

LEASE

THIS IS A RESIDENTIAL LEASE. IT IS A LEGALLY BINDING CONTRACT BETWEEN THE LANDLORD AND EACH TENANT. THIS LEASE IS ALSO BINDING UPON YOUR HEIRS, EXECUTORS, AND PERSONAL REPRESENTATIVES. EACH TENANT SHOULD READ THIS LEASE CAREFULLY.

THIS RESIDENTIAL LEASE CONTAINS WAIVERS OF YOUR RIGHT AS A TENANT. EACH TENANT SHOULD NOT SIGN THIS LEASE UNTIL EACH TENANT UNDERSTANDS ALL OF THE AGREEMENTS IN THIS LEASE.

1. NAMES OF LANDLORD AND TENANT

LANDLORD	The Apartment Store ®
TENANT	

2. LEASED PREMISES:

Property Name	
Apartment Number	
Address	
City, State ZIP	

3. **Lease Term:** This lease shall commence at 12:00 p.m. on:

And shall terminate without notice at noon on:

If Tenant occupies the premises beyond the ending date of the lease agreement, a charge of \$150.00 per day will be levied against the Tenant for each day beyond the ending date.

<input type="checkbox"/>	THIS IS A JOINT AND SEVERAL LEASE
<input type="checkbox"/>	THIS IS A JOINT AND SEVERAL LEASE WITH INDIVIDUAL RENT RESPONSIBILITY (See Paragraph 19)

Base Rent - The amount of rent for the term of the lease is:

Payable in installments as defined below (See Paragraph 4):

# of Installments	
Monthly	
Semester Allocation	

First (Month / Semester) rent payment is due on or before the Lease Term commencement date defined as:

Security Deposit – This lease requires a security deposit in the amount of (See Paragraph 5):

Utility Fee - This lease requires payment of a utility fee in the amount of:

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Payable in installments as defined below (See Paragraph 4):

Upon Lease Commencement	
Monthly	
Semester Allocation	
Other	

First (Month / Semester / Other) utility fee is due on or before the Lease Term commencement date.

Utility Allocation:

Landlord and **tenant** agree to pay for the charges for utilities and services supplied to the leased premises as follows (See Paragraph 16):

Description	Paid By Landlord	Paid By Tenant
Television Cable		
Internet Service		
Electric to Premise		
Water/Sewer Service		
Natural Gas / Heating Oil		
Refuse Collection		
Lawn Maintenance		
Snow Removal		
Parking		
Bus Service		
Other: _____		

If **Tenant** is responsible for paying the utilities during the lease term, The Apartment Store will receive, process and pay the utility bills as received from the utility companies, and then forward the bill to **Tenant** for reimbursement to The Apartment Store, along with a monthly administrative fee of \$3.50 per person per utility per month, an initial \$3.50 per person move in fee for initial billing received. These charges constitute additional rent due and owing from **Tenant**. Failure to pay the amount owed to The Apartment Store within fifteen (15) days after the bill is sent to **Tenant** shall constitute a material breach of the lease.

4. RENT

Tenant agrees to pay the rent without Landlord DEMAND UPON tenant as follows:

Monthly	On or before the 1 st day of each month in the lease term.
Semester Allocation	One or before the Lease Term Commencement and on the 1 st day of January within the Lease Term.

All payments must be by check, money order, or online. No cash payments will be accepted. **Tenant** agrees to pay rent by first class mail postage prepaid or in person to **Landlord** at the place specified by **Landlord**.

Tenant agrees to pay a LATE CHARGE of \$50.00 on the 6th day of the month plus \$2.00/day starting on the 7th day of the month if **Tenant** does not pay the rent on time. If **Tenant** mails the rent to **Landlord**, the date of payment will be the date the letter is received.

Payment must be for the full amount. All delinquencies and prior balances (i.e. late fees, lockout fees, maintenance charges, etc.) will automatically be deducted from rental payment before the current month's rent account is credited. If **Tenant** pays by check and it happens twice that a check is returned from the bank all future payments must by cashier's check or money order. If the check is for rent it is understood that late fees shall continue until the check is honored by the bank. There will be a charge each time a check is returned from the bank. The charge will be determined by current policy set by The Apartment Store.

5. SECURITY DEPOSIT

Tenant agrees to pay the security deposit to **landlord** before the lease starts and before the **landlord** gives possession of the leased premises to **tenant**.

