SCHMATES HOME RENTALS, LLC **LEASE AGREEMENT**

## 2022-2023

DATE OF LEASE: \_\_ \_\_\_\_ CONTACT: info@schmatesrentals.com or [www.schmatesrentals.com](http://www.schmatesrentals.com)

This LEASE is entered into this day by and between the Landlord (herein after Schmates Home Rentals, LLC or Lessor), the Owner,

Oberlin Court LLC, and Tenants listed on the last pages of this lease (hereinafter Lessee) in consideration of the mutual covenants and agreements set herein, Lessor and Lessee agree as follows:

INITIALS OF TENANTS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ WITNESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(TJC)

### ADDRESS: 110 Oberlin Court ∙ Oxford, OH 45056

### TERM OF LEASE: 08/18/2022 3 pm ending: 9am 05/21/2023

RENT PER LEASE PERIOD: $5000 per person/$20000 per period - TOTAL RENT FOR BOTH PERIODS OF LEASE: $40000 for 4 people.

SECURITY DEPOSIT: $800.00 per person/$32000 total at the time of the signing of the lease. An early move in fee of $400 is required should you want to activate your lease early if you want to move in early to your home. If you stay past your lease expiration date you will be charged a per diem amount based on your rent. Tenants are responsible for all utilities. We prefer that one check be sent for the total semester payment for accounting purposes.

RENT DUE: July 1st, 2022 - 1st Period, November 30, 2022- 2nd Period. This lease is your invoice and should be paid on time.

TIME BEING OF THE ESSENCE: Pay early (June 1st, October 1st) and receive a $20 per person discount. A late payment fee of $100 and then $10 per day will be assessed and will be strictly enforced. Dishonored checks for any reason are subject to a Seventy-Five ($75.00) processing charge as well as all applicable late payment fees. We will make no exceptions regarding late payments; fees will be enforced to the fullest extent of the law. Financial Aid must be addressed in writing with all applicable backup included prior to rent due dates, July 1st & November 30th. You must be borrowing more than 51% of the semester’s total cost to be eligible or late fees will be applied. All rent must be paid on the date it is due. We may evict you pursuant to Chapter 1923 of the Ohio Revised Code. Mail Rent Payments To: Schmates Rentals LLC.

COVENANTS of the LESSEE. LESSEE COVENANTS and AGREES TO THE FOLLOWING:

To use and occupy the premises in a safe and proper manner. To comply with the requirements imposed on tenants by all applicable state and local housing, health safety codes. To observe and abide by all rules and regulations which are hereinafter made a part of this lease and to observe all reasonable rules and regulations, which may promulgate in the future, in writing by the Lessor. This lease is for the occupancy of 4 people per City of Oxford Rental Permit. It is expressly understood that this Lease is for the entire Term regardless of whether Tenants are transferred, cease to be enrolled in a college or university in Oxford, Ohio, or for any other reason are unable to occupy or continue occupying the premises. This lease is a contract enforceable between us and you pursuant to paragraph #1 of this lease and is not a contract enforceable by you against your fellow roommates. For this reason, you are encouraged to create a separate “Roommate Agreement” with your fellow roommates as to the terms amongst yourselves to share rents, utilities, respect each other’s privacy, etc. Note, however, such “Roommate Agreement” does not release you from any liabilities you have to us under this lease.

1. JOINT LIABILITY: The tenants hereby agree that they are jointly and severally liable for the performance of all obligations created by the contract or imposed by law. Each tenant guarantees the faithful performance of this contract by all other tenants and agrees to pay the full amount of stipulated rent no matter how many occupants remain in the dwelling. Each person who has signed this lease as a tenant is jointly and severally liable for the full amount of the rent and other obligations under this lease. It is expressly understood that this lease is for the entire term regardless of whether the tenant(s) is transferred, ceases to be enrolled in a college or university in Oxford, Ohio, or for any other reason is unable to occupy or continue occupying the premises.

2. SECURITY DEPOSITS: The deposit of $800 per person/$3200 total is to be paid by or for all tenants at the time this agreement is signed. Said deposit is to be held by the owner and shall not be applied toward any rent payment but may be held by the lessor as partial liquidated in the event of default. The security deposit will be returned equally among the Lessee(s) remaining on the lease, without interest, on the full and faithful completion of the terms of this lease. Security deposit charges will be taken out of the Lessees’ security deposits. Damage costs will be distributed equally among Lessees. There will be no concern or process to lay blame for damages to one Lessee by the Lessor. Damage costs will be taken from the tenant security deposit amount and the remainder will be equally distributed back to the Lessee(s). If the tenants have not done so, Schmates Home Rentals, LLC will have the carpets professionally cleaned. This cost of cleaning the carpets will be charged to tenants. Said Lessee must provide the Lessor with a forwarding address, telephone & email address upon vacating the premises via email prior to 5/15/22. Should Lessor be unsuccessful in reimbursing the deposit amount to the designated Lessee due to incorrect address being provided to Lessor, the deposit will be forfeited. All refund discrepancies must be submitted within sixty (60) days of the lease expiration date. Should said security deposit be forfeited under any term of this lease a new security deposit of like amount will be due within 30 days of said notice. Failure to do so will be a tenant’s breach of the lease. If you fail to pay the Security Deposit, you are still bound by this Lease once you sign it. Note that this does not release you from your obligation to pay the Security Deposit.

3. LEASE PAYMENTS: Lease payments will be based on two payments, paid July 1 and November 30. This lease does not include summer sessions. The rental amount is based on four-person occupancy at the amount of **$5000** per Lessee per period ($5000 Lessee/period) equaling to **$20000** per period (**$40000 for both lease periods**). Rent due July 1st and November 30th of lease year. We prefer that one check be sent for the total semester payment for accounting purposes.

