



Red Maple Properties, LLC

RESIDENTIAL LEASE

1) PARTIES ENTERING THIS CONTRACT:

LANDLORD

Red Maple Properties, LLC

(Name)

P.O. Box 104

(Street Address)

Pittsford, NY 14534-0104

(City, State, Zip Code)

Daytime Phone: (585) 330-9058

Evening Phone: (585) 330-9058

Cell Phone/Pager: (585) 330-9058

TENANT

Tenants' Names

(Name)

(Street Address)

(City, State, Zip Code)

Daytime Phone:

Evening Phone:

Cell Phone/Pager:

The Landlord and Tenant agree as of _____ to lease the Apartment as follows:
(Month/Day/Year)

2) **LOCATION:** Apartment # _____
(Street) (City) (State) (Zip Code)

3) **INCLUDING/EXCLUDING:** _____

4) **LEASE TERM:** The term of this lease shall be: 12 Month(s), from 07/1/20XX through 06/30/20XX.
(Month/Day/Year) (Month/Day/Year)

5) **RENT, ADDED RENT:** Annual Rent \$ _____; Monthly Rent \$ _____.

- The rent payment for each month must be paid on the first day of that month at Landlord's address. Landlord need not give notice to pay the rent. Rent must be paid in full without deduction. Tenant may be required to pay other charges to Landlord under the terms of this Lease. They are called "added rent." This added rent will be billed and is payable as rent, together with the next monthly rent due. Other charges include:
 - Landlord will provide Tenant with 2 set(s) of keys to the building and apartment. Additional or replacement keys can be obtained from Landlord at a cost of \$5.00.
 - A fee of \$25.00 shall be charged to Tenant for late payment of rent. Rent is considered late after the 3rd day of the month. Late charges shall be considered added rent.
 - The Tenant shall be charged \$25.00 by the Landlord for each returned check.
 - Other charges may be listed on additional riders or addendums attached to this lease and signed by the Tenant and Landlord.

6) ADDITIONAL OCCUPANTS:

(Name)

- Tenant must notify Landlord of a change in occupants or any additional occupants. All occupants eighteen (18) years of age or older are subject to Tenant screening and must complete a separate rental application within thirty days of their occupancy.
- Failure to notify the Landlord of additional occupants within thirty (30) days of their occupancy will be grounds for cancellation of this lease.

7) PARKING: _____

Guests of the Tenant should park: on the neighborhood street.

(Location of Guest Parking)

- 8) USE:** The Apartment must be used only as a private Apartment to live in as the primary residence of the Tenant and for no other reason. The Apartment is subject to limits on the number of people who may legally occupy an Apartment of this size set forth by local building codes as well as New York State Occupancy guidelines. Tenant agrees not to use the apartment for any illegal purposes. Tenant shall not operate a business on the premises.
- 9) NOTICES:** Any bill, statement or notice must be in writing. If to Tenant, it must be delivered or mailed to the Tenant at the Apartment. If to Landlord, it must be mailed to Landlord's address. It will be considered delivered on the day mailed or if not mailed, when left at the proper address. A notice must be sent by certified mail. Each party must accept and claim the notice given by the other. Landlord must notify Tenant if Landlord's address is changed.
- 10) SECURITY DEPOSIT:** Tenant has given a security deposit to Landlord in the amount stated below. Delivery of this Lease is notice of the deposit. The Security Deposit for the above-referenced unit is \$ _____. Security Deposit is held in a savings account at M & T Bank, New York.
- If Tenant fully performs all terms of this Lease, pays rent on time, and leaves the Apartment in good condition on the last day of the Term, then Landlord will return the security deposit being held.
 - Landlord may use the security deposit at the end of the lease as reimbursement for the reasonable cost of repairs beyond normal wear and tear, but including cleanliness, and may use the security deposit as payment of unpaid rent and fees incurred by Tenant during the term of the lease.
 - If Landlord sells or Leases the Building, Landlord may give the security deposit to the buyer or lessee. In that event, Tenant will look only to the buyer or lessee for the return of the security deposit and Landlord will be deemed released. Landlord shall give tenant written notice within five (5) business days of the property transfer and shall provide the contact information of the new property owner. Landlord may use the security deposit as stated in this section. Landlord may put the security deposit in any place permitted by law. Tenant's security deposit will bear interest only if required by law. Any interest returned to Tenant will be less the sum Landlord is allowed to keep.
 - The security deposit may NOT be used to pay rent for the last month of tenancy.
- 11) CHANGES:** Any changes, additions, or deletions to this lease must be approved by the Tenant and Landlord in writing.
- 12) SERVICES:**
- Landlord will supply: (a) heat as required by law, (b) hot and cold water for bathroom and kitchen sink, (c) use of elevator, if any, and (d) cooling if central air-conditioning is installed. Landlord is not required to install air-conditioning.
 - Stopping or reducing service(s) will not be reason for Tenant to stop paying rent or to make a money claim. Tenant may enforce its rights under the warranty of habitability.

