OF HOUSE WE OURSELVES WOULD WANT TO LIVE IN. IF YOU HAVE ANY QUESTIONS OR CONCERNS ABOUT THIS POLICY, PLEASE VOICE THEM PRIOR TO SIGNING THIS LEASE.

### **49.) SECURITY DPOSIT RETURN:**

**Landlord shall return Tenant's deposit, together with an itemized statement of deductions within (30) thirty business days of the following three events:**

- 1.) Termination of lease
- 2.) Tenant's return of possession (including keys) and
- 3.) The lease is based on the rental unit and not individual therefore the security deposit and itemizations will be sent to (1) address. Please leave forwarding address on kitchen counter as to where to send your security deposit and statement.
- 4.) Finalization of utility bills.

#### **RECEIVE YOUR FULL DEPOSIT BACK WHEN YOU MOVE!**

This list is provided at move-in and move-out so you are aware of the cost of property damage, and so you can avoid these expenses and do what is necessary to get all your deposit back.

**Cleaning (not done by you)**

Refrigerator	\$55
Vacuum entire unit	\$95
Stove top or Oven	\$35 - \$75

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Kitchen Cabinet	\$30
Kitchen or Bathroom floor	\$40
Bathub/shower	\$50
Toilet	\$50
Carpet cleaning or Deodorizing	\$200 - \$250
Extensive cleaning	\$40 per hour/ per person
Replace door lock	\$55
<b>Damages</b>	
Remove crayon marks	\$35
Small/Large nail hole repair	\$45-\$85
Replace interior/exterior door	\$250 - \$350
Replace sliding glass door	\$400
Replace faucets	\$100
Replace bathroom mirror or cabinet	\$100 - \$175
Replace Shower heads	\$45
Replace toilet	\$275
Replace countertop	\$450-\$2500
Repair window pane	\$125 - \$295
Replace Tile/linoleum	\$400-650
<b>Missing Items</b>	
Replace light bulb	\$5
Light fixture globe	\$35
Light fixture	\$75
Electrical outlet/switch	\$15
Electrical cover plate	\$12
Replace key	\$12
Replace refrigerator shelve	\$75
Replace oven knob	\$30
Replace window screen	\$35
<b>Additional Charges</b>	
Replace curtain rod or towel bars	\$30
Replace smoke detector or CO detector	\$75
Remove junk and debris	\$75/hour
Replace fire extinguisher	\$120
Remove wallpaper	\$350
Fumigate for fleas	\$550
Replace thermostat	\$100
Clear drain stoppage	\$150
Fence replacement	\$45 per foot

These are just a sample of some of the possible charges, tenants may be liable for other damages not listed.

**50.) TERMINATION OF LEASE:** Because most of the potential renters have already found housing after the third week in Sept. for the following school year, Landlord has lost the majority of opportunity to rent this property after this point. Its is agreed that because most properties in the student rental market in Athens, Ohio rent as much as one year in advance, once this lease is signed, there is no termination possible and Tenant is responsible for full rent of this lease, not just a loss of security deposit.

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**DESIGNATED TENANT RESPONSIBLE FOR ALL COMMUNICATIONS:  
NAME, HOME ADDRESS, E-MAIL ADDRESS, PHONE NUMBER, AND CELL  
NUMBER:**

Prior to occupancy of subject premises, all tenant(s) and landlord agree that all communications regarding this lease shall be made to the following tenant at one of the following addresses: Home address, e-mail, cell phone, or home phone numbers. University Rentals will only communicate with those named on lease. University Rentals will not communicate with any relatives or friends of tenants on lease for privacy reasons.

Name: \_\_\_\_\_ Cell #: \_\_\_\_\_

E-Mail: \_\_\_\_\_@ohio.edu Home Phone \_\_\_\_\_

Home Address: \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

**Office Hours:** University Rental’s office hours are 9am-4pm, Monday through Friday. All maintenance requests are to be requested through our website [www.ourentals.com](http://www.ourentals.com) and will be dealt with in a timely fashion. Emergency maintenance ONLY calls can be made directly to your maintenance technician. OFFICE IS CLOSED AND NO MAITENANCE WORKERS WORK ON SATURDAYS AND SUNDAYS OR HOLIDAYS. SUMMER HOURS WILL VARY.

**University Rentals  
8 N. Court Street Suite 203  
Athens, Ohio 45701  
(740) 594-9098 (Office)**

**WITNESS WHEREOF, Landlord and Tenant have executed this contract in duplicate this 27TH day of March, 2018.  
Signed and acknowledged in the presence of:**

**LANDLORD**

**TENANTS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# TENANT INFORMATION

## PLEASE PRINT

Rental Address \_\_\_\_\_

Name \_\_\_\_\_

Birth Date \_\_\_/\_\_\_/\_\_\_ Social Security \_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Cell Phone (\_\_\_\_)\_\_\_\_\_-\_\_\_\_\_

Email \_\_\_\_\_@ohio.edu(other)\_\_\_\_\_

Parents Names: \_\_\_\_\_

Parents Email: \_\_\_\_\_@\_\_\_\_\_

Parents Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Parents Phone #(s) Home: (\_\_\_\_)\_\_\_\_\_-\_\_\_\_\_

Cell: (\_\_\_\_)\_\_\_\_\_-\_\_\_\_\_

Please check source of financial support:

\_\_parents support, \_\_Financial Aid, \_\_Self(if self what is your place of

employment)\_\_\_\_\_

**By signing below, tenants agree that the information listed above is true and know that falsifying information is punishable by law.**

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\*\*\*\*\*

### DEPOSIT INFORMATION/RECEIPT

Tenant \_\_\_\_\_ Property \_\_\_\_\_

Deposit Required (total premises) \$ \_\_\_\_\_ per lessee \$ \_\_\_\_\_

Deposit Received (check or cash) ck # \_\_\_\_\_ Amount Rec'd \_\_\_\_\_

Date Deposit Received \_\_\_\_\_

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Agent Signature for University Rentals Management