4. TERMINATION: If this agreement is terminated by Lessee for any reason prior to the end of the term of the lease, the deposit will be forfeited. After the lease has expired and all the tenants have vacated the premises, then the premises will be examined by Schmates Home Rentals, LLC to ascertain damages. Within 30 days of the termination of this rental agreement or delivery of possession, the security deposit shall be returned to the tenants, less any amounts due for damages suffered to the premises, and any other amounts due Schmates Home Rentals, LLC provided the tenants under the Ohio Land and Tenant Law provide Schmates Home Rentals, LLC with a self-addressed stamped envelope for your deposit refund. If this is not done, deposit will be held at Schmates Home Rentals, LLC. At the end of the lease, a $60 administrative fee will be added per utility should you leave unpaid charges during your lease period.

5. TERMINATION PRIOR TO BEGINNING OF LEASE & RENEWAL: In the event that tenant(s) choose to terminate lease prior to the beginning of the lease term for any reason, they are still bound by all covenants of this lease and annual rent will be due in full on the scheduled due date per the lease. The Landlord reserves the right to deny the request for renewal in good faith. If Tenants elect not to renew this Lease, the Landlord shall be permitted to show the premises to other prospective tenants during reasonable hours. This lease does not automatically renew. Since the premises is vacated between lease periods we cannot always accommodate lease resignings.

6. SUMMER: Should tenant/s renew the lease, the summer between terms will be given at a reduced rate or otherwise agreed to in writing. If you store your belongings in the house over the summer all utilities must be maintained by lessee and utility payments kept current. All contents must be marked “Save for next school year.”

7. REPAIR CALLS: In case of problems or emergency repairs please email us at [info@schmatesrentals.com](mailto:info@schmatesrentals.com) and send a picture or video of the problem. Should the damage have been caused by the lessee or lessee’s guest, the lessee will be charged for the repairs plus a $60 administrative fee per occurrence. The charges will be paid from security deposits or an invoice will be presented for the repair/s. Tenant shall report any damage to the property to the landlord immediately after discovering the damage to prevent further damage to the property. We request documentation of repair needed via email, picture and video in order to expedite the repair.

8. LIABILITY: Tenant hereby releases Schmates Home Rentals, LLC from any and all damages to both person and property during the term of this lease, unless due to Schmates Home Rentals, LLC.

9. USE OF PREMISES: The premises at 110 Oberlin Court shall be used and occupied by Lessee(s) exclusively as a single-family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee(s) for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family residence. Lessee(s) shall comply with all of the sanitary laws, ordinance, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the property at 110 Oberlin Court and the sidewalks connected thereto, during the term of the lease. Lessee(s) shall not make any alterations or modifications of, or additions to the buildings at 110 Oberlin Court without Lessor’s prior written consent and shall not engage in or permit any act or practice injurious thereto.Tenants will be charged to revert property to original condition should alterations or modifications have been made without written consent. So long as Lessee(s) pays the rent and performs all other obligations required of Lessee(s) hereunder, Lessee(s) shall enjoy the peaceable common possession of the house and yard at 110 Oberlin Court through the term of the Lease Agreement.

10. NUMBER OF OCCUPANTS: Lessee(s) agree that 110 Oberlin Court shall be occupied by no more than the four (4) persons signing this agreement, per the City of Oxford Rental Permit, consisting of four adults and no children under the age of sixteen years, unless the written consent of the Lessor is given. Tenants and any other guests or occupants shall at all times occupy the Premises in a safe, careful and proper manner. Tenants will be responsible for the annual city of Oxford Occupancy Tax ($55 per year). Tenants shall not allow any other person, except guests, to use or occupy the premises without first obtaining landlords’ written consent to such use.

11. ROOF: Tenants are not permitted on any roof on the home with the exception of a fire or like emergency. Other than the fact that it is dangerous to access, the roof is not designed to allow Tenants to be on it. Accessing the roof may cause damage to the roof and may cause injury or death by accident. Tenants agree that the damage caused by accessing the roof is difficult to determine. Inspection & repair costs to the landlord are estimated to be a minimum of $750. If Tenants, or their guests or invitees, are observed on the roof, tenants will be charged $750 to pay for inspection & repairs. It is understood that this amount is to be treated as liquidated damages and not as a penalty. Tenant acknowledges that he/she will never walk, crawl, sit, stand, or sunbathe on the roof at any time. There is no placement of any lighted materials on the porch or roof (holiday lights or Halogen lights). This includes all holiday, fraternity, or sorority decorations. This will also result in having the roof inspected for $750.

12. SUBLET/ SUBLEASE / ASSIGNMENT POLICY: You may not assign this Lease or sublet the Leased Property without our prior written approval. We will not unreasonably withhold our consent as long as all of you signed to this Lease unanimously approve the sublet or assignment. You must notify us in writing if any of you do not plan to occupy the Leased Property or want to vacate the Leased property before the end of the Lease Term. We do not obligate ourselves to find a replacement, except to the extent required by law and at your costs. Importantly, we cannot replace any tenant signed to the Lease with another person without written approval of all lessees. The replacement lessee must also complete an application, submit a completed parent guarantee form, fulfill the Security Deposit and receive our approval prior to replacing you. We make no promises that our attempts to find a replacement will be successful. This is the responsibility of the lessees. If a sublet is necessary, a three hundred-dollar ($300) administrative fee per change will be assessed. Tenants studying abroad may share a spot on the lease at the time of the lease signing. Tenants may post on the Schmates Roommate Referral page on the website to assist in finding a roommate if necessary. Sublease forms are on the website as a service to those who choose to sublease.

13. SMOKE DETECTOR, FIRE, CANDLE & SMOKING and/orVAPING POLICY: Should fire destroy or damage said premises so as to make it untenable, the fire department must issue a report stating the home is untenable. Only then will both parties decide the next steps of action. No candles (in or outside), tiki torches, fire pits, halogen lights or any open outdoor flames are allowed inside or outside the home or on a balcony or porch. Grilling is only allowed 10 yards (30 feet) from the house) in an approved grilling device. Grills may not be stored within 10 ft of the home. Violation of the grilling & fire policy will result in a $100 charge against the security deposit per incident. This is a non-smoking, non-vaping, and non-candle home and property. Violation of the candle &/or smoking/vaping policy will result in a one hundred ($100) dollar per incident ($100 per candle) charge plus replacement of the smoke detector in the room with the violation. After three violations the entire security deposit is forfeited in full. Smoke detectors must be maintained always or a $75 installation fee plus the cost of the smoke detector ($75 for a regular smoke detector, $125 for a hard-wired smoke detector) will be charged to you. Tenants shall not do any act which would violate or increase the fire insurance policy on said premises, nor shall said premises be used for any illegal purpose. Illegal drugs and drug paraphernalia are not allowed in the home or on the premises. We are obligated to report to the authorities if we find illegal drugs or drug paraphernalia in the home during scheduled inspections. Do not use any space heater or air conditioning unit unless you have it first inspected and approved by the Fire Department and approved by us in writing. Improper use or operation of space heaters and unauthorized air conditioners may cause serious risks of fire.