- Damage to the equipment or appliances supplied by Landlord, caused by Tenant's act or neglect, may be repaired by Landlord at Tenant's expense.
 - Tenant must pay all electric, gas, telephone and other utility services registered in their name and used in the Apartment. It is the Tenant's responsibility to arrange for the utilities with the public utility company. If the Landlord must reimburse the utility company for Tenant's neglect in payment, the Landlord will implement proceedings against the Tenant through Small Claims Court in order to regain any loss.
 - Tenant must not use a dishwasher, washing machine, dryer, freezer, heater, ventilator, air cooling equipment or other appliance unless installed by Landlord or with Landlord's written consent.
 - Landlord may stop service of the plumbing, heating, elevator, air cooling or electrical systems, because of accident, emergency, repairs, or changes until the work is complete.
- 13) ALTERATIONS:** Tenant must obtain Landlord's prior written consent to install any paneling, flooring, "built-in" decorations, partitions, railings, or make alterations or to paint or wallpaper the Apartment. Tenant must not change the plumbing, ventilating, air conditioning, electric or heating systems. If consent is given, the alterations and installations shall be completed and paid for by Tenant. "Built-in" decorations or alterations shall remain with and as part of the Apartment at the end of the Term. Landlord has the right to demand that Tenant remove the alterations and installations before the end of the Term. The demand shall be by notice, given at least 15 days before the end of the Term. Tenant shall comply with the demand at Tenant's own cost. Landlord is not required to do or pay for any work unless stated in this Lease or required by law under the warranty of habitability.
- a. **Common Areas.** All common areas shall remain free of debris and clutter. Tenant shall not store any personal belongings within any common area, including hallways, foyers, common garages, or porches. Tenant shall not make any alterations or allow any furniture to remain in a common area without the express permission of the landlord or property manager.
 - i. **Cleaning Charge.** Should management be required to remove any such personal belongings or debris from a common area belonging to the tenant, the tenant shall be charged a flat fee of \$25 per instance for the removal of such items.
 - b. **Building Exterior.** Tenant shall not make any alterations to the exterior of the building or the surrounding property owned by the landlord, nor attach anything to the exterior of the building without the landlord's express written permission. This includes but is not limited to flags, signs, buntings, satellite dishes or its respective equipment, awnings, fences, or outdoor lighting. Tenant shall not damage the exterior of the building, nor hire any service that could potentially damage the exterior of the building without the written consent of the landlord. This includes drilling holes for wires and mounting respective equipment.
 - i. **Satellite Dish Equipment.** Under no circumstances is the tenant permitted to have a satellite dish or any apparatus of the like installed on the exterior of the building without the express written consent of the landlord. Should any such equipment be installed on the property, there will be an additional service charge of \$50.00 per month added to the monthly rent payment.
- 14) REPAIRS:** Tenant must take good care of the Apartment and all equipment and fixtures in it. Tenant shall give Landlord prompt notice of needed repairs to the apartment. Landlord will repair the plumbing, heating, and electrical systems. Tenant must, at Tenant's cost, make all repairs and replacements whenever the need results from Tenant's act or neglect. If Tenant fails to make a needed repair or replacement, Landlord may do it.
- 15) FIRE, ACCIDENT, DEFECTS, DAMAGE:** Tenant must give Landlord immediate notice of fire, accident, damage, or dangerous or defective condition.
- If the Apartment cannot be used because of fire or other casualty, Tenant is not required to pay rent for the time the Apartment is unusable. If part of the Apartment cannot be used, Tenant must pay rent for the usable part. Landlord, under the guidelines of local officials and local building codes, shall have the right to decide which part of the Apartment is usable. Landlord need only repair the damaged part of the Apartment. Landlord is not responsible for delays due to settling insurance claims, obtaining estimates, labor and supply problems or any other cause not fully under Landlord's control.

