

RENTAL APPLICATION, AGREEMENT AND REGULATIONS

M2512-7

Preparation and execution of this form should be under the direction of an attorney.

RECEIPT IS HEREBY ACKNOWLEDGED by [redacted], hereinafter called agents, from [redacted] hereinafter called tenant, of the sum of [redacted] (\$ [redacted]) Dollars, in payment of rental, deposits, and rental fee on premises located at [redacted]

Apartment No. #1

MONIES RECEIVED:

- \$ [redacted] as deposit for breakage, damage or mis-use of facilities.
\$ [redacted] as deposit on keys at [redacted] per Key.
\$ [redacted] as cleaning fee. This is a one time charge and is not refundable.
\$ [redacted] as rent for the period commencing on [redacted], 19 [redacted], to [redacted], 19 [redacted].
\$ [redacted] TOTAL

NO SMOKING

The tenant agrees to rent the subject premises on a month to month basis at a rental of \$ [redacted] per month payable in advance on the first day of each and every month. (A penalty of [redacted] per day will be collected for each days rent in arrears.) and further agrees:

In consideration of the use and occupancy of the premises as herein specified:

- 1. To use said premises as a residence only. No more than [redacted] persons may reside in this apartment. No pets allowed (exceptions may be granted by management.)
2. That the rental of the apartment is with a six (6) months minimum rental. The total deposit will be forfeited if tenant does not occupy the apartment for the minimum period.
3. A deposit is required. This deposit will be returned upon Tenant's vacating if all the provisions of this agreement are complied with, and more specifically but not limited to compliance with the following provisions:
a. That the apartment is left in an undamaged, clean rentable condition to be determined by the Manager.
4. Tenants are required to give 30 days notice upon vacating premises, or they are subject to paying a month's rent upon vacating. Apartments must be vacated by 1:00 P.M. on the day of vacating or pay another 15 day's rent. (Exceptions for unusual circumstances may be granted by management.)
5. Tenant agrees to vacate premises within 3 days after being notified in writing due to non-payment of rent, breach of this agreement or any other reason deemed prudent by Management.
6. No alterations of any kind to the apartment (including painting) shall be made without prior written consent of the owners.
7. It is expressly understood and agreed that the owner of said premises, or said agent will not be liable for any damages or any injury to tenant or his family or to his or his family's property from whatever cause arising from the occupancy of said premises by tenant and his family.
8. The tenant hereby gives the owner, in addition to the lien given by law, a lien upon all property situated upon the said premises, including all furniture and household furnishings, whether said property is exempt from execution or not, for the rent agreed to be paid hereunder, for any damage caused by tenant, and for Court costs and attorney's fees incurred under the terms hereof.
9. It is understood and agreed that Agent shall have the right to enter and inspect premises at all reasonable times to insure maintenance and safety of premises, and to show the apartment to prospective tenants after notice to vacate has been received.
10. The Tenant shall not transfer his interest in and to this rental agreement, nor shall the Tenant assign or sublet the said premises or any part thereof or, in his or her absence or otherwise, permit others to occupy the apartment without first having obtained the written consent of the Manager. If the Tenant or subtenant violates the provisions of this paragraph the Manager may immediately take possession of said premises and in event of litigation may sue and evict any person or persons occupying said premises without making the Tenant a party to said proceedings.
11. That the violation of any of the conditions of this agreement shall be sufficient cause of eviction from said premises, tenants agree to pay all costs of such action, including such reasonable attorney's fees as may be fixed by court.

12. No pools 13. No ATV'S

Tenant [redacted]

Manager [redacted]

Tenant [redacted]

Please list on the back of this paper the names of the persons who will be living with you full or part time.

Husband's Place of Employment \_\_\_\_\_ How long? \_\_\_\_\_

Position held \_\_\_\_\_ Soc. Sec. No. \_\_\_\_\_

Wife's Place of Employment \_\_\_\_\_ How long? \_\_\_\_\_

Position held \_\_\_\_\_ Soc. Sec. No. \_\_\_\_\_

Address of last residence \_\_\_\_\_ How long? \_\_\_\_\_

(If former home owner - Loan held by \_\_\_\_\_)

Bank \_\_\_\_\_ Checking \_\_\_\_\_ Savings \_\_\_\_\_

Credit References:

Personal References: (2)

Acceptance of deposit and rental agreement dependent upon verification of above statements.

Name of person to be notified in event of emergency:

\_\_\_\_\_ Relationship: \_\_\_\_\_

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

Telephone Number \_\_\_\_\_

Mail to: Fox Service  
Box 409 ~~44857~~ ~~Box 105~~  
Nowalk, Oh  
44857  
(419) 668-0756