Landlord can take money from the security deposit to pay for any damages caused by **tenant**, **tenant's** family and **tenant's** guests or any necessary cleaning. **Tenant understands that the security deposit is held jointly amongst all tenants, therefore any and all cleaning and or damages to the rented premises will be evenly deducted from all deposits unless stated otherwise in attached addendums to this lease agreement.** Additionally there will a 15% administration fee charged on all deductions from security deposits.

Landlord may utilize security deposit funds to pay for any unpaid rent, additional charges or late fees. After taking out for damages, unpaid rent and any other charges on your account, **Landlord** agrees to return to **Tenant** the remaining balance of any security deposit money. **Landlord** will send the remaining security deposit money to **Tenant** no later than 30 days after the lease ends and/or the date the **Tenant** leaves, whichever is later. **Landlord** also agrees to send to **Tenant** a written list of damages and amounts of money taken from the security deposit. **Tenant** agrees to give **Landlord** a written forwarding address when **tenant** leaves and the lease ends.

Tenant may not use the security deposit as payment of the last month's rent.

Landlord will have the carpets professionally cleaned at the termination of the lease and **tenant** agrees that the cost of such cleaning will be deducted from the security deposit. There will be a 15% administration fee on all damage/cleaning charges noted at time of inspection which will be deducted from the security deposit refund, with exception of the carpet cleaning.

6. LANDLORD'S DUTY AT THE START OF THE LEASE

Landlord agrees to give **Tenant** possession of the leased premises on the starting date of the lease. The lease will start even if **Landlord** cannot give **Tenant** possession of the leased premises because the prior **Tenant** is still in the leased premises or the leased premises is damaged. **IF LANDLORD CANNOT GIVE TENANT POSSESSION, TENANT DOES NOT HAVE TO PAY RENT UNTIL THE DAY LANDLORD GIVES POSSESSION OF THE LEASED PREMISES TO TENANT.**

7. DAMAGE TO LEASED PREMISES

Tenant agrees to notify **Landlord** immediately if the leased premises is damaged by fire or any other cause. **Tenant** agrees to notify **Landlord** if there is any condition in the leased premises that could damage the leased premises or harm the **Tenant** or others. If **Tenant** cannot live in the whole leased premises because it is damaged or destroyed, **Tenant** may:

1. Live in the undamaged part of the leased premises and pay less rent until the leased premises is repaired.

OR

2. End the lease and leave the leased premise.

Tenant agrees that if the leased premises is damaged or destroyed and **Tenant** ends the lease, **Landlord** has no further responsibility to **Tenant**.

8. INSURANCE

Landlord agrees to have insurance on the building where the leased premises is located. **Tenant** property is not insured by **Landlord's** insurance. **Tenant** shall insure **Tenant's** own property that is located in the lease premises.

9. ASSIGNMENTS OR SUBLEASES BY TENANT

Assignment (or Assign) is the legal term for a transfer of the lease from the tenant to another person. This other person then becomes the **landlord's** new **tenant** and takes over the lease.

Tenant agrees not to transfer (assign) this lease to anyone else.

A sublease is a separate lease between the **tenant** and another person who leases all or a part of the leased premises from the **tenant**, leaving the original **tenant** legally bound to the original lease agreement with the **Landlord**.

Tenant shall not sublease the leased premises without the prior written consent of **Landlord**. **Tenant** must sign sublease agreement and pay the necessary fees. It is the **tenant's** responsibility to find a suitable sublet for the apartment but the **landlord** shall be the final judge as to whether the sublet **tenant** is satisfactory.

Tenant shall not permit any guest to stay overnight 14 nights or more during the one year lease term. Any violation of this prohibition shall constitute a material breach of the lease.

A change to the leased premises, named **Tenants**, named guests, and/or any other change which requires the generation of a new lease document shall result in an administrative fee of \$100.00 per change, which **Tenant** shall pay to The Apartment Store prior to the new lease document taking effect.

10. RESPONSIBILITY FOR DAMAGE TO PROPERTY OR INJURY TO PEOPLE

Landlord is responsible for all damage to property or injury to people caused by **Landlord's** (or **Landlord's** representatives) intentional or negligent acts at the leased premises. **Tenant** is responsible for all damage to the leased premises and injury to people caused by **Tenant**, **Tenant's** family or guests.

Tenant agrees that **Landlord** is not responsible to **Tenant**, **Tenant's** family or guests for damage or injury caused by water, snow, or ice that comes on the leased premises unless **Landlord** was negligent.

