

**1 YEAR LEASE CONVERTING TO
60 DAY NOTICE LEASE AFTER MONTH 10**

LEASE BUILDING: _____.

LESSORS: _____, ET AL.

LESSEES: _____, AND/OR _____,

AND/OR _____, AND/OR _____.

The Lessors and Lessees hereby agree:

1. The lessors will lease to the lessees and the lessees hereby rent from the lessor's apartment _____ in the building located at _____.
2. This lease is for 1 year starting on _____ and after 10 months into the first year this lease continues until 60 days after notice of intent to quit renting the premises, thus converting into a 60 day notice lease. If lessees move prior to one year there is an early termination charge of \$400.00 plus rent until a new tenant is paying. Other conditions: _____.
3. Upon signing the lease the lessees will pay the lessor a \$ _____ security deposit to be returned to the lessees after they have vacated the property, providing: a) the lessees have completed the duration of the lease and have met all the conditions of the lease, and, b) have left the property clean, undamaged, and in good order. Any damages other than ordinary wear and tear will be deducted from the security deposit. Required interest is paid on the security deposit. It is the lessees responsibility to keep the lessor informed of any address changes. Security deposit will be held in escrow at _____. Other conditions: _____.
4. All residents are jointly and severally responsible for the entire rent of the lease. The total rent for the apartment is \$ _____ per month and is to be paid to the lessor or his heirs or assignees in monthly installments. The first payment is due on ___/___/___ for the ___ amount / ___ prorated amount of \$ _____. Monthly payments to follow are due on the 1st of each month. A late penalty of \$3.00 per day will be charged for any payment received after it is due. There is a returned check charge of \$30.00. Payments are to be made to _____ and mailed to _____. All residents are jointly responsible for the entire rent of the lease. Other Conditions: _____.
5. The lessees covenant and agree as follows:
 - A. To keep the property clean and maintain their condition. Ordinary wear resulting from careful usage or damage by the elements without fault of the lessees excepted. Residents are required to keep the porches, hallways, and yards clean from litter, cigarette butts, indoor furniture and the like. All rubbish is to be promptly put in the dumpster. Lessees will comply with town requirements. Costs of un-separated trash and/or chargeable items will be the lessees responsibility. Lessors may clean the property at the lessees expense if any unsanitary health hazards exist, or if lawn, driveway, or common area cleanup becomes excessive. Litter, Cigarette butts, bags of trash or cleanup around the property is \$25.00 or more. All trash charges are payable upon demand of lessor;
 - B. To use only picture nails and staples in moderation to hang items on walls. Only appropriate window coverings shall be used. Residents are responsible for filling any holes made. Any changes to the internal structure must have written consent of the lessor. Lofts are permitted only if they have no attachment to the building. Waterbeds and dartboards are not allowed. No indoor furniture is allowed on the porch or outside the apartment. Lessees shall not erect swimming pools, tents fences or their like. No high water use such as washing cars or filling swimming pools are allowed. Beer pong tables, drinking games, or their like are not permitted. Space heaters, air conditioners, and, at the discretion of the lessor, any other high utility use appliances, require written permission and may require a surcharge;