14. REGULATIONS: Tenant agrees to observe and abide by all rules and regulations which are hereinafter made a part of this lease, and to observe all reasonable rules and regulations which may be promulgated in the future, in writing, by the lessor.

15. NO PETS: No pets or animals shall be permitted upon Premises at any time. Tenant’s violation of this provision will result in an immediate violation fee of Five Hundred ($500) Dollars, plus thirty ($30) Dollars per each day the pet or animal remains on the premises. The fee does not include charges you may incur to cover damages or destruction due to pet urine, feces, floor repair, flea exterminations, etc. At the Landlord’s discretion, they may choose to pursue eviction or other remedies permitted under the Lease by law. This applies to Cats, Dogs, or any other living animal or reptile. THIS WILL BE STRICTLY ENFORCED. This includes visiting pets. Service animals are permitted that are compliant with the Americans With Disabilities Act Law. A tenant with a recognized disability must secure a waiver from the landlord prior to move- in if requesting a comfort or Emotional Support Animal (ESA) on the premises. The Procedures for allowing Emotional Support Animals (ESA) in Schmates Home Rentals LLC Housing may be found on our website. Failure to comply with any of these procedures will result in the Pet Violation fee of $500, plus $30 a day thereafter.

16. FIRE CODE: The entry passage halls, public corridors, and stairways shall not be obstructed by the tenants, or used by them for any purpose other than ingress or egress. There is no storage of anything next to a furnace or water heater. If warranted there will be a fire and safety inspection conducted in your home over scheduled university breaks. All bedroom doors must be left unlocked over the Christmas holidays or a $100 fee will be charged to unlock the bedroom for the mid-year safety inspection.

17. CITATIONS: By signing this agreement, tenants accept full responsibility for all citations issued against them by any governing body.

18. LOCKS: Each front & back door will have a functional lock. We do not provide locks for bedroom doors. You must get approval in writing for the installation of a bedroom door lock. All keys to an installed bedroom door lock must be returned or a $100 rekey fee will be charged. Lessee may choose to install a bedroom lock or rekey existing lock at their own expense by a qualified locksmith (local handyman or hardware store). The keys will need to be left in the bedroom lock key hole or you will be charged to have the door rekeyed at the end of the lease.

19. REDECORATION AND PAINTING: Tenants shall make no changes of any nature to the property, including redecorating, without first obtaining written consent from the lessor in writing. Painting of any surface in the house or the application of wallpaper is prohibited unless written permission is obtained in advance from Schmates Home Rentals, LLC. Tenant will be charged for redecorating the entire room involved. **Only “3M Command” wall adhesives are allowed on the walls.** Nails cannot be used on the walls. $7 per hole will be charged to repair the wall along with any additional painting or repair charges occurred in the repair process. This would include repainting of walls.

20. TRASH: All garbage or refuse must be disposed of in a proper manner. The city will pick up refuse on a designated day during the week. If we receive a call from the city about trash around your premises, we will email you to clean up the trash. If it is not cleaned within 24 hours of the email, we will have it cleaned at your expense. We charge $75 per man hour to clean the trash in the yard. In addition, you will be assessed any fines levied by the City for violations pertaining to trash. When you move out the yard is required to be clean. Landlord reserves the right to charge a reasonable fee for cleaning miscellaneous trash in the yard or other areas and for all dump fees.

21. SMOKE & CO ALARMS: Tenants shall be responsible for the replacement of smoke & CO alarm batteries, which expire during their tenancy. A charge of $7 per battery per smoke detector will be charged for missing or expired batteries. If the smoke or CO detector is missing a $75 installation fee plus the cost of the smoke detector ($75 for a regular smoke detector, $125 for a hard-wired smoke detector) will be charged to you. We conduct a fire and safety inspection in your home over scheduled university breaks.

22. NORMAL CLEANING AND MAINTENANCE: Responsibility for normal household maintenance shall fall upon tenant, including such repairs as replacement of light bulbs, fuses, cleaning of carpets, sinks, dryer lint trap, commodes, clogged commodes & garbage disposal, smoke or CO detector batteries, and furnace filters. These are normal and routine maintenance items that are the tenant’s responsibility. A sixty-dollar administration fee will be added to each invoice if we complete the work. Baby wipes & feminine hygiene products, and other materials should not be flushed in the sewer lines. If so, you will be responsible for the plumbing charges associated with repair. You must clean and maintain any refrigerator or freezer supplied by us, keep the appliance on at all times, and at the end of the Lease Term, remove all food, clean it, unplug it, and leave the doors open. If food is spoiled and the unit is deemed unsanitary and a biohazard by the cleaning crew, you will be charged the full replacement cost of the refrigerator/freezer. This applies also to the stoves, microwaves, washers, dryers, and dishwashers. If unsanitary conditions of the home are found during regularly scheduled university breaks, tenants will be charged for the cleaning of such.

23. LAWN MAINTENANCE/ SNOW: Lessor accepts responsibility for all regular lawn mowing. For liability purposes, lessor will not shovel drives and walks or rake leaves. Snow removal is the responsibility of the tenant. Tenants are also responsible for the fall and spring clean-up of the yard to be completed by the tenants by November 23 for the fall and April 1 for the spring (rake leaves and pick up tree sticks and trash). The landlord will charge the tenant for the full cost of the fall and spring cleanup plus a sixty-dollar administrative fee should the cleanup not be completed by the tenant. (Suggest pictures be taken). The Landlord will be responsible for major tree trimming and major landscape work. The Landlord is responsible for all landscaping issues resulting from weed growth, planting and irrigation. The Tenants are responsible for human caused landscaping issues such as damage due to cars, such as ruts in the yard, abuse or trash created by the Tenants or their guests including broken or damaged lattice work, fence/s, porches.

