



Prepared by Robert A. Gleaner, Esq.

LEASE:

This Agreement ("Lease"), made on Date: _____ Between **Realty Solutions, LLC**, 415 South White Horse Pike, Audubon, New Jersey 08106, as Property Manager for

(hereinafter "LANDLORD"), and _____ (hereinafter "TENANT").

1. **PROPERTY:** Tenants hereby agree to let from Landlord the property located at _____ (herein, the "Premises").

2. **TERM and RENT:** The term of this Lease is for _____ months beginning _____ and ending on _____. Tenant agrees to pay _____ Dollars for rent ("Rent") for the term of this Lease payable, in installments, as follows:

- A. _____ - Amount due upon signing of lease – security deposit
- B. _____ - First installment of rent due prior to move in (same amount due and owing monthly)

Per diem of \$ _____ can be utilized for any change in move-in date caused by: owner (certificate of occupancy) or approved tenant request. Said amount will be adjusted in second month's rent payment and acknowledged in separate Addendum. Landlord however will not be responsible to pay for any associated costs incurred by Tenant as a result of said delay, said costs and expenses being the sole obligation of Tenant.

The payment due and owing pursuant to Paragraph 2(A) (_____) and Paragraph 2(B) (_____) shall be two (2) separate certified/cashier's checks or money orders and made payable to Realty Solutions, LLC. (If there is a Cooperative Broker who obtained the tenant for this property, they will receive the commission directly from the Listing Broker)

All future payments may be made electronically through your tenant portal. Payments made through the portal are subject to a convenience fee of \$1.50. Payments can also be made using the PayNearMe feature available at many local retailers, information can be found on the tenant portal, additional fees may be assessed by the retailer. Alternatively, payments may be made payable to *Realty Solutions, LLC* and sent through US mail or personal delivery to *415 South White Horse Pike, Audubon, New Jersey 08106, and then subject to a service charge of \$10.00.* All convenience fees and service charges payable pursuant to this paragraph shall be deemed to be Additional Rent and collectible as such. Landlord is not responsible for delays in mail or delivery. It is Tenant's responsibility to be sure that receipt by Landlord is made in a timely manner. All sums Tenant is to pay to Landlord under the terms of this Lease are deemed Additional Rent and collectible as such.

3. **LATE CHARGES & RETURNED CHECKS:** Rent is due on the 1st day of each month. A late charge of **5% of your monthly rent** will be paid by Tenant should Tenant's Rent not be received by Landlord on or before the 5th day of the month for which the Rent covers. A charge of \$45.00 will be assessed for any insufficient funds payment returned from Tenant's bank. The sum of \$20 will be charged for any letter sent in connection with a

Tenant default under the terms of this Lease (violation, cease & desist, pay/quit, etc.). These amounts are deemed to be Additional Rent and payable as such.

4. **SECURITY DEPOSIT:** Tenant's security deposit will be held in a variable rate interest bearing escrow account, which currently bears per annum interest in the sum of .01%, at 1st Colonial Community Bank, Collingswood, New Jersey, as security for the full performance by Tenant of all terms of this Lease which sum shall be returned to Tenant after the expiration of the term, provided Tenant has complied with the terms of this Lease. The Security Deposit may be used to reimburse Landlord for unpaid Rent or Additional Rent or for expenses or damages incurred by Landlord as a result of Tenant's failure to comply with any provision of this Lease or any law. If Landlord sells the building containing the Premises or transfers ownership for any reason, Tenant's Security Deposit shall be transferred to the new Landlord. Tenant will be provided with the name, address and phone number of the new Landlord. The new Landlord, and not this Landlord, shall then become solely responsible for return of Tenant's Security Deposit.

Tenant agrees that if Tenant fails to provide a forwarding address to Landlord that Tenant waives any right to receive the return of the security deposit paid. Tenant hereby waives the right to receive any accrued interest on said security deposit at any time prior to the conclusion of the landlord/tenant relationship and agrees that said interest will remain in the security deposit account and be deemed to be part of the security deposit, without any claim to same by tenant, except in accordance with the aforesaid terms of this paragraph. For sample estimate of damage cost see attached list.

