

HOUSE LEASE

1 This lease of the house identified below is entered into by and between the Landlord and Tenant (referred to in the
2 singular whether one or more) on the following terms and conditions:

PARTIES

3 Tenant: _____ Landlord: _____
4 _____ Agent for _____
5 maintenance, (name)
6 management: _____
7 _____
8 (address)
9 _____

HOUSE ADDRESS

10 Address:
11 Agent for _____
12 _____ collection (name) 13
(street) of rents:
14 _____
15 (address)
16 _____
17 (city, village/town)
18 _____ Agent for _____
19 (county) (State) service of (name)
20 process:
21 _____
22 (address)
23 _____

TERM

24 Lease term: _____ Month to Month (strike if not applicable)

RENTALS

25 First day of lease term: _____ Last day of lease term: _____
26 House: \$ _____ per _____ Other: \$ _____ per _____
27 Payable at _____ on or
28 before the _____ day of each _____ during the
29 term of this lease

UTILITIES

30 Utility charges are payable by tenant except: _____
31 _____ Tenant
32 shall pay all utility charges promptly when due.

SPECIAL CONDITIONS

33 Special conditions: Upon vacating the premises the carpet will be professionally cleaned at the expense of the
34 tenant. If tenant does not use agents recommended cleaner, tenant will show proof carpet was
35 professionally cleaned, at time of move out.
36 _____

RENEWAL OF LEASE TERM

37 (Strike clause 1 or 2 ; if neither is stricken clause 2 controls.)
38 1. ~~This lease shall be automatically renewed, without notice from either party, on identical terms for a like suc-~~
39 ~~cessive lease term unless either party shall, at least 45 days before the expiration of the lease, notify the other~~
40 ~~in writing of the termination of the lease. However, Landlord must at least 15 days but not more than 30 days~~
41 ~~prior to the time specified for giving the notice as herein set forth notify Tenant in writing of the above~~
42 ~~provision for automatic renewal or extension.~~
43 2. ~~This lease shall be automatically renewed, without notice from either party, on identical terms except that it~~
44 ~~shall be a month to month tenancy.~~

ASSIGNMENT, SUBLETTING 45 Tenant shall not assign this lease nor sublet the premises or any part thereof without the prior written consent of
46 Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of
47 Tenant's liability under this lease.

SECURITY DEPOSIT 48 Upon execution of this lease Tenant paid a security deposit in the amount of \$ same as 1 month rent to be held by
49 _____

50 If the person holding the security deposit is a licensed real estate broker, acting as agent, it shall be held in the
51 broker's trust account. The deposit, less any amounts withheld, will be returned in person or mailed to Tenant's last
52 known address within 21 days after Tenant vacates the premises. If any portion of the deposit is withheld, Landlord
53 will provide an accompanying itemized statement specifically describing any damages and accounting for any amount
54 withheld. Failure to return the deposit or provide a written accounting within 21 days will result in the waiver of
55 any claim against the deposit. The reasonable cost of repairing any damages caused by Tenant, normal wear and
56 tear excepted, will be deducted from the security deposit. Tenant has 7 days after the beginning of the lease term to
57 notify Landlord in writing of damages or defects in the premises; no deduction from Tenant's security deposit
58 shall be made for any damages or defects of which notification is given. Landlord will give Tenant a written
59 description of any physical damages charged to the previous tenant's security deposit as soon as such description is

60 available. (if none, so specify _____.) (Strike paragraph if no security deposit is paid.)

VACATION OF PREMISES 61 Tenant agrees to vacate the premises at the end of the lease term or the extended lease term, and promptly deliver
62 the keys to Landlord.

LANDLORD'S RIGHT TO ENTER 63 Landlord may enter the premises at reasonable times and with 12 hours advance notice, with or without Tenant's
64 permission, to inspect the premises, make repairs, show the premises to prospective tenants or purchasers, or to com-
65 ply with any applicable law or regulation. Landlord may enter with less than 12 hours advance notice upon specific
66 consent of Tenant. No advance notice is required for entry in a health or safety emergency or where entry is neces-
67 sary to preserve and protect the premises from damage in Tenant's absence.

FOR RENT SIGN ABANDONMENT BY TENANT 68 During the last 2 months of the lease term Landlord may place a "for rent" sign on the premises.
69 If Tenant shall abandon the premises before the expiration of the lease term, Landlord shall make reasonable efforts
70 to re-lease premises and shall apply any rent received, less costs of re-leasing, to the rent due or to become due on this
71 lease, and Tenant shall remain liable for any deficiency. If Tenant is absent from the premises for three successive
72 weeks without notifying Landlord in writing of such absence, Landlord, at Landlord's sole option, may deem the
73 premises abandoned.

DISPOSAL OF TENANT'S PROPERTY 74 If Tenant shall leave any property on the premises after vacation or abandonment of the premises, Tenant shall be
75 deemed to have abandoned the property, and Landlord shall have the right to dispose of the property as provided
76 by law.

TENANT OBLIGATIONS 77 During the lease term, as a condition to Tenant's continuing right to use and occupy the premises, Tenant agrees
78 and promises:

USE 79 1. To use the premises for residential purposes only by Tenant and Tenant's immediate family.
80 2. Not to make or permit use of the premises for any unlawful purpose or any purpose that will injure the reputa-
81 tion of the premises.
82 3. Not to use or keep in or about the premises anything which would adversely affect coverage of the premises under
83 a standard fire and extended insurance policy.
84 4. Not to make excessive noise or engage in activities which unduly disturb neighbors.

PETS 85 5. Not to keep in or about the premises any pet unless specifically authorized as a special condition in this lease.