- C. The lessees are the only people to be living in the apartment. There is an additional charge for extra people. Any sublet of the premises requires prior written approval by the lessor and at least one lessee. Lessees shall not sell or assign any part of the property;
- D. To comply in all respects with the insurance policy on the property and not to create hazards that will increase the current insurance policy rate. We recommend private apartment insurance, as the house policy does not cover personal property loss for any reason. All personal property of every kind and nature belonging to the lessees, their agents, guests, servants, or other invitees, shall be maintained upon said property at their own risk of loss by fire, theft or any other casualty, and no claim shall be made against the lessor for any damage arising from said loss. Smoke detectors shall not be disconnected. Residents shall report hazardous situations immediately and take any necessary precautions to avoid injury and/or loss. This property was built prior to 1978 and may contain lead based paint hazards. A brochure explaining the hazards has been provided to the lessees. No one is allowed on any roof. Candle burning or fires of any kind are prohibited on the property. BB-guns, bow and arrows, paintball guns or weapons of any kind are not to be discharged or displayed on the property. Electrical cords or wires are not allowed to be run through windows or doorways. Smoking is not allowed in common areas. Smoking is / is not permitted in this building;
- E. To permit the lessors or agents, to enter said premises at all reasonable times, to view them, or show them to parties wishing to lease, buy, inspect or make improvements thereon; and, at the expiration of the lease, to quietly yield and surrender said premises to the lessor, their heirs or assigns, in such condition as herein agreed. Additional locks require lessor approval. No padlocks or hasps allowed. Lessor shall be immediately provided with an original key to any locks changed by the lessees. The lessees will pay an after hours lockout fee;
- F. Damage to the property is grounds for eviction. Lessees will pay for the cost of any and all breakage or damage done by them, guests, help or other invitees, to any part of the property, with payment payable upon demand. Tenants are liable for misuse of laundry facilities including fraud or vandalism.;
- G. To observe reasonable hours of quiet so as not to disturb other tenants or neighbors, including day and night. Loud instruments are not allowed;
- H. Not to bring dogs, cats, caged animals, or other pets onto the property. The only exception we can make are aquarium fish. There is a charge if a pet is on the property at any time and may result in eviction. Other conditions: _____;
- I. To park only in designated parking areas so as not to obstruct other tenants, garages or dumpsters. No un-registered or non-working vehicles, hazards, or eyesores are permitted on the property. Vehicles not moved during plowing may be towed at the lessees expense. Permits are / are not required for parking at the house lot. This apartment has ____ spaces for registered tenant cars;
- J. The lessor supplies heat, plowing and trash service. Electricity is paid by the Lessees _____ (the residents) / Lessor _____ (the landlord). Hot water is paid by the Lessee _____ (the residents) / Lessor _____ (landlord). Lessees are responsible for salting and removal of snow and ice from their walkways;
- K. THE FOLLOWING WILL RESULT IN AN IMMEDIATE EVICTION OF ALL RESIDENTS WITH NO REFUND OF RENT: Having a gathering of over ____ people on the premises. Common areas, porches, yard, or driveway gatherings must not exceed ____ people total. No outside gatherings or outside drinking is permitted after 10:00pm. Voices must be quiet late at night. Drinking games, kegs of beer or collection parties are not permitted. Drunken or disorderly behavior or fighting is not allowed. Lessees will not have gatherings at the limit on a regular basis. Residents must accompany their guests at all times anywhere on the property. The premises shall not be used for any illegal drugs, commercial or illegal purposes;



- L. To keep all doors, windows and storm windows closed during the heating season and remove all fans and air conditioners from the windows. Violations will result in a charge plus any freeze up damages, and/or eviction.
- 6. LESSEES MAY BE CHARGED FOR: Unauthorized pets \$10.00 per day per pet; Lockouts after hours \$25-\$45; Broken doors cost \$125.00 to over \$380.00 each; Windows or doors open during the heating season \$10.00 per day; Trash clean up or disposal \$30.00 or more; Cans and bottles \$1.00 each; Butts are 25 cents each; Replacing lessees \$100.00 each plus actual rent loss; Air conditioners \$25.00 per month each; Disconnected smoke detectors \$25.00 each; Damage to or false pulling of fire alarm \$250.00 or more. Payment for damages or charges are due upon demand.
- 7. In the event of default or breach in any part of this lease, the lessees will be liable to the lessors for all rents as stated in the lease, attorney's fees, replacement and collection costs.

SIGNED:

Signature _____, Date ____ / ____ / ____, Phone() ____ - ____ ,
Street _____ City _____, State _____ Zip _____,
Emergency Contact _____, Phone() ____ - ____ ,

Signature _____, Date ____ / ____ / ____, Phone() ____ - ____ ,
Street _____ City _____, State _____ Zip _____,
Emergency Contact _____, Phone() ____ - ____ ,

Signature _____, Date ____ / ____ / ____, Phone() ____ - ____ ,
Street _____ City _____, State _____ Zip _____,
Emergency Contact _____, Phone() ____ - ____ ,

Signature _____, Date ____ / ____ / ____, Phone() ____ - ____ ,
Street _____ City _____, State _____ Zip _____,
Emergency Contact _____, Phone() ____ - ____ ,

LESSOR _____ Date: ____ / ____ / ____ .