Security Deposit Alternative (SDA) Insurance Policy in effect:

In the absence of a security deposit, Resident(s) have accepted an SDA Insurance Policy, an affordable insurance that replaces upfront cash security deposits and lowers their move-in fees. By signing below, said Tenant(s) acknowledges that they have been accepted by an SDA Insurance Policy and have signed a Tenant Lease Rental Bond with an SDA Insurance Policy. A copy of their acceptance must be provided to Realty Solutions, LLC.

Tenant(s) further understands that no funds paid to an SDA Insurance Policy will be returned to them at any time. In addition, Tenant(s) understands that any amounts owed at the time they vacate the premises over and above their SDA Insurance Policy may be pursued by Realty Solutions, LLC.

Tenant(s) further understands that if they accept an SDA Insurance Policy, the above paragraphs regarding Security Deposits are not valid.

Tenant(s) understands that the SDA Insurance Policy is not rental insurance and does not fulfill the requirements in paragraph 7 below.

5. UTILITIES:

5.1 Tenant will pay for all utilities servicing the premises and will arrange for the **transfer of utilities**, () prior to moving in the Premises. Failure to do so will result in an administrative fine of \$200 per month plus \$50 per utility company/account as Additional Rent plus the costs of the utilities billed to Landlord, due and owing as Additional Rent. If utilities have not been transferred by the second month after the commencement of the lease term, any and all accounts will be cancelled and shut off by Landlord/Management Company.

Water and sewer(s) bill will remain in name of Landlord and will be billed to Tenant on a periodic basis. Same will be paid by Tenant within ten (10) days of receipt of bill. Same is due and owing as Additional Rent.

If the property is serviced by a private water company and not a municipality, Tenant will arrange for the transfer of same into their name prior to moving into the Premises with the **private water company**,

Failure to do so will result in an administrative fine of \$200 per month plus \$50 per utility company/account as Additional Rent plus the costs of the utilities billed to Landlord, due and owing as Additional Rent. Sewer bill will

remain in the name of Landlord and will be billed to Tenant on a periodic basis. Same will be paid by Tenant within ten (10) days of receipt of bill.

If the water and sewer(s) bills will be billed at a **flat rate** per month as Additional Rent, the amount due monthly for water and sewer is \$ and is due on the 1st day of each month along with the regular monthly rent. Same is due and owing as Additional Rent.

If the water and sewer(s) bills will remain in the name of the Landlord, and not be billed back to Tenant, it will be indicated here:

If the property is heated by oil. The oil storage tank will be measured at the commencement of this Lease and Tenant will purchase oil from the Landlord. When the Tenant leaves, the oil in the tank on that date will be purchased by the Landlord from Tenant upon certified measurement by oil company at market price. It is Tenant's responsibility to get the certified measurement by the oil company and provide to landlord. Tenant agrees to enter into annual contract for oil delivery and service of the furnace on the premises. Tenant agrees to not allow the oil delivery service to lapse.

5.2 Utility service to the Premises may be interrupted or suspended due to accidents, emergencies, required repairs or other reasons beyond Landlord's control. Landlord shall not be liable to Tenant for any suspension or interruption of utility service to the Premises. This means that if utility service is not available to the Premises, Tenant may not withhold or deduct any amounts from Tenant's Rent payment and Landlord will not be in default under the Lease due to any suspension or interruption of utility service to the Premises.

6. CARE, USE & OCCUPANCY:

6.1 Tenant has had the opportunity to inspect the Premises prior to signing this Lease and accepts the Premises "AS IS". Owner is not responsible to supply or replace window treatments. The Premises shall be occupied by Tenant only as a private dwelling by Tenant and by no others. Tenant shall not: a) assign this Lease, sublet, or underlet the Premises, or any part hereof, b) allow the Premises to be used for any business, professional or commercial purpose; c) allow anyone who is not on the Lease to use the Premises. Without limiting the aforesaid, specifically, Tenant is prohibited from operating a day care center or babysitting any children for remuneration or monetary consideration. Tenant also agrees that there shall be no smoking in or around the Premises.