- If the Apartment cannot be used, Landlord has thirty (30) days to decide whether to repair it. Landlord's decision to repair must be given by notice to Tenant within thirty (30) days of the fire or casualty. Landlord shall have a reasonable time to repair. In determining what is a reasonable time, consideration shall be given to any delays in receipt of insurance settlements, labor trouble and causes not fully within Landlord's control. If Landlord fails to give Tenant notice of his/her decision within 30 days, Tenant may cancel the lease as of the date of the fire or casualty. The cancellations shall be effective only if it is given before Landlord begins to repair or before Landlord notifies Tenant of its decision to repair.
 - If the fire or other casualty is caused by an act or neglect of Tenant or guest of Tenant, all repairs will be made at Tenant's expense and Tenant must pay the full rent with no change.
 - Landlord has the right to demolish or rebuild the Building if there is substantial damage by fire or other casualty. Even if the Apartment is not damaged, Landlord may cancel this Lease within thirty (30) days after the substantial fire or casualty by giving Tenant notice of Landlord's intention to demolish or rebuild. The Lease will end thirty (30) days after the Landlord's cancellation notice to Tenant. Tenant must deliver the Apartment to Landlord on or before the cancellation date in the notice and pay all rent due to the date of the fire or casualty.
 - If the Lease is cancelled, Landlord is not required to repair the Apartment or Building. The cancellation does not release Tenant of liability in connection with the fire or casualty.
- 16) LIABILITY:** Landlord is not liable for loss, expense, or damage to any person or property, unless Landlord is negligent. Landlord is not liable to Tenant for permitting or refusing entry of anyone in the Building.
- Tenant must pay for damages suffered and reasonable expenses of Landlord relating to any claim arising from any act or neglect of Tenant. Tenant shall pay the actual amount of all reasonable costs and attorney's fees incurred by Landlord in connection with successful action to enforce the Landlord's rights under this lease.
 - Tenant is responsible for all acts or neglect of Tenant's family, employees, guests, or invites.
- 17) INSURANCE:** The Landlord's insurance policy covers damage or loss by fire, theft, or otherwise to the building and Landlord's furnishings only. The Tenant is strongly suggested to protect his/her own personal property with renters insurance. The Landlord assumes no responsibility for the Tenant's personal property and will be liable for damages only if it was the Landlord's negligence that caused the damages.
- 18) ENTRY BY LANDLORD:** Landlord may enter the Apartment at reasonable hours to: repair, inspect, exterminate, install or work on systems or equipment, and perform other work that Landlord decides is necessary or desirable.
- At reasonable hours, Landlord may show the Apartment to possible buyers, lenders, or tenants of the entire Building or land.
 - Entry by Landlord must be on reasonable notice, 24 hours in advance, except in the case of an emergency.
 - Landlord may enter the apartment without Tenant's consent during emergencies.
 - Tenant shall not install additional or different locks on any doors, windows, garages, or fences without written permission from the Landlord.
 - The Landlord shall give the Tenant fair warning in order to access the Apartment. Failure by Tenant to allow access of the Apartment by Landlord after such a warning is administered is considered grounds for cancellation of this lease.
- 19) SUBLEASING:** Tenant must not assign all or part of this Lease or sublet all or part of the Apartment or permit any other to use the Apartment without the written consent of the Landlord.
- Tenant shall submit to Landlord a request to sublet in writing that includes: (a) reason for subletting; (b) term of sublease; (c) name, home and business addresses of the proposed subtenant; (d) Tenant's address during the sublet period.
 - The Landlord may request more information about the subtenant in order to make a final decision. Landlord shall send the Tenant a notice of consent, or if consent is denied the reasons for denial, within thirty (30) days after receiving the request.
 - If Tenant sublets the Apartment without Landlord's written consent, Landlord may cancel the Lease as stated in the Tenant's Default section.