11. USE OF LEASED PREMISES

Tenant agrees to use the leased premises only as a residence. **Tenant** agrees to obey all federal, state and local laws and regulations when using the leased premises. **Tenant** agrees not to store any flammable, hazardous, or toxic chemicals or substances in or around the leased premises. **Tenant** agrees not to do any activities in or around the leased premises which could harm anyone or damage any property. **Tenant** agrees that the leased premises shall be occupied only by the persons listed on this agreement and their children. Housing permits may be suspended when **Tenant/guests** of **Tenant** violate local ordinances/laws. Points are assigned to the property for each incident of a violation. If enough points are accumulated and the permit is suspended, the rental unit must be vacated and may not be occupied by anyone else during the suspension period. If this occurs, **Tenant** is still responsible for the rental and utility payments through the end of the lease term. In addition, a fine of \$200 will be assessed for each point assessed against the property.

12. RULES AND REGULATION

Tenant agrees to obey all rules and regulations for the leased premises. If **Tenant** violates any rules or regulations for the leased premises, **Tenant** violates this lease. Rules and regulations are hereby incorporated to be an integral part of this lease.

13. LANDLORD'S RIGHT TO MORTGAGE THE LEASED PREMISES (SUBORDINATION)

Subordinate and subordination are legal terms that means that this lease does not have any effect upon the rights of the **Landlord's** mortgage company. In other words, **Tenant's** rights under this lease are subordinate to **Landlord's** mortgage company. If **Landlord** does not make the mortgage payments, the mortgage company may have the right to end the **Landlord's** ownership of the leased premises. If the mortgage company sells the leased premises at a mortgage foreclosure sale, the lease may end. **Tenant** agrees that **Landlord** has the right to mortgage the leased premises. If **Landlord** has a mortgage on the leased premises now, or if **Landlord** gets a mortgage in the future, **Tenant** agrees that this lease is subordinate to the **Landlord's** mortgage.

14. CARE OF LEASED PREMISES

Tenant is responsible for, and will take good care of, the leased premises and all of the property in and around the leased premises. **Tenant** agrees to maintain premises in sanitary condition. **Tenant** agrees to pay for any damage caused by **tenant**, **tenant's** family and **tenant's** guests including a 15% administration fee. **Tenant** agrees to turn over possession of the leased premises to **landlord** when the lease ends. **Tenant** shall be responsible for the prevention of growth and accumulation of mold within any residential structure. **Tenant** is advised to keep the dwelling area clean and free of visible moisture and/or mold on any surfaces within the unit including carpet, wood structures, windowsills, floors and other surfaces. Should any water leak or any other damage occur within the apartment, **Tenant** is required to notify **Landlord** immediately so that remedial measures can be taken to avoid any further damage to the unit that may result from either the water or any mold that may accumulate damage. **Tenant** will be held responsible for any physical as well as monetary damages that accrue to the apartment and adjacent areas. Physical property and health related damages can result in substantial economic consequences to the responsible party. If **Tenant** is responsible for the water leak or damage and/or fails to notify **Landlord**, **Tenant** will be held responsible for any physical and/or monetary damages that accrue to the apartment, adjacent areas or individuals affected thereby. **Tenant** hereby agrees to

indemnify and hold **Landlord** harmless from any injuries (physical and/or economic) sustained by **Tenant**, his/her guests/family which result from water damage and/or mold accumulation for which **Tenant** is responsible as provided herein.

15. LANDLORD'S RIGHT TO ENTER LEASED PREMISES

Tenant agrees that **Landlord** and **Landlord's** representatives have the right to enter the leased premises at reasonable times. **Landlord** and **Landlord's** representatives have the right to inspect, to make repairs, to do maintenance, and to show the leased premises to others.

16. UTILITY SERVICES

Landlord has the right to turn off temporarily any utility or other service to the leased premises in order to make repairs or do maintenance.

17. PEST CONTROL.

To the best of **Landlord's** knowledge, the Premises is free of pests at the time of occupancy. **Tenant** will have the opportunity to inspect the Premises for five (5) days after occupancy, and must notify **Landlord** in writing if **Tenant** believes there are any pests in the Premises at that time. Failure to notify the **Landlord** constitutes acknowledgement by **Tenant** that the Premises is pest free at the time of occupancy. **Tenant** must keep the Premises in a clean and sanitary condition, free from any condition contributing to infestation. If **Tenant** becomes aware of any pests in the Premises, **Tenant** must notify **Landlord** immediately.