6.2A. Tenant agrees to take good care of the Premises and the fixtures and equipment therein and keep the Premises clean and free and clear of litter. Tenant shall not place any projection in or out of the windows or on the exterior of the building, make or permit any alterations in the Premises, or do any act or thing deemed extra hazardous on account of fire or otherwise. Tenant is responsible for ordinary and usual maintenance of the outside of the premises including but not limited to cutting of the grass, clearing the property of leaves and keeping the garden areas reasonably clear of weeds and other debris and removal of all snow and ice. Tenant is also responsible for ordinary and usual maintenance of sprinkler system, if same exists at the premises. Tenant is also responsible for removal of all garbage, recycling and trash in accordance with applicable municipal ordinances and regulations. Any fines that may be assessed due to failure to comply with any municipal ordinances or regulations, or Homeowner Association regulations if same exists, shall be the responsibility of Tenant. If paid by Landlord, same will be charged to Tenant and is deemed to be Additional Rent and payable as same by Tenant.

6.2B. Landlord reserves the right to complete any of the tasks or requirements of Tenant as set forth in Paragraph 6.2(A) above if same is not completed by Tenant within a reasonable period of time. If this is done by Landlord, then the cost of same shall be charged to Tenant. This charge is deemed to be Additional Rent pursuant to the terms of this lease and payable as same by Tenant.

6.2C. Tenant will do nothing to cause a cancellation or an increase in the cost of Landlord's fire or liability insurance. If Landlord's insurance cost increases above current rates, Tenant will pay the difference. This charge is deemed to be Additional Rent pursuant to the terms of this lease and payable as same by Tenant.

6.2D. Tenant agrees to take good care of the HVAC system by changing furnace filters if applicable, every six (6) months. If Landlord provides the filters for the HVAC system, Tenant will be charged a monthly maintenance fee of \$10.00 above the monthly rent stated above. Tenant agrees to use the filters supplied and to install them within two (2) days of receipt. Tenant acknowledges that the filters will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been timely made. If at any time Tenant cannot properly or timely install a filter, Tenant shall immediately notify Landlord in writing. Tenant's failure to properly and timely replace the filters is a material breach of this Lease Agreement and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the property, A/C and heating system. Tenant also agrees to change smoke and carbon monoxide detectors batteries at least once a year. Tenant is also responsible for ensuring that the property remains free of person-specific pests such as ants, fleas, roaches, ticks and bedbugs, including obtaining the services of a qualified pest control company to maintain the property if required. Landlord will be responsible for any property-specific pests such as mice, squirrels, raccoons, bats or wood boring insects. If Tenant becomes aware of any property-specific pests, immediate notification will be given to the property manager.

6.2E No water beds, swimming pools or hot tubs shall be permitted within the premises. Tenant may not possess, store or allow any illegal weapons, illegal drugs or explosives within the premises. During any time that Tenants are not present in the premises and also at the time of vacating the premises at the conclusion of this lease, the thermostat will be set no lower than 50 degrees.

6.2F Tenant shall peaceably occupy the premises and shall do nothing to interfere with the quiet enjoyment of any other tenants within the property or any residents of the neighborhood surrounding the premises.

6.3 Tenant agrees to be responsible for clogged drains caused by misuse of sinks, dishwashers and/or toilets and to be responsible for all damages caused and take all steps to repair the same. Tenant will also reimburse Landlord for all costs incurred by Landlord in repairing any damage caused by Tenant as Additional Rent.

6.4 At the termination of this Lease, Tenant shall leave the Premises and all property belonging to Landlord in (broom) clean and good condition, except for normal wear and tear from reasonable use. Landlord's reasonable cost of cleaning, repair and replacement is deemed to be Additional rent and the cost of same is permitted to be charged to Tenant and/or against Tenant's Security Deposit. If Tenant has repainted, wallpapered or otherwise decorated, or altered the Premises, with or without Landlord's written consent, Landlord may restore the Premises to its original condition and charge the reasonable cost of such restoration to Tenant or against Tenant's Security Deposit. Any property of Tenant left in the Premises at the time Tenant vacates the Premises, or when Tenant is evicted, is the responsibility of the Tenant. Landlord accepts no responsibility for Tenant's property. If Tenant refuses to or is unable to remove the property, Landlord reserves the right to immediately remove all property at Tenant's expense and to dispose of same in any way deemed reasonable by Landlord. And tenant hereby waives any and all interest in said personal property remaining within the premises. This charge is deemed to be Additional Rent pursuant to the terms of this lease and payable as same by Tenant. Further, any costs of eviction, and/or collection of sums due and owing from Tenant, without exception, including but not limited to incurred legal fees and cost, shall be chargeable to Tenant as Additional Rent and payable as same by Tenant.