- Tenant must get Landlord's written permission each time Tenant wants to sublet. Permission to sublet is good only for that sublease.
 - Tenant remains bound to the terms of this Lease after a sublet is permitted, even if Landlord accepts money from the subtenant. The amount accepted will be credited toward money due from Tenant, as Landlord shall determine.
 - The subtenant does not become Landlord's tenant. Tenant is responsible for acts and neglect of any person in the Apartment.
 - Landlord may withhold consent to assign the lease. If the Landlord refuses consent, the Tenant cannot assign and is not entitled to be released from this lease.
- 20) SUBORDINATION:** This Lease and Tenant's rights, are subject and subordinate to all present and future: (a) leases for the Building or the underlying land, (b) mortgages on the leases or the Building or land, (c) agreements securing money paid or to be paid by a lender, and (d) terms, conditions, renewals, changes of any kind and extensions of the mortgages, leases or lender agreements. Tenant must promptly execute any certificate(s) that Landlord requests to show that this Lease is so subject and subordinate.
- 21) CONDEMNATION:** If all of the Apartment or Building is taken or condemned by a legal authority, the Term, and Tenant's rights shall end as of the date the authority posts a Notice to Vacate.
- If any of the Apartment or Building is taken, Landlord may cancel this Lease on notice to Tenant. The date of the notice shall be the cancellation date.
 - If the Lease is cancelled, Tenant must deliver the Apartment to Landlord on the cancellation date together with all rent due to that date.
- 22) TENANT'S DUTY TO OBEY LAWS AND REGULATIONS:** Tenant must, at Tenant's expense, promptly comply with all laws, orders, rules, requests, and directions, of all government authorities, Board of Fire Underwriters, or similar groups. Notices received by Tenant from any authority or group must be promptly delivered to Landlord.
- 23) TENANT'S DEFAULT:**
- Landlord must give Tenant written notice of default stating the type of default. The following are defaults and must be cured by Tenant within the time stated:
 - o Failure to pay rent or added rent on time, five (5) days. Landlord may terminate tenancy for two late payments within a four (4) month period.
 - o Issuance of a court order under which the Apartment may be taken by another party, ten (10) days.
 - o Improper conduct by Tenant annoying other tenants, ten (10) days.
 - o Failure to comply with any other term or Rule in the Lease, ten (10) days cure time.
 - If Tenant fails to cure the default in the time stated, or violates Section 22, Landlord may cancel the Lease by giving Tenant a cancellation notice. The cancellation notice will state the date the Term will end which may be no less than ten (10) days after the date of the notice. On the cancellation date in the notice the Term of this Lease shall end. Tenant must leave the Apartment and give Landlord the keys on or before the cancellation date. If the default cannot be cured in the time stated, Tenant must begin to cure within that time and continue diligently until cured.
 - If (1) Tenant's application for the Apartment contains any material misstatement of fact, (2) Tenant maintains a nuisance, or (3) Tenant vacates the Apartment, Landlord may cancel this Lease. Cancellation shall be by cancellation notice as stated in Section 9.
 - If (1) the Lease is cancelled; or (2) rent or added rent is not paid on time; or (3) Tenant vacates the Apartment, Landlord may use eviction or other lawsuit method to take back the Apartment.
 - If this Lease is cancelled, or Landlord takes back the Apartment, the following takes place:
 - o Landlord's expenses include the costs of getting possession and re-renting the Apartment, including, but not only, reasonable legal fees, brokers fees, cleaning and repairing costs and advertising costs.
 - o From time to time Landlord may bring actions for damages. Delay or failure to bring an action shall not be a waiver of Landlord's rights.
 - If Landlord takes possession of the Apartment by Court order, Tenant has no right to return to the Apartment.

