

THIS AGREEMENT made this ____ day of _____ 20__, by and between James Gadberry, herinafter called landlord and _____ herinafter called TENANT. Location of the property is _____.

THE TERMS of this agreement shall be for a period of __ months, beginning _____ and ending _____. TENANT agrees to pay landlord \$ _____ per month for and during the term of this agreement. IF TENANT MOVES PRIOR TO END OF LEASE RENT IS STILL OWED PER TERMS OF THIS AGREEMENT. Every legal means will be used to collect owed rent unless agreements are made and signed by both parties. Payments shall be made in advance of the 1st day of each month. If payment is more than 5 days late, a late fee of \$10 will be charged per day.

THE TENANT shall be responsible for all utilities except _____, and for minor maintenance of the property such as: changing heat and air conditioning filter monthly when in use, changing all light bulbs as needed, fixing drippy faucets, and tightening door knobs. TENANTS shall not put foreign objects into a garbage disposal, commode or other plumbing such as grease, glass, bones, sanitary napkins, and any other object that might clog pipes or harm septic tanks. TENANT shall prevent pipes from freezing by making sure all outside vents are closes, by always turning the heat on during extreme cold, keeping cabinet doors open to provide heat to exposed pipes, and by completely removing hoses from hydrants.

THE TENANT shall be required to pay for any repairs caused by his negligence and for unnecessary service calls made to LANDLORD.

INSPECTION: It shall be TENANTS responsibility to inspect property as to condition at possession. Any problems or defects in the property should be reported to LANDLORD immediately in writing. If notification is not made prior to moving in or within a reasonable time thereafter, then the TENANT will be charged with the cost of repairs as if had caused it himself. TENANT will not commit waste upon the property. At the time of termination of this lease return the property of the LANDLORD in the same condition in which it was presented to him. TENANT will be responsible for any damage caused by himself, his family, his guests, invitees, licensees, or known trespassers.

PETS: NO PETS SHALL BE ALLOWED UNLESS THE LANDLORD APPROVES IN WRITING AND A PET DEPOSIT IS PAID!!

EQUIPMENT: The property is furnished with the following: stove, refrigerator, ceiling fans, mini blinds, garbage disposal, vent a hood, and _____.

TENANT agrees not to make any ALTERATION, ADDITION OR CHANGES to premises without written approval of LANDLORD.

DEPOSIT: TENANT shall pay \$ _____ as a security deposit. This amount shall bear no interest an need not be kept separately. Deposit shall be returned to the TENANT within 30 days of a peaceful termination of this agreement subject to the conditions below.

RETURN OF DEPOSIT: The completion of the following items shall be necessary before TENANT receives a refund of security deposit: A 30 day notice is given, carpet professionally cleaned, yard cleaned, mowed, and raked, light bulbs replaced, drip pans cleaned or replaced, floors mopped, house ready to be occupied by new tenant by midnight of the last day of the lease. If the SECURITY DEPOSIT has already been forfeited for any reason, then an additional cleaning, repairs, or tent due will be sent to court or turned over to a collection agency.

NOTICE: TENANT MAY VACATE ON AT END OF LEASE. If lease had been extended on a month to month basis, then a 30 day notice is requested for vacating the property. If shorter notice cannot be prevented, then an addition one month of rent shall be required. In addition, TENANT shall be asked to leave utilities hooked as necessary to show the property and prevent freezing. During this additional period, LANDLORD may enter the premised upon reasonable notice (if possible) it make repairs, show prospective tenants, purchasers or mortgages.

LOSS: LANDLORD is not responsible to TENANT or other for personal items lost to theft, fire or natural disaster not is LANDLORD liable to TENANT, his guests, invitees, licensees or family for any damage or injury suffered thereby. TENANT is advised to obtain own casualty, liability and contents insurance.

USE: The property shall be used as a single family residence only, with adults and children listed. No subletting of property is allowed. If additional residents are discovered, the LANDLORD may, at his opinion, either raise the rent or terminate the lease.

DEFAULT: If TENANT shall fail to promptly pay the rent on the date stated above, or violate any of the terms of this agreement, LANDLORD may declare agreement terminated and proved with eviction. The allowance of LANDLORD of late payment of rent in any one month shall in no way preclude the LANDLORD form terminating this agreement in the event of a subsequent breach.

LEGAL: LANDLORD SHALL BE ENTITLED TO THE RECOVERY OF ANY LEGAL COSTS INCLUDING COURT COSTS, SERVICES FEES AND ATTORNEYS'S FEES INCURRED IN THE ENFORCEMENT OF THIS AGREEMENT. IN ADDITION, LANDLORD SHALL BE ENTITLED TO ADDITIONAL LIQUIDATED DAMAGES IN THE AMOUNT OF \$100.00 PER MONTH OF OVERDUE RENT OWED.

Name of Occupants _____
Social Security # _____
Employer _____
Address _____
Phone _____
Emergency Contact Number _____

TENANTS SIGNATURE _____
LANDLORD/AGENT _____
DATE _____

I have been provided with a smoke detector that is in working order. I fully understand how to test the device and accept the responsibility to change the battery if needed. In addition, I will notify the manager if I an unable to complete the task or if the device is not working properly.