18. GOVERNMENTAL POWER OF EMINENT DOMAIN.

Eminent domain is the legal name for the right of a government such as the state or county or city to take private property for public use. The government must pay fair compensation to anyone who has any right in the property that is taken by the government. If all or any part of the leased premises (or the building within which the leased premises is located) is taken by eminent domain, this lease will end automatically. **Landlord** and **Tenant** agree to release each other from any responsibility because leased premises is taken by eminent domain and the lease has ended.

19. VIOLATIONS OF THIS LEASE

WHEN EITHER LANDLORD OR TENANT DOES NOT DO SOMETHING THAT THEY HAVE AGREED TO DO, IT IS A VIOLATION OF THIS LEASE. IF TENANT VIOLATES THIS LEASE, TENANT MAY LOSE TENANT'S SECURITY DEPOSIT. IF TENANT VIOLATES THIS LEASE, LANDLORD ALSO CAN SUE TENANT FOR OTHER EXPENSES AND MAY SUE TO EVICT TENANT.

EACH TENANT SHOULD NOT SIGN THIS LEASE UNLESS EACH TENANT HAS READ AND CLEARLY UNDERSTANDS THE INFORMATION IN THIS SECTION ABOUT LEASE VIOLATIONS.

IF THIS IS NOT A JOINT AND SEVERAL LEASE, THEN THE LANDLORD CAN ONLY SUE ONE TENANT FOR THAT TENANT'S VIOLATION OF THE LEASE.

IF THIS IS A JOINT AND SEVERAL LEASE IT MEANS THAT ALL THE TENANTS AS A GROUP AND EACH OF THE TENANTS AS AN INDIVIDUAL ARE RESPONSIBLE TO LANDLORD FOR ALL OF THE AGREEMENTS OF THIS LEASE. FOR EXAMPLE, IF THE RENT IS NOT PAID, LANDLORD CAN SUE ALL OF THE TENANTS (JOINTLY) FOR ANY UNPAID RENT. OR, LANDLORD CAN BRING A SUIT AGAINST ANY ONE TENANT SEPARATELY (SEVERALLY) FOR ALL OF THE UNPAID RENT.

IF THIS IS A JOINT AND SEVERAL LEASE WITH INDIVIDUAL RENT RESPONSIBILITY IT MEANS THAT EACH LESSEE WHOSE SIGNATURE APPEARS ON THIS LEASE WILL BE RESPONSIBLE FOR AN EQUAL SHARE OF THE TOTAL AMOUNT OF THE RENT WHICH SHALL BE PAYABLE IN EQUAL MONTHLY INSTALLMENTS DUE THE FIRST DAY OF EACH MONTH. SHOULD ANY LESSEE BE EVICTED OR ABANDON THE PREMISES, THE LESSOR RESERVES THE RIGHT TO REPLACE THAT LESSEE WITH A PERSON OF THEIR OWN CHOOSING. EVERY EFFORT WILL BE MADE TO MATCH PERSONALITIES AND LIFESTYLES BUT NO GUARANTEES ARE GIVEN. THE LESSOR WILL NOT BE RESPONSIBLE FOR ANY LESSEE'S ACTIONS.

TENANT VIOLATES THIS LEASE IF TENANT:

- 1) FAILS TO PAY RENT OR OTHER CHARGES TO LANDLORD ON TIME OR,**
 - 2) LEAVES (ABANDONS) THE LEASED PREMISES WITHOUT THE LANDLORD'S PERMISSION BEFORE THE END OF THE LEASE OR,**
 - 3) DOES NOT LEAVE THE LEASED PREMISES AT THE END OF THE LEASE OR, DOES NOT DO ALL OF THE THINGS THAT TENANT AGREED TO DO IN THIS LEASE.**
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IF TENANT VIOLATES THE LEASE, EACH TENANT AGREES TO WAIVE NOTICE TO QUIT. THIS MEANS THAT THE LANDLORD MAY FILE A COMPLAINT IN COURT ASKING FOR AN ORDER EVICTING EACH TENANT FROM THE LEASED PREMISES WITHOUT GIVING EACH TENANT NOTICE TO QUIT FIRST. LANDLORD DOES NOT HAVE THE RIGHT TO THROW TENANT OUT OF THE LEASED PREMISES (SELF-HELP EVICTION). THE LANDLORD CAN ONLY EVICT TENANT BY COURT ACTION.

THE LANDLORD DOES NOT HAVE THE RIGHT TO SUE IN COURT FOR EVICTION UNLESS A TENANT HAS VIOLATED THE AGREEMENTS IN THIS LEASE. EVEN THOUGH EACH TENANT IS WAIVING NOTICE TO QUIT, EACH TENANT WILL HAVE A CHANCE IN COURT TO CHALLENGE THE LANDLORD'S CLAIM FOR EVICTION.

