



LESEE COVENANTS:

- To replace all broken glass and screens when damage appears without finding of fault.
- To keep sink and lavatory drains; commode and sewer lines open at his expense. (All drains considered to be open and in good order if not reported within five (5) days of tenancy).
- To keep the premises in a clean and sanitary condition.
- To keep the yards clean and free of rubbish and in a presentable condition at all times.
- To keep the yards watered during dry seasons.
- To comply with all ordinances concerning garbage and waste collection.
- To keep air return filters on furnaces and air conditioning units clean and replaced every 30 days.
- To keep the property properly heated during cold weather, and to act to prevent any freeze damage and will repair such damage that occurs without a find of fault.
- That all claims for uninvited 3<sup>rd</sup> party damage must be accompanied by a Police report to be accepted.
- To not make any modifications, improvements, nor shall any attachments to or on the premises without the written permission of the LESSOR or his agent. Any such changes will be restored to the original condition upon vacancy in a workmanlike manor.
- That NO TV antenna shall be installed where cablevision is available. No relocation of cablevision outlets is permitted without prior written approval of LESSOR.
- That waterbeds will not be used anywhere within the building.
- That light fixtures, when present, are furnished with operable bulbs and globes intact.
- That if oil furnace is present, tank is accepted and will be returned on a full-to-full basis.
- That No application of contact type paper to wall space is permitted.
- That no attachments to ceilings will be allowed.
- That the LESSEE is responsible to keep batteries in smoke detectors operational and to report defective smoke detectors in writing upon discovery. LESSEE will replace batteries at least annually.
- That alarm systems must be maintained by the LESSEE; neither the LESSOR nor his AGENT can be held liable for failure of these systems to activate, detect or prevent an unlawful occurrence.
- That if LESSEE resides less than eighteen (18) months cumulative and leaves walls/ceilings damaged by multiple nail holes, picture hooks, marking, etc., requiring repair and repainting, a charge of \$35.00 per wall &/or \$50.00 per ceiling will be assessed.

**ALL REPAIRS NEED TO BE SUBMITTED IN WRITING**

VEHICLE PARKING: LESSEE will not park vehicles of any type on grass or other areas other than the designated driveway or parking area. Inoperable vehicles will not be maintained on the premises or adjacent Public Street in excess of 48 hours. It is expressly agreed that vehicles violating the conditions herein stated will be removed by LESSOR or his agent within 72 hours of notice to LESSEE at LESSEE'S expense.

INSURANCE: LESSEE acknowledges that there is no insurance furnished by LESSOR or his AGENT for any perils to the personal property of LESSEE. The procurement of insurance coverage for personal property of LESSEE is LESSEE'S responsibility and no claim for damage to same will be made against RENTAL MANAGEMENT COMPANY. LESSOR nor AGENT will not be held liable for any injury or damage whatsoever which may arise on account of any defect in the building or premises, or for rain, wind or other causes, all claims for such injury or damage being hereby waived by the LESSEE.

RIGHT TO ENTER & REPAIR: It is further covenanted that the LESSOR, in person or by agent, shall have the right at all reasonable times to enter the leased premises and inspect, repair, or show the same to prospective tenants or purchasers. LESSOR will make such repairs, as he deems necessary for the preservation of the leased premises.

INSPECTIONS: Lessee agrees to periodic outside and inside inspections on a pre-arranged basis. Inspections will be scheduled at least 48 hours in advance. Lessee agrees that Lessor has the right to inspect the property once a month for the first three months, and once every 6-month for the remainder of the Lease. An additional inspection must be done prior to the renewal of the Lease.

PLUMBING: LESSEE agrees to use reasonable care in the use of the septic systems (i.e., introduce no excess grease, fat, or other extraneous matter into the system). TENANTS WILL NOT PLACE DISPOSABLE DIAPERS OR ANY OTHER NON-BIODEGRADABLE MATERIALS IN THE COMMODE. LESSEE is obligated to report drips or leaks immediately; failure to report water leakage that causes water damage will result in an assessment of the cost to repair said damages to the LESSEE.

CHECK OUT: LESSEE further agrees that whether or not a house or yard is considered clean, or damage is repaired in a workmanlike manner is a matter of opinion or judgement and that should any difference of opinion arise between LESSEE and LESSOR or agent at check-out, the difference will be resolve in favor of the LESSOR and the decision of the LESSOR or agent will be final. At the time of check-out, LESSEE will have utilities operating to facilitate inspection. If the utilities are not available, a \$50.00 utility deposit will be withheld in addition to a \$50.00 reinspection fee.

SECURITY DEPOSIT: In addition to all covenants mentioned above and on the front of this contract, the LESSEE agrees to deposit with the LESSOR in the amount of **\$550.00 as a security deposit**, and as insurance against damage to the house and grounds which may be caused by neglect or any other reason other than ordinary fair, wear and tear or acts of God. LESSEE further agrees that funds in escrow are not to be co-mingled with rental funds and that rent for the final month of occupancy, or pro-rated portion thereof, will be paid as stipulated in foregoing portions of this contract.

This lease is voidable by LESSOR until the security deposit is paid in full.

Initials \_\_\_\_\_

LESSEE ACKNOWLEDGES AND AGREES AGENT MAY PLACE TENANT'S SECURITY DEPOSIT IN AN INTEREST-BEARING ACCOUNT (BB&T, Acct. 5293657353/5293657345). The interest earned on that deposit shall become the sole property of AGENT. The taxes to be paid on that account and the necessary accounting work attendant thereto shall be the sole responsibility of RENTAL MANAGEMENT COMPANY.

The LESSOR agrees that upon LESSEE'S vacating of the premises in a satisfactory condition, all of the monies deposited will be returned to the LESSEE or that amount less that required to effect payment for the cost of repairs, cleaning or spraying. If unit is not cleaned properly for the final inspection, i.e., stove, refrigerator, plumbing fixtures, floors, carpets steamed cleaned, windows, closets, etc., and follow-up cleaning team is required, sufficient funds to reimburse said cleaning personnel will be retained from escrow monies. There will be a \$35.00 charge if we have to complete the cleaning process and/or repairs for any reasons. Unit **must** have carpets professionally cleaned and sprayed for pests and provide receipts to LESSOR upon vacating. If a fireplace, chimney will be professionally swept and a receipt provided to LESSOR. The number of keys issued to LESSEE is one set. If any keys are not returned, the property will be rekeyed at the tenant's expense. For any additional inspections, there will be a charge of \$50.00, above and beyond the move-out inspection scheduled.

MODIFICATIONS: Any modifications or changes to this lease must be made in a letter signed by the Agent, in, which the Agent states and agrees, to the modification or change.

OTHER CONDITIONS:

**IF CONDITION AND INVENTORY SHEET ARE NOT RETURNED WITHIN 72 HOURS, THE RESIDENCE WILL BE CONSIDERED IN EXCELLENT CONDITION AND WILL BE RETURNED AS SUCH.**

I have read and understand all of the above. There have been no representations other than those stated in the above. I agree to all the terms stated above and agree to abide by them.

DATE: \_\_\_\_\_ AGENT: \_\_\_\_\_ (SEAL)

LESSEE: \_\_\_\_\_ (SEAL) LESSEE: \_\_\_\_\_ (SEAL)