24. HEAT CONTROL: When departing for break or vacation, tenants shall set their thermostats at **no lower than 65 degrees**. If damage to pipes occurs because of disregard for this clause, said damages shall be the responsibility of the lessee, as well as any structural damages and costs of repair. You will be charged a $300 inspection fee to have the heat adjusted to the required thermostat setting, remove trash or close windows. Lessor has the right to enter the property over university scheduled breaks and /holidays to make sure the thermostat is set at 65 degrees. This inspection is conducted for health and safety reasons. Furnace filters need to be changed the Friday before Thanksgiving, the Friday before Spring Break and at the End of Year. We charge $25 per filter to change it plus the cost of the filter. Over the winter break it is required that all bedrooms be unlocked for the winter heating inspection. A fee of $100 per each locked bedroom will be assessed per locked room. Personal electric heaters are not permitted.

25. COVENANT TO ABIDE BY OHIO LAW: Serving alcohol to individuals under the age of 21 is not permitted by the State of Ohio. Tenant agrees to abide by this and all applicable State and Federal Laws. If you serve alcohol, please place a sign “Must be 21 to enter” on the front door.

26. VISITORS & GUESTS: Tenants are responsible for all damages caused by their visitors, guests, and short term rentals.

27. RENTER’S INSURANCE: Lessee(s) agree to purchase Renter’s Insurance to cover liability for injury to or death of persons, or loss or damage to their property occurring in or about 110 Oberlin Court during the term of this lease agreement. **All personal property belonging to the Lessee(s) stored in or about the building or the premises, shall be there at the sole risk of the Lessee(s) and such other person, and the Lessor shall not be liable for the theft or misappropriation thereof and any damage thereto**. This includes damage or loss due to fire or water. Lessee(s) agree to purchase Renter’s Insurance to cover Lessee(s)’s personal possessions during the term of this lease agreement. All personal property belonging to the Lessee(s) in or about the premises shall be kept there at the sole risk of the Lessee(s) or their guests. Lessor **SHALL NOT** be liable for theft, misappropriation, destruction, damage or loss of personal property of the Lessee(s) or their guests. This includes damage or loss due to fire or water. Lessee(s) shall, at their own expense and always during the term of this lease agreement, have and maintain a policy or policies of insurance against liability for injury to or death of persons or loss or damage to their property occurring in or about 110 Oberlin Court. To the extent not otherwise covered by insurance, they are obligated to indemnify, defend and hold Lessor harmless from and against any and all liability, claims, causes of action, loss, cost, and expenses arising from or in connection with Lessee(s)’s possession, use, or occupancy of 110 Oberlin Court. **SCHMATES RENTALS HIGHLY RECOMMENDS RENTER’S INSURANCE TO PROTECT ALL PARTIES, their personal property and any liability due to lessee neglect.** Also, there is a range of circumstances under which neither we nor other persons may be liable to you for monetary claim. This range of circumstances may include damages or injuries to you or other persons and/or property of yours or others by causes, by way of description but not limitation, the following: fire, flood, water, ice, snow, frost, steam, heat or cold, hail, winds, explosion, smoke, interruption of utilities, dampness, seepage, sewer or sewage gas, sewer backup, falling plaster, crimes such as theft, burglary, robbery, assault, vandalism, environmental contaminants (carbon monoxide, asbestos, radon, lead-based paint etc.), odors, noise, water leaks, bursting or leaking pipes, negligence or the actions or negligence of your guests.

28. PREMATURE VACATING OF PREMISES: In the event that one or more tenants named in this lease desires to vacate the premises, it is not to be the obligation of the lessor to find suitable sub-lessees for the premises. If we are notified in writing of the tenant’s desire to vacate the premises, we will assist in the search for a replacement. The remaining tenants will be responsible for all obligations (including unpaid rent) under this lease agreement. Any assistance given in securing replacement tenants by the lessor shall in no way excuse the tenants’ rent obligation or any other obligations enumerated herein. If the lessor is able to secure a sublease there will be an administrative charge of $300. You may add your posting on the roommate exchange &/referral board on the website ([www.schmatesrentals.com](http://www.schmatesrentals.com)) at no charge.

29. UTILITIES: All necessary utilities shall be provided by the tenant at his own expense. No exceptions.

You agree to pay all charges for gas, electric, water, sewer, and trash pertaining to the leased property during the lease term.  You agree to timely pay us or reimburse us for any utility bills in our name for the leased property used during the lease term plus an administrative fee of sixty dollars per invoice.  You must timely arrange for all utilities to be put in your name during the lease term and pay any required deposits.  The utility companies will only turn on utilities during the week, never on weekends.  There is an Oxford Occupancy tax ($55 per house) that will be assessed at the end of the lease each year. Also, there is a $50 water meter fee from the city of Oxford to transfer the service. If tenants store belongings in the property over the summer, they must have all utilities on over the summer (gas, water & electric) and the utilities must be in the tenants’ name. Your home will have a new furnace filter when you move in and should be changed prior to Thanksgiving, Spring Break and the end of your spring semester. Failure to do so will result in a $25 charge to change the filter plus the cost of the filter. We will access your home during scheduled school breaks to check on the heating systems & thermostats.

tp**You must sign up for your utilities, (electric, gas, sewer, trash and water), prior to your arrival in August.  If you fail to do this, you will not have electric, gas, sewer, trash or water and may have to wait a few days for the utility companies to turn on your utilities.** If your utilities cannot be signed up by you, we will bill you back (sometimes the bill will be prorated) if the actual bill is not available.  Please ask the utility companies to turn on all meters for the property. There is a $60 administrative fee per utility, per bill if the utilities are not put into the Lessees’ name prior to moving in or out. Under no circumstances should utilities be discontinued. If these services are discontinued, you will be charged a $60 administrative fee per utility plus the cost connection fee of the utility involved.