6.5 Landlord may have supplied various appliances (*examples; refrigerator, stove, microwave, dishwasher, washer and dryer*) for Tenant's use. All appliances are supplied in an "as is" condition. In case of breakdown of any supplied appliance, Tenant shall be responsible for the entire cost of repair except in the following circumstances: (a) mechanical issues related to age or obsolescence of the appliance; (b) any repair unrelated to tenant causation or neglect. Under no circumstance will Landlord be responsible for any spoiled food or any other damages or costs incurred by or expended by Tenant as a result of the breakdown or continued disrepair of the above appliances.

6.6 Other than those repairs required by Paragraph 6.5 above, Tenant shall at Tenant's own cost and expense, make all necessary minor repairs and restorations required at the premises. If Tenant fails to make such repairs and restorations, the cost of same shall be charged to Tenant and/or deducted from the security deposit if the Lease has concluded or if Tenant has been evicted. Any repair that does not exceed \$100 shall be deemed to

be a "minor repair" and shall be the sole responsibility of Tenant. Tenant is also responsible for the entire cost of any repairs required due to Tenant causation or neglect. Any visit to the premises by Landlord's representative to make a minor repair shall be charged to Tenant and said amount shall be deemed to be Additional Rent. In all cases, it shall be the responsibility of Tenant to notify Landlord of any and all major or minor repairs that Tenant believes require attention.

6.7 Notwithstanding anything to the contrary in this Lease, in accordance with the Fair Housing Amendments Act of 1988 and regulations promulgated thereunder, subject to Landlord's prior written consent, a handicapped tenant may at his or her own expense, make reasonable modifications to the Premises to enable the handicapped tenant the full use and enjoyment of the Premises. Landlord's consent may, in some cases, be subject to tenant's agreement to fully restore the modified Premises, at tenant's cost, to its original condition, reasonable wear and tear exempted and may, in some cases, be further conditioned upon tenant's agreement to maintain an escrow account with sufficient funds to cover some or all anticipated costs of restoration. Any tenant who desires further information on this provision or who wishes to obtain consent for renovations should contact Landlord directly.

6.8 No pet(s)/animal(s) shall be permitted in the Premises except with the prior written approval of Landlord. All tenants are required to complete a form at <https://njrealtysolutions.petscreening.com>. No guests pets are permitted in or on the property. Feeding of other animals and wildlife at the Premises is prohibited. Assistance and Emotional Support Animals are protected under the Federal Fair Housing Act. All pet(s)/animal(s) must be treated for fleas annually.

Approved pet(s)/animal(s) is as follows:

The pet screening fee is \$25.00 for each pet. Each pet is assessed a one-time admin fee of \$75 which is due on the second month of lease and will be considered Additional Rent.

6.9 All motor vehicles including motorcycles are prohibited from parking in any area of the premises other than on the driveway. Tenant agrees to keep only insured and registered vehicles on the premises.

6.10 Tenant shall permit Landlord and his agents and employees, to enter the premises at all reasonable times for any purpose connected with the repair, improvement, inspection, care and management of the premises or to show the property to prospective buyers, appraisers, contractors or insurers. Landlord will attempt to provide reasonable notice of intent to enter the premises but may enter in case of emergency or other need to quickly access the premises. In such case, Landlord will leave written notice within the premises that same has been entered, by whom and the reason for access. Keys have been provided for the premises and same will not be changed by Tenants without the express written consent of Landlord. If tenant has been properly notified for any appointment and tenant misses said appointment (or Landlord cannot gain access to property), the tenant will be charged \$100 for each missed appointment. If Lease is not renewed as per Paragraph 10 of this Lease, Landlord shall then be allowed access to the property at any time prior to the end of the term for showing of property to prospective tenants.