TENANT VIOLATES THIS LEASE IF TENANT:

- 1) FAILS TO PAY RENT OR OTHER CHARGES TO LANDLORD ON TIME OR,
- 2) LEAVES (ABANDONS) THE LEASED PREMISES WITHOUT THE LANDLORD'S PERMISSION BEFORE THE END OF THE LEASE OR,
- 3) DOES NOT LEAVE THE LEASED PREMISES AT THE END OF THE LEASE OR, DOES NOT DO ALL OF THE THINGS THAT TENANT AGREED TO DO IN THIS LEASE.

IF TENANT VIOLATES THE LEASE, EACH TENANT AGREES TO WAIVE NOTICE TO QUIT. THIS MEANS THAT THE LANDLORD MAY FILE A COMPLAINT IN COURT ASKING FOR AN ORDER EVICTING EACH TENANT FROM THE LEASED PREMISES WITHOUT GIVING EACH TENANT NOTICE TO QUIT FIRST. LANDLORD DOES NOT HAVE THE RIGHT TO THROW TENANT OUT OF THE LEASED PREMISES (SELF-HELP EVICTION). THE LANDLORD CAN ONLY EVICT TENANT BY COURT ACTION.

THE LANDLORD DOES NOT HAVE THE RIGHT TO SUE IN COURT FOR EVICTION UNLESS A TENANT HAS VIOLATED THE AGREEMENTS IN THIS LEASE. EVEN THOUGH EACH TENANT IS WAIVING NOTICE TO QUIT, EACH TENANT WILL HAVE A CHANCE IN COURT TO CHALLENGE THE LANDLORD'S CLAIM FOR EVICTION.

IF TENANT VIOLATES THE LEASE AGREEMENT, THE LANDLORD MAY SUE EACH TENANT IN COURT:

- 1) TO COLLECT OVERDUE RENT, LATE CHARGES AND MONEY DAMAGES CAUSED BY TENANT'S VIOLATION OF THE AGREEMENTS IN THE LEASE.
- 2) TO RECOVER POSSESSION OF THE LEASED PREMISES (EVICTION).
- 3) TO COLLECT FOR UNPAID RENT UNTIL THE END OF THE LEASE OR UNTIL ANOTHER PERSON TAKES POSSESSION OF THE LEASED PREMISES AS A NEW TENANT.

Tenant agrees that landlord may receive reasonable attorney's fees as part of a court judgment in a lawsuit against tenant for violation of the agreements of the lease.

Tenant hereby agrees that any disputes under this lease agreement will be resolved by the _____ County courts of Pennsylvania and that venue for any dispute will be proper only in _____ County, Pennsylvania.

21. OTHER AGREEMENTS BETWEEN LANDLORD AND TENANT

Landlord and tenant agree that the rules and regulations are part of this lease agreement.

BY SIGNING THIS LEASE AGREEMENT, EACH TENANT AGREES THAT THE TENANT HAS READ AND UNDERSTANDS ALL OF THE AGREEMENTS IN THIS LEASE.

Landlord:

Sign Date

Tenants:

Sign Date

Sign Date

Sign Date

Sign Date

Sign Date

Sign Date

Sign Date

Sign Date

In Process

ADDENDUM TO LEASE

It is agreed by both parties that this addendum shall be made a part of the lease dated _____ to _____
between The Apartment Store Real Estate Group and _____
for _____ at _____

All indicated clauses will be made a part of the original lease:

The Lessee understands that he/she is responsible for his/her proportionate share of any charges that are assessed to the common areas of the premises including any damages. The common areas will be defined as any area other than the individual bedrooms.

An undivided interest in a bedroom that is part of a unit of bedrooms ("unit") at ("facility") located at address listed above. Landlord will identify which unit is assigned with written notice to Tenant prior to the beginning of the term.

The rental rate indicated on this lease is predicated upon the number of people residing in the premises. If any person other than the lessees named on this lease moves into the apartment and the Lessor is not notified immediately, the rental rate will be increased to the appropriate rate retroactive to the beginning date of this lease.

Allocation of water/sewer charges are done so without the use of meters. The utility bills received by Landlord from the local utility(ies) will be used to calculate the charges per apartment unit; then equally divided by number of residents in each unit.

Property Specific: _____

In Process

TENANT (S):

SIGN

DATE

SIGN

DATE

SIGN

DATE

SIGN

DATE

SIGN

DATE

SIGN

DATE

SIGN

DATE

SIGN

DATE