**Electric.**  Duke Energy 1-800-544-6900. One tenant must be designated to put electric in their name.

**Gas**.  Glenwood Energy (Natural Gas); 5181 College Corner Pike; Oxford, Ohio 45056; (513) 523-2555 you must go in person to sign up for gas because a deposit is required.  For liability reasons, you must schedule with the gas company to light your pilot lights on your furnace and water heater. If we send someone out to light the pilot light we charge $75. **Water, Sewer, Trash.**  City of Oxford; 15 S College St., Oxford, OH 45056 You must sign up in person prior to move-in.

30. DISPOSABLE ITEMS: The plumbing in your house/ apartment is in good working order, **Tampons & baby wipes** are to be wrapped and placed in trash containers - NEVER IN THE TOILET. Items which are placed by the resident or their guests in the garbage disposal unit, toilet, tub, shower stall, or sink drains that require repair, will be an expense of the resident. Please keep a toilet plunger on hand to avoid being billed for service calls. Please keep a Plunger & Hair Rake to remove hair from the sink & shower to avoid being charged for a service call plus a sixty-dollar administrative fee.

31. PERSONAL PROPERTY LEFT ON PREMISES: In the event that tenants fail to remove all of his or her personal property from the premises upon the termination of the lease or vacation of the premises, the Landlord may, at his option, remove all or any part of said property in any manner. The Landlord may choose to store the same without liability to tenants for loss or damage, and tenants shall be liable to Landlord for all expenses incurred in such removal and storage of such property. Upon any termination of the lease, Landlord shall have a lien upon the personal property and effects of tenants in said premises. The Landlord, may, at his option, without notice, sell at private or public sale all or any part of said property and effects for such price, as Landlord may deem best. Proceeds of such sale may be applied to any amounts due under the lease from tenants to Landlord, including the expenses of the removal and sale. If items are left for the next years’ tenants and not marked **“Save for next school year”and labeled withl the date of the next school year,** the items are thrown out at your expense.

32. PERSONAL PROPERTY STORED ON PREMISES DURING SUMMER OR WINTER TERM PRIOR TO BEGINNING OF LEASE: Landlord may agree to let tenant store property on premises at Lessee’s risk during the summer prior to the beginning of the lease in the fall, but in no way assumes any liability of the property left on premises, unless otherwise agreed. The property should be clearly marked “SAVE FOR NEXT SCHOOL YEAR”. Any property not clearly marked to save will be removed. Any property left in the house is at your own risk. WE ASSUME NO RESPONSIBILITY IF IT IS MISSING. There will be many different people in and out of the house and the house may be left open during the day when doing repairs. Tenants agree to store property during the summer at their own risk and landlord assumes no responsibility of tenants’ property. If items are left for the next years’ tenants and not marked **“Save for next school year”** and labeled with the date of the next school year, the items are thrown out at your expense. The tenants are to keep all utilities on over the summer when items are in storage at above home. Please notify the Oxford Police Department for any extended time away from your home. This is a free service offered by the City of Oxford Police Department.

33. OCCUPANCY LIMITED TO NAMED LESSEES AND THEIR GUESTS: The City of Oxford forbids any house to exceed the maximum occupancy. This is in place for the safety and welfare of the tenant. This does not pertain to guests and/or short term rentals staying in a home seen or unseen.

34. RIGHT TO ENTER LEASED PROPERTY: We respect your right to privacy. We, or our authorized contractors will enter the Leased Property only for a lawful reason and at reasonable times. We may and typically do enter to inspect the utilities and security of Leased Property during regularly scheduled university breaks. Schmates Home Rentals, LLC has the right to show property during the leased period, make routine repairs or emergency repairs. We will give you at least 8 hours notice of our plans to enter Leased Property. We will enter only after knocking, leave the Leased Property in as good a condition as when we entered, clean any dirt or debris resulting from our performance of maintenance and repairs, and lock the Leased Property when leaving. We, our contractors, police, or emergency personnel may enter the Leased Property without notice only in the case of an emergency.

35. CONDITION OF PREMISES: Tenants hereby accept the described premises in its present condition at the date of execution of this lease with the exception that it will be cleaned and any obvious repairs completed prior to taking occupancy. Please turn in your completed move in form on its required due date to document any concerns you may have with the condition of the premises. Any repairs you wish to have done prior to your occupancy should be requested in writing as a condition of this lease. Tenants shall keep the said premises and the walls, ceilings, floors, woodwork, paint, wallpaper, plastering, plumbing, pipes, fixtures, globes and glassware, and appurtenances thereto in said premises in a clean and healthy condition, all at tenants’ own expense. To prevent damage to walls, only “3M Command Strips” should be used to attach anything to the walls. Said property shall be delivered back to Landlord, upon vacating the premises, whether such vacating shall occur by expiration of the lease, or in any other manner whatsoever, in the same condition of cleanliness, repair and sightlines as the date of execution. Hereof, reasonable usage accepted or loss by fire excepted where caused without fault on the part of the Resident. We do not furnish Bedroom Door Locks, Curtains, Drapes, Window Shades or Blinds. Bed Bug infestations may require several treatments and require remove of all infested furnishings, all at Tenant’s cost. Tenant’s may at any time request information on identifying and/or treating bed bugs from Schmates Rentals. Tenant must notify Landlord and/or Agent immediately if bed bugs or other pests are found because early treatment will reduce Tenant’s costs in correcting the situation.

36. DAMAGES & COMPLIANCE WITH THE LAW: Tenant agrees to pay for all damages due to tenants’ negligence. If Tenant(s) is arrested and charged with a violent crime, Landlord may, at its sole discretion, declare the Tenant(s) in breach of this Lease and may bar Tenant(s) from Premises

37. PARKING: Unauthorized cars are not permitted in parking spaces or garage. Garage & parking spaces are for the exclusive use of tenants on the lease. The violation charge for an unauthorized car is $100 plus $20 a day. A $100 fee will be assigned to cars parked in the yard and the cost of repair of the yard per occurrence. The City of Oxford Parking violations are the responsibility of the tenant. In addition, the City of Oxford will fine you for parking on the lawn. Damage to the lawn or property by lessee or their guests will be charged for the full cost of the repairs. Garages do not come with the lease unless specified in the lease.