7. Under no circumstance is Landlord or the property management company liable for theft or damage to any of the personal property of Tenant. Tenant, at Tenant's sole cost and expense, shall maintain in effect throughout the Term, through licensed insurance companies reasonably satisfactory to landlord;

1. Insurance, on an occurrence basis, against claims for personal injury (including death) and property damage, under a policy of general public liability insurance, including a contractual liability insurance endorsement, in amounts not less than \$100,000.00 combined single limit in respect of bodily injury (including death) and \$100,000.00 for property damage.
2. Insurance covering all tenants' possessions, commonly known as "contents insurance" for renters. Tenant shall provide Landlord with certificates of the insurance policies herein required of Tenant which shall indicate that the premiums for such insurance policies have been fully paid. All such policies shall provide that coverage thereunder may not be altered, canceled or Terminated without at least thirty (30) days prior

written notice to Landlord. Tenant shall provide proof of such insurance prior to taking possession of the premises and shall thereafter provide proof of insurance yearly on the anniversary of their lease date.

3. Tenant shall use every precaution against fire and shall give Landlord prompt written notice of any accident, fire or flood/water damage occurring in, on or to the Premises.
4. If not defined as an "insured" by the terms of Tenant's insurance policy, Tenant shall add Landlord and the property management company as "Additional Insured" on said insurance policy or alternatively shall require their insurance company to add an endorsement to same "Additional Insured – Managers or Lessors of Premises" or its equivalent.

8. Tenant acknowledges that Tenant has received copies of pamphlets entitled "Protect Your Family from Lead in Your Home" and "Truth in Renting". Where applicable, Tenant, Tenant's family, guests and other occupants shall comply with all of the requirements as set forth in these documents and all statutes and ordinances applicable to the Premises. Failure to comply with any statute or ordinance applicable to the State of New Jersey or this municipality shall be considered a default under this Lease. Tenant also acknowledges receipt of The New Jersey Real Estate Commission documents and forms; Consumer Information Statement and Informed Consent to Dual Agency Authorization.

9. Tenant shall give Landlord immediate written notice of any fire or other accident resulting in damage to the Premises. If the fire or other accident was not caused by the act or neglect of Tenant or anyone residing in the Premises or visiting as Tenant's guest, Landlord shall make repairs as soon as reasonably possible. Landlord's repairs shall be confined to restoring the Premises and fixtures to the original condition as at the beginning of the term and shall not include the repair or replacement of any furniture and belongings, decorations, alterations, or anything installed by the Tenant. If the Premises is so damaged as to be unfit for occupancy, or if Landlord cannot feasibly repair or restore the Premises or the building in a reasonable time, then Landlord may declare that the Lease is terminated, requiring Rent to be paid up to the time of damage. If the fire or other accident was caused by the act or neglect of Tenant or Tenant's family or guests, then Tenant shall pay for all repairs, all other damages, and full Rent for the remainder of the Term.

10A. Under applicable landlord/tenant laws, and with exceptions as set forth therein, Tenant may be offered a renewal of this Lease by Landlord, unless the Landlord has good cause not to do so under applicable law. Same will be provided to Tenant not less than sixty (60) days before the expiration of the Term of this lease. The new Lease may include changes to the originally signed Lease including increased rent. If tenant does not sign the proposed renewal lease, then this lease will automatically convert to a month-to-month lease with the monthly rent increasing to double the amount set forth in Paragraph 2 above.

10B. Absent notification of changes in the renewal Lease, this lease will automatically convert to a month-to-month lease, with a further requirement that Tenant give sixty (60) days notice of termination of the month-to-month term. Once the Lease is converted to month-to-month status, the effective end date of the Lease will be on the last day of the month, sixty (60) days after the date that notice is actually received by Landlord from Tenant. By way of example only, if notice of termination of lease is received by the Landlord from the Tenant on January 10th, then the end of the Tenant's leasehold interest will be on March 31st. Tenant is responsible for all other terms of the Lease, including but not limited to the obligation to pay Rent, Additional Rent and all other charges required to be paid by the Lease.

10C. Assuming that a renewal Lease has been offered, within seven (7) days after Tenant receives the Landlord's renewal notice, Tenant shall notify Landlord whether Tenant accepts (i.e. reside in property) or rejects (i.e. notice vacate property) the proposed renewal Lease. If the Tenant fails to sign the Lease renewal the lease will automatically renew at the terms stated in renewal.

