

LEASE BUILDING: _____, Plymouth, NH 03264.

LESSOR _____, ET AL.

LESSEES: _____, AND/OR _____,

AND/OR _____, AND/OR _____,

AND/OR _____, AND/OR _____,

AND/OR _____, AND/OR _____.

The Lessor and Lessees hereby agree:

1. The lessor will lease to the lessees and the lessees hereby rent from the lessor, apartment ____ in the building located at _____, Plymouth, NH 03264 hereinafter known as the 'rental unit'.

2. The term of the lease is for 2 semesters and winterim beginning on 09/02/2013 and ending on 05/16/2014. Other Conditions: _____.

3. The security deposit is \$_____. Upon signing the lease the lessees will pay \$300.00 of the security deposit, with the balance due within a week, to the lessor. The security deposit will be returned to the lessees within 30 days after they have vacated the property, providing the lessees: a) 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 unpaid damages other than ordinary wear and tear will be deducted from the security deposit. Required interest is paid on the security deposit. Lessees will give in writing to the lessor any existing damages within 5 days of the start of this tenancy. Security deposit will be held in escrow at _____ . Lessees will inform the lessor of any address changes.

4. All residents are jointly and severally responsible for the entire rent and performance of the lease. Rent breakdown and individual billing is only for the lessee's convenience. Each lessee may choose a different payment plan. Payment plans must be chosen in writing within 3 weeks of signing the lease or the default payment plan of 3 payments (PLAN 3) will apply. The billed rent per person, per school year, is \$_____ and is to be paid to the lessor, their heirs, or assignees in one of the following payment plans:

INDIVIDUALLY BILLED RENT PAYMENT PLAN OPTIONS:

PLAN 1: 1 Payment: With Lessees

Due on 06/20/2013 \$ _____

(includes a \$ 50.00 discount)

PLAN 3: 3 Payments: With Lessees

Due on 06/20/2013 \$ _____

Due on 07/20/2013 \$ _____

Due on 08/20/2013 \$ _____

PLAN 6: 6 Payments: With Lessees

Due on 05/01/2013 \$ _____

Due on 06/01/2013 \$ _____

Due on 07/01/2013 \$ _____

Due on 08/01/2013 \$ _____

Due on 09/01/2013 \$ _____

Due on 10/01/2013 \$ _____

PLAN 5: 5 Payments: With Lessees

Due on 06/01/2013 \$ _____

Due on 07/01/2013 \$ _____

Due on 08/01/2013 \$ _____

Due on 09/01/2013 \$ _____

Due on 10/01/2013 \$ _____

PLAN F: Financial aid and loans: See lease addendum for details and plan requirements.

PLAN S: Special consideration payment plans require a lease addendum and lessor approval.

Any other payment plan must have the signed written approval of the lessor. The total rent for the lease is \$_____ USD. There is a late fee of \$3.00 per day for any payment not received by the due date.

Returned checks are \$30.00. Payments are to be made to _____
Plymouth, NH 03264. Other Conditions:_____.

5. The lessees covenant and agree as follows:

A. The lessor supplies heat, hot water, electricity, plowing and trash service. Recycling is available. Lessees are responsible for phone, cable TV, internet, and for shoveling and salting their walkways. Lessees agree to conserve energy. All fans and air conditioner units must be removed from windows, and all windows and doors kept closed during the heating season to avoid a \$10.00 per day heat surcharge and possible freeze up damage costs. Air conditioners, electric heaters or any utility intensive devices require lessor permission and requires a \$35.00 to \$55.00 per month surcharge per unit, paid in advance;

B. To keep the property clean and maintain its condition. Ordinary wear resulting from careful usage or damage by the elements without fault of the lessees excepted. It is the responsibility of all lessees who occupy the rental unit prior to the start of this lease to have their new roommate's bedrooms empty, and the rental unit clean and in move-in condition before their roommates arrive. Lessees are required to keep all porches, common areas, driveways, and yards clean from litter, cans, bottles, signs, belongings, and eyesores. Lessees may be charged for trash clean up with a \$30.00 minimum daily charge plus \$1.00 for cans & bottles each, \$.25 per butt and \$10.00 per trash bag. All rubbish is to be promptly put in the dumpster. Indoor furniture must remain indoors;

C. Wall hangings shall be hung with picture nails or staples in moderation. No duct tape, double stick tape, putty or stickers are allowed. Only lessor approved window coverings shall be used. Changes or attachments to the walls or property require lessor's written consent. Lofts are permitted only if they have no attachment to the building. Waterbeds, dart boards, satellite dishes, tents, fences or their like are not allowed. High water uses such as using hoses, pools, or their like are not allowed;