38. ENTRY & WAIVER: Lessor may enter to inspect, show or make repairs. A request for repairs shall be deemed a waiver to enter by signing this lease. Lessees further agree to assume financial responsibility for any changes made for time by subcontractor who is hampered from completing his work at the address above by any action, actions of lessee or any guests of lessee or conditions caused by lessee. Lessor may enter immediately for any emergency repair to prevent further damage to the premises. Inspections will be made over key holiday breaks to make sure all mechanical systems are in working order and check for damages. Under no circumstances should you allow any state or local official into the home or on the property without written permission unless an emergency. If bedroom doors are locked and Oxford Police or Fire need access, a $100 charge will be assessed.

39. TIME OF OCCUPANCY: Occupancy will be granted after 2 pm on the date of lease start date. No keys will be dispersed during the weekend. If you are moving in over the weekend, you must make arrangements to receive a key prior to the time of move. If you would like to move in early, you must complete & sign the early move in form and submit the four-hundred-dollar early move in fee. Your lease will begin on the early move in date.

40. VACATING OF PREMISES: Those tenants presently residing in the house and are not renewing their lease for next year will have to vacate the premises at the time their lease expires. Each day you remain on the premises without written permission from Schmates Properties, you will be charged a prorated fee of the normal daily rent. Upon expiration of the lease, lessee is required to fill out a “Move Out” form supplied by Lessor via email. This is to be completed and left on the kitchen counter along with all of the keys to the home. Bedroom keys should be left in the locks.

41. PARTIES & ATTICS: We have a no keg & party policy for all of our homes. Any damages associated with parties inside or outside the property will be charged to tenants. Proper posting of all necessary age/identification to be in compliance with the state of Ohio and city of Oxford codes in required. You must obtain permission in writing from us if you host a party in excess of 20 people or a $200 fine will be accessed for cleanup and ongoing maintenance. Tenants agree not to use or harbor any illegal drugs on the premises. Attics are not to be used for storage or any type of activity. If evidence is found that access to the attic was committed a $150 restoration fee will be assessed.

42. KEYS & LOCKS: Replacement keys are charged $50 per key. Due to safety considerations no additional locks shall be placed on any door by tenants themselves. Ace Hardware can professionally install locks if you wish to do so. Pre-existing locks on interior doors are due to prior tenant’s request. If a key is available, you will find it in the key hole of the lock. Upon move out all entrance keys are to be left on kitchen counter along with move out form and self-addressed envelopes for security deposit return. There is a $50 charge per missing key for keys not placed on counter.

43. NOTICE: The Lease agreement is not automatically renewable. Schmates Home Rentals, LLC reserves the right to non-renew lease for any reason.

44. AGENT: From time to time, owner may be represented by an agent who will carry identification. Under no circumstances must you permit access to any City, County or State Employee without written consent from Schmates Home Rentals, LLC.

45. ACKNOWLEDGEMENT *–* Tenants acknowledge that they have inspected the location and the drawings on the website and that they are satisfied with their suitability for their intended residential use. This information is available on the website: [www.schmatesrentals.com](http://www.schmatesrentals.com) . Schmates Home Rentals, LLC does agree to perform routine maintenance according to the primary lease. Landlord also reserves the right to enter said premises if Tenant(s) has temporarily vacated the premises, such as for regularly scheduled university breaks, to make inspections for safety and health purposes. Landlord may enter premises without notice in case of an emergency, as permitted by law. Landlord may show the Leased Premises during reasonable hours to prospective Tenants, purchasers or owners.

46. COVENANT NOT TO SUE *–* In consideration of this lease (including the consideration asserted herein) tenants individually and collectively covenant not to sue Schmates Home Rentals, LLC *vis-à-vis* participation as plaintiffs or as class participants in the litigation in the event that any part of the case is certified as a class action. Tenants further covenant that they shall elect to decline class participation if certification occurs. Furthermore, the parties covenant not to sue each other in any independent litigation; provided however, Tenants may exercise rights to alternative dispute resolution as provided in this lease.

47. ALTERNATIVE DISPUTE RESOLUTION *–* In the event of an irreconcilable dispute among the parties to this agreement or if litigation is brought in any state or federal court, relating to, arising out of or concerning the lease, addendum or landlord-tenant relationship, the parties hereby agree and covenant with each other to waive and give up the right to a jury trial and to submit all manner of causes of action, controversies, differences, claims or demands whatsoever, whether of fact or of law or both, to be resolved at the request of any party through a two-step dispute resolution process administered by Judicial Alternatives of Ohio, Inc. (J.A.O.) or its successor, or comparable service as followed: 1) mediation before a retired judge or justice from the J.A.O. panel followed, if necessary, and 2) by a trial on order of reference conducted by a retired judge or justice from the panel of Judicial Alternatives of Ohio, Inc. or its successor, or comparable service appointed pursuant to the provisions of Ohio Revised Code Section 2701.10 or any amendment, addition or successor section thereto to try, determine and adjudicate the case in its entirety. The parties intend this reference agreement to be specifically enforceable in accordance with said section.

In the event either party should petition J.A.O. for temporary or preliminary injunctive relief pursuant to Rule 65 of the Ohio Rules of Civil Procedure, a retired judge shall be selected from the J.A.O. panel, by the J.A.O. without agreement of the parties as to the selection of the judge and the parties specifically waive their right to mediation prior to adjudication of such request for relief under Rule 65 of the Ohio Rules of Civil Procedure.