10D. For a period of sixty (60) days prior to the expiration of the term of this Lease, the current tenant gives authorization for Landlord and potential tenants to be admitted at reasonable hours of the day to view the Premises until rented.

11A. If Tenant defaults under the terms of this Lease, Landlord may resume possession of the Premises, and re-let the same for the remainder of the term, at the Rent that Landlord can obtain for account of Tenant, who shall immediately pay any deficiency.

11B. If Tenant moves from the Premises before the expiration of this Lease, without the written consent of Landlord or his agents, all Rents reserved under the terms of this Lease, accrued or to accrue, shall become immediately due and payable and Landlord or his agents shall have all and the same rights and remedies for the collection of such accelerated Rents as Landlord or his agents have for the collection of the Rents accruing monthly. Tenant agrees to pay, as Additional Rent, the cost of all reasonable expenses in re-renting the Premises including repair of any damages to Premises, and other expenses incurred by Landlord.

11C. If Landlord institutes legal proceedings to remove Tenant from the Premises, or to collect Rent, Additional Rent, or any other charges due and owing under the Lease, or to otherwise enforce any provisions of this Lease or if any attorney is involved in matters that do not require the filing of a court action including serving of valid notices to cease, notices to vacate, demands for possession, notices to quit and/or resolving tenant disputes as a result of Tenant's violations of the Rules and Regulations and/or any actions taken after any court appearance to obtain possession of the premises, Tenant shall pay to Landlord court costs, reasonable attorney's fees up to \$365.00 per hour or \$700.00 for any one Court appearance, whichever is greater. Tenant shall be responsible to pay \$20 for each and every Notice or Pay/Quit letter issued by Management Company. If Tenant does not comply and is issued a Sheriff Warrant For Removal, there will be an Additional Attorney's fee of \$200 plus costs. All of the charges set forth in this Paragraph 11C shall be deemed to be Additional Rent and shall be chargeable to and payable by Tenant.

11D. Landlord is entitled to begin a legal action for non-payment of Rent, with or without notice, at any time after Rent is due and owing and not paid. The attorney's fees and court costs are due and owing even if Tenant makes full payment on the day of court because the attorney will be required to make an appearance on behalf of Landlord. All payments are to be by certified check, cashier's check, money order or cash only. All charges set forth in Paragraphs 11A through 11D inclusive are deemed to be Additional Rent and payable as such in accordance with the terms of this Lease.

Be also advised, that if the tenant is successful in any action or summary proceeding arising out of this lease, the tenant shall recover attorney's fees and expenses from the landlord.

12. The owner (Landlord) is required by law to provide, install and maintain window guards in the apartment if a child or children 10 years of age or younger is, or will be, living in the apartment or is, or will be, regularly present there for a substantial period of time if the tenant gives the owner (Landlord) a written request that the window guards be installed. The owner (Landlord) is also required, upon the written request of the tenant, to provide, install and maintain window guards in the hallways to which persons in the tenant's unit have access without having to go out of the building. If the building is a condominium, cooperative or mutual housing building, the owner (Landlord) of the apartment is responsible for installing and maintaining window guards in the apartment and the association is responsible for installing and maintaining window guards in hallway windows. Window guards are only required to be provided in first floor windows where the windowsill is more than six feet above grade or there are other hazardous conditions that make installation of window guards necessary to protect the safety of children.

13. The Laws of the State of New Jersey shall govern this Agreement. If a portion of this Lease shall be held to be unenforceable or in violation of public policy, such provision shall be severed from the remainder of this Lease and the remainder of this Lease shall continue in full force and effect.

14. This Lease and the obligations of Tenant to pay Rent hereunder and perform all of the other obligations to be performed by Tenant shall in no way be affected, impaired or excused because Landlord is unable to supply or is delayed in supplying any service expressly or implied to be supplied or is unable to make, or is delayed in making any repairs to the premises. Tenant expressly waives the right to claim constructive eviction for any reason whatsoever.

