

JOSEPH E. MEYER & ASSOCIATES
SUMMARY OF RESIDENTIAL LEASE TERMS

1. Premises: _____

2. Utilities or Services Included: _____

3. Term: _____ TO _____

4. Security Deposit: \$ _____. Will be held in LESSOR'S working capital account, or Agent's escrow account, and will not bear interest and may be retained in event of any default. Any unused portion of the deposit will be returned within 30 days of the premises being vacated and the return of all keys and restricted use devices.

5. Rent: \$ _____ per month. Rent shall be paid in advance, and is due upon the **25th day of each month**. A late charge of \$5 per day will be levied if the rent is not paid on or before the last day of the month. A charge of \$25 shall be levied for any returned check.

6. A valid and current credit card number will be required for ALL lease signings.

7. A \$25 non-refundable application fee is required for EACH applicant and is due upon submission of this application.

8. Lessor is not responsible for failure to deliver the premises on the commencement date of the lease.

9. Assignments and subleases are prohibited without the consent and prior written approval of LESSOR

10. Leased premises shall be in neat and clean condition as of the commencement of the lease, and LESSEE shall be required to so maintain premises in the same condition throughout the duration of the lease. No physical alterations including any painting shall be allowed without LESSOR'S prior written consent. In the sole judgment of the LESSOR, should any or all of the premises require painting in order to re-let the premises due to tobacco stain, tobacco odor, or abuse, then the LESSEE shall be responsible for such painting costs. Nail holes in walls from pictures or other wall hangings are the responsibility of the LESSEE and will be repaired at LESSEE'S cost.

11. LESSEE assumes all risk of any damage to their personal property in or around the premises at all times throughout the terms of the lease.

12. Pets, satellite dishes, waterbeds, & changing of exterior locks are specifically prohibited unless LESSEE has LESSOR'S prior written consent.

13. Premises are to be used for legal, residential purposes only. Any other use or illegal activity is cause for immediate termination of the lease.

14. Furnished appliances: _____ are the property of the LESSOR.

LESSEE is permitted use of such items and will be required to make any repairs or replacements so caused by LESSEE'S damage or lack of proper care and maintenance. A cleaning charge shall apply for each and every appliance not thoroughly cleaned upon termination of the lease. At LESSOR'S sole discretion, there may be a charge of up to \$200 for general cleaning of the premises after vacation of the premises.

15. Any personal property remaining within or about the premises after the termination of this lease shall be considered abandoned and shall be immediately disposed of at LESSEE'S expense.

16. The premises has been furnished with operating smoke and (if applicable) carbon monoxide detectors. During LESSEE'S occupancy of the premises, it shall be LESSEE'S responsibility to periodically test the detectors to ensure that they remain in working order and replace the batteries therein as necessary from time to time. Any other malfunctions of the detectors must be reported to the LESSOR immediately.

17. In the event of early vacation of the premises by LESSEE, a re-letting fee of \$250 shall be charged to LESSEE. Further, LESSEE shall continue to be responsible for the payments of any and all rents, utilities, and all other obligations and terms of the lease until such time as the LESSOR secures a suitable tenant for the remaining term of the lease.

18. Only person(s) listed below shall be allowed to occupy the premises:

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Name: _____ Relationship: _____

20. Only vehicle(s) listed below will be allowed to reside at the premises on a regular basis:

Make: _____ Model: _____ Year: _____ License Plate #: _____ State: _____

Make: _____ Model: _____ Year: _____ License Plate #: _____ State: _____

Make: _____ Model: _____ Year: _____ License Plate #: _____ State: _____

21. All personnel engaged in the active leasing of residential property with, or for, Joseph E. Meyer & Associates are licensed real estate brokers or salespersons and represent Joseph E. Meyer & Associates or other landlords in securing the lease of the premises. If you need representation to secure the lease, it is your responsibility to secure and pay for such representation.

22. This document is intended solely as a summary of some of the provisions of the Residential Lease and not as an amendment or modification thereof, and all provisions within the Residential Lease shall govern in the event of any conflict. LESSEE is admonished to read and understand the entire Residential Lease before signing any lease.

Applicant Signature: _____ Full Name (print): _____ Date: _____

Applicant Signature: _____ Full Name (print): _____ Date: _____