Should the provision be ruled invalid then the parties agree to be bound by the Federal Arbitration Act and proceed with arbitration in accordance with the rules of Judicial Alternatives of Ohio, Inc. and its successor, or comparable service. If the parties are unable to agree upon a member of the panel to act as a judge then one shall be appointed by the Presiding Judge of the Common Pleas Court of the county wherein the hearing is to be held. The parties further agree to assume full responsibility for providing facilities, equipment, and personnel reasonably needed by the retired judge during his/her consideration of the action or proceeding and to pay in advance, to the retired judge, the estimated reasonable fees and costs of the trial or proceeding, as may be specified in advance by the retired judge in accordance with his/her customary fee schedule. The parties shall initially share equally, by paying their proportionate amount of the estimated fees and costs of the retired judge. Failure of any party to make such a fee deposit shall result in a forfeiture by the non-depositing party of the right to prosecute or defend the cause(s) of action with is (are) the subject of the reference, but shall not otherwise serve to abate, stay or suspend the reference proceeding.

48. RESTITUTION OF PREMISES *–* In the event of Tenants’ nonpayment of rent, SCHMATES HOME RENTALS, LLC shall nevertheless have the right to exercise its remedies pursuant to R.C. Chapter 1923 for restitution of the premises.

49. INDUCEMENT – The parties acknowledge that the Covenant Not To Sue and Alternative Dispute Resolution clauses are a material inducement to enter into this agreement.

50. SPECIFIC ENFORCEMENT & MOVE-IN REPORT *–* The rights, duties, and covenants set forth herein are intended by the parties to be specifically enforceable. The headings in this Lease are for convenience and reference only and in no way change or explain the interpretation or meaning of the provisions in this lease. Tenant’s must complete and return the “Move-In Report” that is in the move in packet at the home or via email prior to three (3) days after possession of the property. This report protects the Tenant and guarantees that no Tenant will be charged for damages that occurred to the Leased Premises prior to the commencement of Tenant’s lease Term.

51. SEVERABILITY *–* The unenforceability of any term or covenant of this agreement shall not affect the enforceability of the remaining terms and covenant.

52. CONCLUSION OF THE LEASE – The tenant agrees to pay for all necessary (including sanitization of biohazards and deep cleaning of carpet) to bring the said premises to a condition satisfactory for a new tenant. Broom and glove clean best describes said definition. Said cleaning to be charged to said tenants on a labor and material basis and to be itemized on the security deposit transmittal form. It is agreed by the tenants that these charges are to be deducted from their security deposit or damage deposit prior to its return. The home will be turned over to tenants in this condition.

53. NOTICE TO ONE IS NOTICE TO ALL: Lessee (s) agree that notice to say Lessee(s) by the Lessor is considered notice to all. So if the Lessor gives a message pertaining to all to one of the Lessee(s) then the message should be delivered to the other Lessee(s). The Lessor is not responsible for checking up that everyone gets the message.

.

54. PESTS & BED BUGS: Bed Bugs have not been reported by our past tenants but have been reported by other rentals in Oxford, Ohio. Bed bug infestations may require removal of infested furnishings, all at Tenant’s cost. Tenant at any time may request information on identifying and treating bed bugs from Schmates Rentals. Tenant must notify Landlord and/or Agent immediately if bed bugs or other pests are found because early treatment will reduce Tenant’s damages. You shall be responsible for resolving pest problems with bug spray and/or setting mouse traps. If we must intervene you will be charged $60 per trip if the pest problem was caused by you (unsanitary living conditions or biohazards that attract pests). If at the end of the lease period, an extermination service is necessary to rid the premises of bugs, cockroaches, rodents, bed bugs or other infestations, & the cost thereof shall be charged to the tenant’s damage deposit.

55. QUIET ENJOYMENT: No tenant or their guests shall cause excessive noise or disturbances at any time, and no loud radio, television, or stereo before 8am or after 10 pm. Tenants shall abide by local noise and sound ordinances. If police or city is contacted due to a complaint, the fee is $200.

56. NO USE OF FIREPLACE FOR OPEN FIRES or CANDLES: Lessee (e) agrees to not use the fireplace in the premises. Lessee(s) agree not to have cigarette/cigar smoking, vaping, candles, halogen lights, Christmas lights on the wall/s, open fires, campfires, or bonfires of any kind at the said premises. If Lessor, his agents, or assigns discover evidence of a violation the Lessee(s) agree to a ($100) one-hundred dollars per occurrence, $100 per candle, plus cleaning costs. On the third violation full security deposit is forfeited.

57. RADON GAS DISCLOSURE and MOLD: As required by law, Lessor makes the following disclosure: “Radon Gas” is a naturally occurring radioactive gas that, when it as accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your county public health unit.

Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold which could lead to adverse health effects. Nevertheless, appropriate precautions need to be taken. Compliance with these provisions will help prevent mold growth in the Premises and allow both you and us to respond appropriately to conditions that could result in mold growth. If you fail to comply with these provisions, you can be held responsible for property damage to the Premises or any health problems that may result. Your home is supplied with a dehumidifier. The dehumidifier must be run nonstop in the spring, summer and fall to keep humidity levels low in the home. This will prevent moisture and high humidity levels in the basement which could cause mold or mildew in the basement. Tenant must empty dehumidifier bucket on a regular basis. You should not store items in the basement since there is no guarantee that it will be dry. Dehumidifiers must be run during those seasons.

58. NO STUFFED FURNITURE ON PORCH, DECK, OR YARD: This is a city of Oxford ordinance and is strictly enforced. No stuffed furniture (couches, recliners, futons, or other fabric covered furniture) is to be kept on the front porch, back porch, or in the yard. Violation of this rule will result in a one hundred dollar fine ($100) plus the cost of removal of the stuffed furniture. Lessee(s) will be given two days to remove the stuffed furniture, and then the Lessor will have the right to arrange removal and charge the Lessee(s) at sixty dollars an hour ($60/hr) for labor plus any landfill, mileage, and trailer charges.

59. SUBORDINATION OF LEASE: This lease and Lessee(s) leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the property at 110 Oberlin Court by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such lien or encumbrances, and any and all renewals or extension of such liens or encumbrances.