- If Tenant fails to comply with the terms of this lease, Landlord will give a written notice of default stating the type of violation(s). If Tenant does not cure the violation in the time stated, or repeats the objectionable behavior, the Landlord may terminate the lease and the Tenant may face eviction proceedings.
- 24) NO WAIVER, ILLEGALITY:** Landlord's acceptance of rent or failure to enforce any term in this Lease is not a waiver of any of Landlord's rights. If a term in this Lease is illegal, the rest of this lease remains in full force.
- 25) INSOLVENCY:** If Tenant files a voluntary bankruptcy petition or an involuntary bankruptcy petition is filed against Tenant, Landlord may not end this Lease. This lease remains in effect and the Tenant is responsible for fulfilling the terms of this lease regardless of Tenant's bankruptcy filing. Tenant must continue to pay rent, damages, losses and expenses without offset.
- 26) SURRENDER OF PREMISES.** At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.
- 27) PERSONAL PROPERTY LEFT ON PREMISES.** After tenant vacates the premises, landlord will not store any personal property left behind. If tenant fails to remove all personal property by the last day of tenancy, said property shall become the property of the landlord and may be retained by him or disposed of as landlord sees fit.
- 28) DEFAULT.** If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within the given time period of receipt of such notice, Lessee has corrected the default or breach, or has taken action reasonably likely to effect such correction within a time that is agreeable to the Lessor.
- 29) ABANDONMENT.** If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefore, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.
- 30) RULES:** Tenant must comply with these Rules. Any notice of new Rules must be in writing and agreed upon by the Landlord and the Tenant. Landlord is not liable to Tenant if another tenant violates these Rules. Should the Tenant violate a Rule, the Tenant will have three (3) days, following a Notice to Cure by the Landlord, to rectify the violation. If, after Notice, the violation is not rectified, the Landlord will have grounds for canceling this Lease. These rules include:
- The comfort or rights of other Tenants must not be interfered with. This means that annoying sounds, smells, and lights are not allowed. More than three (3) complaints in a one month period concerning activities of Tenant or guests will be grounds for Landlord canceling this lease.
 - No one is allowed on the roof. Nothing may be placed on or attached to fire escapes, sills, windows or exterior walls of the Apartment or in the hallways or public areas.
 - Tenant may not operate manual elevators. Smoking is not permitted in elevators. Messengers and trade people must only use service elevators and service entrances. Bicycles are not allowed on passenger elevators.
 - Tenant must give to Landlord keys to all locks. Doors must be locked at all times. Windows must be locked when Tenant is out.
 - Apartment floors must be covered by carpets or rugs. No waterbeds allowed in Apartments.

- Dogs, cats, or other pets are not allowed in the Apartment. Tenant shall harbor no pets unless agreed to in writing and signed by Landlord. Tenant must notify Landlord of their intention to acquire a pet during their tenancy.
 - Garbage disposal rules must be followed. Wash lines, vents and plumbing fixtures must be used for their intended purpose.
 - Laundry machines, if any, are used at Tenant's risk and cost. Instructions must be followed.
 - Moving furniture, fixtures, or equipment must be scheduled with Landlord. Tenant must not send Landlord's employees on errands.
 - Wrongly parked cars may be removed without notice at Tenant's expense.
 - Tenant must not perform the cleaning of windows or other part of the Apartment or Building from the outside without written permission of Landlord.
 - Tenant is strongly encouraged to conserve energy.
 - No smoking is permitted in the building.
 - There are to be no trampolines on the property.
 - There shall be no storage of any unlicensed vehicle without the express written permission of the Landlord.
 - Tenant is to inform Landlord within ten (10) days if a shelter allowance is no longer received.
 - Tenant agrees to lower the volume of the television, broadcasting, and/or music device after 10 p.m. each evening to a level whereby the device(s) can not be heard in an adjoining apartment. Any violation hereof will be considered a default of this Lease Agreement.
 - The Tenant agrees not to permit any large, noisy, or disruptive parties or gatherings of individuals without the Landlord's permission. In that regard, the Tenant agrees to notify the Landlord when a gathering of guests in excess of six (6) persons is expected as a matter of courtesy, and the Landlord agrees to likewise notify the Tenant.
 - The Tenant agrees to park motor vehicles where designated, and not on the grass or sidewalk of the premises.
 - There are to be no neon lights displayed in the windows of the building.
 - Political, religious, or potentially offensive signs or memorabilia displayed in the windows or on the property are strictly forbidden. This includes any advertisement.
 - Any fire pits, barbecues, charcoal or gas grills must be 10 feet from any structure.
- 31) REPRESENTATIONS, CHANGES TO LEASE:** Tenant has read this Lease. All promises made by the Landlord are in this Lease. This Lease may be changed only by an agreement in writing signed by and delivered to each party.
- 32) LANDLORD'S WARRANTY OF HABITABILITY:** Landlord states that the Apartment and Building are fit for human living and, that to the Landlord's knowledge, there is no condition dangerous to health, life or safety.
- 33) LANDLORD UNABLE TO PERFORM:** If due to labor trouble, government order, lack of supply, Tenant's act or neglect, or any other cause not fully within Landlord's reasonable control, Landlord is delayed or unable to (a) carry out any of Landlord's promises or agreements, (b) supply any service required to be supplied, (c) make any required repair or change in the Apartment or Building, or (d) supply any equipment or appliances Landlord is required to supply, this Lease shall not be ended or Tenant's obligations affected. Provided, however, that the landlord or lesser has made a good faith attempt, where practicable, to cure the breach of warranty of habitability.
- 34) END OF TERM:** At the end of the Term, Tenant must:
- Leave the Apartment clean and in good condition, subject to ordinary wear and tear.
 - Remove all of Tenant's property and all Tenant's installations and decorations
 - Repair all damages to the Apartment and Building caused by moving
 - Restore the Apartment to its condition at the beginning of the Term.
 - If the last day of the Term is on a Saturday, Sunday, or State or Federal holiday the Term shall end on the prior business day.