D. The lessees are the only people to be living in the rental unit. There is an additional charge for extra people. Lessees must accompany their guests at all times anywhere on the property. To be replaced on a lease the lessee must find a replacement person, and have prior written approval from the lessor and at least one other lessee. If the Lessor or Lessee is able to find a replacement then the Lessees will pay \$100.00 replacement cost each plus actual rent loss to the Lessor. Lessees shall not sell or assign any part of the property;

E. Lessees will comply with all insurance requirements as well as federal, state and local laws, rules and fire codes, and pay any fines from non-compliance upon demand. We recommend private renter's insurance as the landlord's policy does not cover personal property loss for any reason. All personal property of every kind and nature belonging to the lessees, their 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. Residents shall report hazardous situations immediately and take all 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 trespassing on any roof. Candle burning, fireworks, charcoal grills or fires of any kind are prohibited on the property. Gas grills must be 10 feet from the building. BB-guns, 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. Smoke detectors shall not be disconnected. Smoking is not allowed anywhere in the building or doorways;

F. To permit the lessors or agents to enter the 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 assignees, 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 a \$35.00 to \$55.00 fee for each after hours lockout;;

G. Damage to the property is grounds for eviction. The lessees will pay for the cost of any and all breakage or damage done by them, their guests, help, or other invitees, to any part of the property, with

payment due upon demand. Broken doors cost \$165.00 to over \$400.00 each. Tenants are liable for misuse of laundry facilities including fraud or vandalism;

H. To observe reasonable hours of quiet so as not to disturb other tenants or neighbors. Sub-woofers, yelling, stomping, speakers in windows and loud instruments are the leading causes of complaints. Outside voices must be quiet late at night;

I. Not to bring dogs, cats, caged animals, or other pets onto the property. The only exception we can make are aquarium fish, with a 20 gallon limit. There is a \$10.00 per day, per pet charge if a pet is on the property at any time, and may result in eviction;

J. 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 required for parking at the house lot. This rental unit has up to _____ permits for cars registered to tenants;

K. THE FOLLOWING MAY 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, and driveway gatherings must not exceed _____ people total. Outside gatherings or outside drinking is not permitted after 10:00pm. Collection parties, drinking games, kegs of beer or their like are not permitted. Drunken or disorderly behavior or fighting is not allowed. Lessees will not have gatherings at the limit on a regular basis. The premises shall not be used for any illegal drugs, commercial, or illegal purposes.

6. LESSEES MAY BE CHARGED FOR THE FOLLOWING with payment to be made to a lessor approved charity: Gatherings over the lease limit are \$50.00 to \$200.00 each incident; Drinking games are \$50.00 per incident; Smoking in the building \$25.00 per incident; People or belongings on any roof \$50.00 per incident; Disconnected smoke detectors \$50.00; Damage to or false pulling of a fire alarm \$250.00 or more.

7. In the event of default or breach in any part of the lease, the lessees will be liable to the lessor for all rents as stated in the lease, attorney's fees, replacement costs, and collection costs. Payment for damages or charges are due upon demand. A violation of the lease may, at the lessors discretion, void any or all leases with one or more of the lessees.

SIGNED:

SIGNATURE: _____, Date ____/____/____, Cell Phone (____) ____-____,
Street _____, City _____, State _____, Zip _____,
Payment Plan _____, Emergency Contact _____, Phone (____) ____-____,

SIGNATURE: _____, Date ____/____/____, Cell Phone (____) ____-____,
Street _____, City _____, State _____, Zip _____,
Payment Plan _____, Emergency Contact _____, Phone (____) ____-____,

SIGNATURE: _____, Date ____/____/____, Cell Phone (____) ____-____,
Street _____, City _____, State _____, Zip _____,
Payment Plan _____, Emergency Contact _____, Phone (____) ____-____,

SIGNATURE: _____, Date ____/____/____, Cell Phone (____) ____-____,
Street _____, City _____, State _____, Zip _____,
Payment Plan _____, Emergency Contact _____, Phone (____) ____-____,

SIGNATURE: _____, Date ____/____/____, Cell Phone (____) ____-____,
Street _____, City _____, State _____, Zip _____,
Payment Plan _____, Emergency Contact _____, Phone (____) ____-____,

LESSOR: _____ Date: _____.