60. MISCELLANEOUS: This rental agreement shall be governed by and construed according to the laws of the State of Ohio and local ordinances of such other political subdivision where the premise may be located. The waiver of any breach of any condition of this rental agreement shall not be construed to be a waiver of any succeeding breach of such condition. The payment by the Lessee(s) or receipt by Lessor of lease payment with knowledge of a breach by the Lessee(s) of any condition hereof shall not be deemed a waiver of any subsequent breach. Lease agreements are not automatically renewable. This rental agreement shall not be modified except in writing signed by the Lessor and Lessee(s) executed with the same formalities as this rental agreement. This lease agreement and noted attachments constitutes the entire agreement between parties and supersedes all prior written or oral understanding regarding the rental of the premises. IN THE EVENT THAT ANY ONE OR MORE OF THE PROVISIONS OF THIS RESIDENTIAL LEASE AGREEMENT ARE DECLARED INVALID, ILLEGAL, OR UNENFORCEABLE, SUCH INVALIDITY, ILLEGALITY, OR UNENFORCEABILITY SHALL NOT AFFECT ANY OTHER PROVISION HEREOF, AND THIS RESIDENTIAL LEASE AGREEMENT SHALL BE CONSTRUED AS IF SUCH INVALID, ILLEGAL, OR UNENFORCEABLE PROVISION HAD NEVER BEEN CONTAINED HEREIN.

61. COMPLIANCE WITH CITY OF OXFORD HOUSING PERMIT: The City of Oxford issues rental permits every year. You will be notified if the inspection fails due to tenant negligence, you will be charged a violation fee set forth by the city of Oxford plus a sixty-dollar administration fee. If the violation is not corrected immediately, you may be evicted for non-compliance and breach of this agreement.

**Cleaning, repair and replacement price list. Certain damages, in the experience of the property owner, occur with regularity, and the tenant agrees to the following *minimum* charges for such damages:** Clean plugged drains/disposals due to tenants misuse, per drain $160, Keys not turned in/lost, per key $50, Rekey door lock, per lock $100, Replace door lock, per lock $175, Clean furnace coils, caused from not replacing furnace filters $175, Repair or replace screen insert $75, Repair or replace storm insert $86, Replace blind, each (If applicable) $58, Replace doorstop, each $14, Replace light bulb, each $5, Replace stove drip pan $9-$23 Replace stove trim ring $9-23, Replace smoke alarm (battery operated per battery/$7) $75, Replace smoke alarm (electric) $125, Biohazard cleaning fee $275,Replace fire extinguisher (expired or discharged) $65, Replace smoke alarm battery, $7 each, Replace carbon monoxide detector (battery $7) $60 if applicable, Replace closet door track $80, Replace closet door $75-$160, Replace interior door $225-$395, Replace light cover $3-$95, Replace bathroom sink $325-$525,Replace cabinet/vanity door $125-$270, Replace front door frame $235-$475, Replace front door and frame Cost of replacement, Remove trash or other items from premises (per load) $97, Clean dirty carpet per room $105, Carpet burns/stains (small) each $65, Carpet burns/stains (large) each Cost of replacement/repair. Tile or Vinyl burns/tears/breaks Cost of replacement ($30 tile), Cleaning refrigerator or stove, each $100, Clean bathroom, including tub, shower, toilet, lavatory, each $75, Clean kitchen cabinets, countertops, sink, etc. (excluding appliances) $70, Paint per gallon $75, clean spray tan off of wall and floor $100 per room, Labor Painting per room $325, City of Oxford Water reconnection Fee $50. The fees and/or charges may change depending on the actual cost of repair. Only **3M Command Strip** removableremovable fasteners are to be used on the walls. We charge $7 a hole to repair. Pick up cig butts $5 each from the porch, inside and outside the home. If repairs are made during the school year and deemed they need attention immediately we will make the repairs and charge you at the end of the lease period.

The Tenants shall at all times keep the premises in a fit and habitable condition, particularly maintaining in good working order, all plumbing and electrical facilities. The Tenants are responsible to notify landlord of any repairs necessary. Landlord’s Responsibility- The house will include refrigerator, stove/oven, heat, dehumidifier, light fixtures. The Landlord will maintain these items less problems due to normal wear and tear. Any home related issues or defects (heating, wiring, plumbing, and roofing) that are not a result of abuse by the Tenant shall be repaired at the Landlords expense. Please be advised that the above list of cleaning, repair and replacement charges are not the only charges you may be billed for and the prices listed are minimum charges. If the damage deposit falls short of repairing the damage within the Tenants’ responsibility, the Tenants will be liable for the difference. You may be charged for any additional damages that you have caused while living in the housing unit. All items not listed above are charged to Tenant(s) at Seventy ($70) per hour for general cleaning beyond normal wear and tear.

.

If tenant is locked out of the said property during lease period, an eighty ($80) service call is accessed. If you are locked out, do not break into your residence. If you do, you will be charged to repair the damage and the cost of labor. A fifty percent premium applies after hours & weekends.

We the undersigned jointly and severally guarantee that we are eighteen years of age and have read and understand the terms of this lease and intend to become legally bound upon execution of this lease and have or will receive a copy of this agreement. We agree by signing this lease that we have read the lease thoroughly and completely and if we did not understand any of the terms or conditions of this lease we consulted or had the right to consult an attorney, parents or someone who could explain what we were signing. We also agree that we have inspected the premises and are leasing the apartment or house as is with NO required undertakings by the landlord unless otherwise agreed upon in writing and attached to this document prior to the signing of this lease.

**Please print or write legibly.**

**LESSOR: Schmates Home Rentals, LLC Lessor \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_ Owner \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_**

**JOINT AND SEVERAL LESSEE’S**

**1.) E-MAIL\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Parent’s Email\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Tenant’s Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_- Home Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_Cell Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Home Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ST\_\_\_\_\_\_\_\_\_\_Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Deposit Paid $800 Date Paid \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**2.) E-MAIL\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Parent’s Email\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Tenant’s Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_- Home Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_Cell Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Home Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ST\_\_\_\_\_\_\_Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Deposit Paid $800 Date Paid \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**3.) E-MAIL\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Parent’s Email\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Tenant’s Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_- Home Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_Cell Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Home Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ST\_\_\_\_\_\_\_\_\_\_ Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Deposit Paid $800 Date Paid \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**4.) E-MAIL\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Parent’s Email\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Tenant’s Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_- Home Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_Cell Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Home Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ST\_\_\_\_\_\_\_\_\_ Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Deposit Paid $800 Date Paid \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**