GOVT. REG. 86 6. To obey all lawful orders, rules and regulations of all governmental authorities.

MAINTENANCE IMPROVEMENTS 87 7. To keep the premises in clean and tenantable condition and in as good repair as at the beginning of the lease
88 term, normal wear and tear expected.
89 8. To maintain a reasonable amount of heat in cold weather to prevent damage to the premises, and if damage
90 results from Tenant's failure to maintain a reasonable amount of heat Tenant shall be liable for this damage.
91 9. Unless Tenant has received specific written consent of Landlord, not to do or permit any of the following:
92 a. Paint upon, attach, exhibit or display in or about the premises any sign or placard.
93 b. Alter or redecorate the premises.
94 c. Drive nails, tacks, screws or apply other fasteners on or into any wall, ceiling, floor or woodwork of the
95 premises.
96 d. Attach or affix anything to the exterior of the premises.

GUESTS 97 10. Not to permit any guest or invitee to reside in the premises for any period exceeding two weeks without prior
98 written consent of Landlord.

NEGLIGENCE BREACH OF LEASE 99 11. To be liable for all acts of negligence or breaches of this lease by Tenant and Tenant's guests and invitees.
100 If this lease is for a term of one year or less, should Tenant neglect or fail to perform and observe any of the terms
101 of this lease, Landlord shall give Tenant written notice of such breach requiring Tenant to remedy the breach or
102 vacate the premises on or before a date at least 5 days after the giving of such notice, and if Tenant fails to comply
103 with such notice, Landlord may declare this tenancy terminated and institute action to expel Tenant from the leased
104 premises without limiting the liability of Tenant for the rent due or to become due under this lease. If Tenant has
105 been given such a notice and has remedied the breach or been permitted to remain in the premises, and within one
106 year of such previous breach, Tenant commits a similar breach, this lease may be terminated if , before the breach

107 has been remedied, Landlord gives notice to Tenant to vacate on or before a date at least 14 days after the giving
108 of the notice.

DAMAGE BY 109 If the premises are damaged by fire or other casualty to a degree which renders them untenable, Tenant may
CASUALTY 110 terminate the lease or vacate the premises and rent shall abate until the premises are restored to a condition com-
111 parable to their prior condition. Landlord shall have the option to repair the premises and if repairs are not made
112 this lease shall terminate. If the premises are damaged to a degree which does not render them untenable Land-
113 lord shall repair them as soon as reasonably possible.

RULES 114 Landlord may make such reasonable rules governing the premises as Landlord deems necessary. Tenant agrees to
115 observe and comply with all such rules and any violation of the rules shall be deemed a breach of this lease. Land-
116 lord may make changes in the rules and shall give written notice of the changes to Tenant at least 14 days before
117 the new rules become effective. Tenant acknowledges receipt of the attached rules prior to execution of this lease.

LIABILITY OF 118 (Strike if not applicable.)

MULTIPLE 119 All Tenants, if more than one, shall be jointly and severally liable for the full amount of any payments due under
TENANTS 120 this lease.

DISCLOSURE 121 ~~The premises are/are not (strike one) currently cited for uncorrected building or housing code violations. Tenant~~
OF CODE 122 ~~acknowledges receipt of the attached notices of uncorrected code violations prior to execution of this lease. (strike~~
VIOLATIONS 123 ~~if not applicable.)~~

CONDITIONS 124 ~~The premises contain the following conditions adversely affecting habitability: Lacks hot and cold running water.~~
AFFECTING 125 ~~Lacks operating plumbing or sewage disposal. Unsafe or inadequate heating facilities. No electric service. Unsafe~~
HABITABILITY 126 ~~electrical system. Hazardous conditions or structure. None. (Strike all not applicable.)~~

PROMISES TO 127 ~~Landlord promises to repair, clean or improve the premises as follows by the completion dates noted: None. (Strike~~
REPAIR 128 ~~if not applicable.)~~ _____
129 _____

130 IN WITNESS WHEREOF, the parties have executed this lease on _____
131 _____, _____.

132 LANDLORD: _____ (SEAL)
133 G U A R A N T E E _____ (SEAL)

134 In consideration of Landlord's agreement to this
135 lease, the undersigned guarantee(s) the payment of all TENANT:
136 amounts due under the lease and the performance of
137 the covenants by Tenant. _____ (SEAL)

138 Dated: _____ (SEAL) _____ (SEAL)

139 _____ (SEAL) _____ (SEAL)

140 _____ (SEAL) _____ (SEAL)

141 ASSIGNMENT, ACCEPTANCE AND CONSENT

ASSIGNMENT 142 Tenant hereby assigns all Tenant's right, title and interest in and to this lease to _____
OF LEASE 143 _____ and in consideration of the consent to the assignment by Landlord, Tenant guarantees
144 the performance by said Assignee of all obligations of Tenant.

145 In consideration of the above assignment and the written consent of Landlord, Assignee hereby assumes all
146 obligations of Tenant in this lease.

147 LANDLORD HEREBY CONSENTS TO THIS ASSIGNMENT AND ACCEPTANCE.

148 IN WITNESS WHEREOF, the parties have executed this assignment and acceptance on _____
149 _____, 19_____.

150 LANDLORD: _____ (SEAL)
151 LATE PAYMENT PROVISION: _____ (SEAL)

152 Tenants agree to pay a late payment charge _____ (SEAL)
153 of \$10.00 per day for each day a rental ASSIGNEE: _____

154 payment is late after the 3rd day after _____ (SEAL)

155 such payment is due. _____ (SEAL)