- Termination of tenancy must be carried out lawfully and without holdover. Any termination of this lease by the Landlord must be carried out in accordance with state and local law, and the terms of this lease.
 - Notwithstanding any other provision of this lease, Landlord may terminate this lease upon thirty (30) days written notice to Tenant that the Premise has been sold.
 - Both the Tenant and Landlord may mutually consent to the termination of the lease.
- 35) LEGAL FEES:** The successful party in a legal action or proceeding between Landlord and Tenant for non-payment of rent or recovery of possession of the Apartment may recover reasonable legal fees and costs from the other party.
- 36) LEASE BINDING ON:** This Lease is binding on Landlord, Tenant and their heirs, distributes, executors, administrators, successors, and assigns.
- 37) SURVIVORSHIP OF LEASE:** The terms of this lease remain in full force as long as the Tenant resides in the premises even after expiration of the current lease or until the new lease is signed by the Landlord and Tenant.
- 38) LANDLORD:** Landlord means the owner (Building and Apartment), lessee of the Building, or lender in possession. Landlord's obligations end when Landlord's interest in the Building or Apartment is transferred. Any acts Landlord may do may be done by Landlord's agents or employees.
- 39) RENEWAL:** Sixty (60) days before the end of the lease the Landlord shall notify the Tenant whether renewal of the lease is being offered. If lease renewal is offered, Tenant shall notify Landlord at least thirty-one (31) days before the end of the lease of intent to renew.
- 40) ATTACHMENTS:** The following Attachment(s), when signed by Landlord and Tenant, shall become part of this lease with the full force and effect of the fully executed lease.
- Landlord shall disclose any knowledge about the presence of lead-based paint and lead-based paint hazards in the apartment and building.
- 41) MOVE-IN/MOVE-OUT INSPECTION:** When applicable, a Move-In/Move-Out Inspection Form is included with this lease to document the condition of the apartment at the beginning and end of tenancy.
- 42) ATTORNEY APPROVAL:** This contract is subject to attorney approval by all parties signing the lease. It is recommended that before entering into this contract, Tenant and Landlord consult their legal counsel.
- 43) OTHER AGREEMENTS AND ATTACHMENTS:**

SIGNATURE, EFFECTIVE DATE: Landlord and Tenant have signed this Lease as of the above date. It is effective when Landlord delivers to Tenant a copy signed by all parties. All adults living in this residence have signed below and have read and understood this lease and agree to the terms.

LANDLORD: _____	DATE: _____
TENANT: _____	DATE: _____
TENANT: _____	DATE: _____
TENANT: _____	DATE: _____