15. The parties hereby agree that this Lease contains the entire agreement between the parties. This Lease shall not be changed in any way except through a written amendment signed by Landlord and Tenant. Landlord is not bound by any representations, oral or written, made by anyone unless the same are contained in or made a part of this Lease. This Lease binds Landlord and Tenant and their respective heirs, executors, administrators, successors and assigns.

16. It is expressly understood that the failure of either Landlord or Tenant to insist upon strict performance of any of the provisions of this Lease shall not be construed in any way to constitute a waiver of any subsequent default of the same or similar nature. Thus, either party may request compliance and/or strict performance of any requirement of this Lease even if previously waived or not enforced.

17. The only permanent residents in this property are the Tenants who sign below and:

but no other persons. Tenants will not allow any other persons to reside in the premises for a period of longer than two consecutive weeks or more than three total weeks during the term of this Lease.

18. There is an initial Lease Processing Fee in the amount of \$150.00, which is due along with your First Rent's Month payment or if there is a Security Deposit in place, it is due the second month of the Lease. Any tenant requested changes that are agreed upon by Landlord which require a new lease document will result in a \$150 charge to tenant plus any/all municipality fees imposed for said changes. Said charges are to be deemed Additional Rent and payable as such in accordance with the terms of this Lease.

19. If the leased premises are a part of a condominium/homeowners association. Tenant acknowledges receipt of the Rules & Regulations of the association and agrees to comply with same. Tenant will also comply with any requirements of the Master Deed and By-Laws of the association. Any fines that may be assessed due to failure to comply with any municipal ordinances or Homeowner Association regulations if same exists, shall be the responsibility of Tenant. If paid by Landlord, same will be charged to Tenant and is deemed to be Additional Rent and payable as same by Tenant.

Any issues which are the responsibility of the association will be addressed to the property manager for the association:

20. Other Lease Provisions, if any:

Parties agree to the provisions and conditions of this Lease by signing below:

**LANDLORD/AGENT
REALTY SOLUTIONS, LLC by:**

TENANT:

Sample list of charges against security deposit

Damages, repairs, and disposals	Charges	Cleaning	Charges
Repair drywall, patching holes. fill nail holes, etc.	\$90-\$300	Carpet cleaning normal or deep clean	\$165-\$300
Replace interior or exterior door	\$110-\$300 each	Wash window including tracks inside	\$25 each
Replace light bulbs and/or light fixtures	\$6-\$200 each	Clean kitchen (normal or deep clean)	\$230-\$650
Replace smoke detector batteries and/or carbon monoxide batteries	\$30 each	Clean appliances: stove, oven, drip pan, refrigerator, microwave, etc.	\$30-\$85 each
Replace smoke detectors and/or carbon monoxide detectors	\$90 each	Clean living room, dining room, office, and recreation room	\$110-\$350
Replace window blinds and/or sliding door blinds	\$44-\$70 each	Bathroom(s) normal or deep cleaning	\$110-\$350
Replace carpet, wood, vinyl, laminate, tiles, flooring, etc.	\$600-\$1,500	Bedroom(s) normal or deep cleaning	\$110-\$350
Painting / touch ups	\$330-\$600	Trash removal	\$100-\$300
Repair kitchen cabinet and or drawer	\$165		
Repair and/or replace broken/cracked countertop	\$200-\$600		
Replace interior doorknob	\$30		
Replace exterior door lock and keys	\$250		
Pest or rodent extermination	\$165-\$200		
Replace outlet covers and/or electrical outlet	\$75-\$485		
Replace filters	\$50		
Mow lawn and/or weeding	\$40-\$110		

**Disclosure of Information on Lead-Based Paint and/or
Lead-Based Paint Hazards
Lease Warning Statement**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Initial (i) or (ii) below):

NONE (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Lessor (Initial (i) or (ii) below):

_(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

_(ii) Lessor has no reports or records pertaining to lead-based paint and/or leadbased paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) Lessee has received copies of all information listed above.

(d) Lessee has received the pamphlet *Protect your Family from Lead in Your Home*, this can also be obtained via the web at: [Protect Your Family From Lead in Your Home](#)

Agent's Acknowledgement (initial)

(e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

**LANDLORD/AGENT
REALTY SOLUTIONS, LLC by:**

TENANT: