

Sabel Rentals Lease Agreement

Mailing Address: P.O. Box 122, Athens, OH 45701
(740) 590-2311 pninas2@hotmail.com
www.sabelrentals.com

This lease, made and executed on the _____ by and between the Bruce Sabel Trust dated 7/5/2007, Bruce E. Sabel, Trustee doing business as Sabel Rentals hereinafter referred to as **LANDLORD** and the following individuals hereinafter referred to as **TENANTS**,

_____	_____
Name	Name
_____	_____
Name	Name
_____	_____
Name	Name
_____	_____
Name	Name

The Landlord hereby leases to Tenants and the latter let from the former premises known as, _____

The term of this lease shall be for 12 months, and will commence on the ____ day of _____, 20____ and end on the Sunday after graduation day, at 12:00 p.m. on the ____ day of _____, 20____ at a rental rate of \$_____ per quarter per person.

All rents must be by paid in person or by mail to: Sabel Rentals, P.O. Box 122, Athens, Ohio, 45701. Rents will be considered received on the post-marked day of the envelope.

The lease total rental amount is _____ payable in four installment on or before the dates listed below:

1 st installment of \$ _____	Due on or before <u>May 1st</u> , _____
2 nd installment of \$ _____	Due on or before <u>August 1st</u> , _____
3 rd installment of \$ _____	Due on or before <u>November 1st</u> , _____
4 th installment of \$ _____	Due on or before <u>February 1st</u> , _____

- A 10% late fee will be assessed if the rent is more than 3 days late.
- A \$35.00 fee will be charged for a returned check.
- Tenants and co-signers of this lease are jointly and severally liable for all rental payments owed under the terms herein. The failure to timely pay rental installments as described in this lease, entitles Landlord to evict Tenants and collect damages according to Ohio Law for such a breach of this lease.
- A charge of \$100 per day will be taken from deposit if rental property is not fully vacated by 4:00pm on the last day of lease.

SECURITY DEPOSIT

Tenants agree to pay a security deposit to the Landlord in the sum of \$_____. The security deposit shall be held by the Landlord as security for the payment of all rent and other amounts due from the Tenants to Landlord, for the Tenants performance of this lease, and against any other amounts due from Tenants to Landlord. Landlord acknowledges receipt of security deposit as the date of the signing of this agreement. Landlord shall have the right to keep said security deposit as liquidated damages should Tenants fail to reside in said premises on the date of commencement of this lease. Tenants further agree that no portion of the sum deposited shall be substituted for or be in lieu of Tenants' last rental installment due under the lease.

Tenants agree that Landlord shall have the right, without prejudice to any of its remedies, to apply all or part of such deposit to payment for restoration of extraordinary wear and tear or damage to the premises, or delinquent rent, broken windows, damage to walls, stains on carpets, or any and all other damages, defacing of the premises, or other expenses incurred by the Landlord because of Tenants negligence. Tenants are jointly and severally liable for labor and material costs required to repair or replace any damaged property, clean up charges or utility payments. If repairs, rent, utilities, late fee, etc., exceed the deposit amount held, tenants are responsible to reimburse Landlord for the remaining balance.

Security Deposit will be forfeited as liquidated for premature termination of this lease or other breach of this rental agreement before the end of this lease. It shall be Tenants full responsibility to provide Landlord with an acceptable replacement Tenant for the remainder of the lease term.

Such deposit of balance, after deductions for the above mentioned items, shall be refunded within 30 days after Tenants deliver the above premises to Landlord at the termination of this lease. Landlord shall provide Tenants with a written account of amounts of said security deposit deducted for rent or damages, if any.

TENANT USE & RESPONSIBILITIES

- Tenants agree to use the leased premises as and for personal residence only, and for no other purpose. Tenants shall NOT assign this lease or sublet the leased premises without Landlords consent. The above named Tenants are the only persons permitted to reside in the aforesaid premises without the Landlord's consent. No guests shall be permitted longer than 3 days within any 30 day period.
- Residents also agree not to violate any City, County or State law, statutes or housing codes. If the government, code office and/or court requests that a resident or residents must move out of the house for any reason (no matter who is at fault), the residents will move and the Landlord will refund rent paid in advance and security deposit. Tenants and Landlord agree that neither party will hold the other liable in such a case. This lease will be null and void.
- Residents must be respectful of neighbors, keeping noise level down and not trespassing on their property. If complaints are made by neighbors or police on a regular basis, this will be grounds for the Landlord to terminate the contract and forfeiture of all deposit money.
- Tenants shall not occupy the housing or engage therein in any activity deemed extra hazardous on account of fire or otherwise and will not use to occupy the same for any unlawful purpose. Tenants are required to use multi-plug electric strips with built in surge protector and not extension cords as per Athens City code.
- Landlord will provide tenants with working smoke alarms to meet Athens City code requirements upon initial occupancy. After this point it is agreed that the Tenants are responsible to keep working smoke alarms and carbon monoxide alarms and replace if needed.
- Tenants shall be responsible for the payment of all utilities: gas, electric, cable/satellite TV, telephone, water, garbage, lawn maintenance and snow/ice removal. Tenants agree to put utilities in their name. Utilities must remain on during the entire term of Tenant's lease even if they aren't occupying the unit.
- Premises shall be kept clean and sanitary. Tenants shall remove all trash and rubbish on a weekly basis.
- Tenants shall not have or use any refrigerators or cooking appliances in any room of the house other than the kitchen provided.
- Barbecues are not permitted on porches, deck, or associated area, and must only be used with a minimum of 25 feet from outside of rental unit.
- Tenants must remove lint buildup from clothes dryer after each use in order to prevent risk of fire.
- Pest control, including roaches, ants and rodents, are the Tenants responsibility.
- Sunbathing, sitting or standing on any roof surface is absolutely not permitted. A charge of \$100 per occurrence will apply.
- No furniture other than that type specifically designed for outdoor use is to be used on a porch or outside the premises.

- Exterior banners, signage, or other similar embellishments are prohibited without prior written approval from Landlord.
- Parking is restricted to the vehicles owned by the Tenants. Tenants shall not park or store automobiles, trucks, motorcycles, or other vehicles on the premises without the Landlords consent. Parking on the grass is prohibited.
- Tenants agree to shut off water main valve and maintain a minimum temperature of 60* F during the winter months when the house is unoccupied. Any failure to do so will result in Tenants responsibly for the damages. Tenants shall allow faucets to drip and leave cabinet doors under sinks open as necessary to prevent frozen pipes during extreme cold weather while occupied. It is highly recommended that renters insurance be obtained by each tenant.
- Tenants agree not to make any alternations or paint or cover walls or surfaces of the rental premises with any material whatsoever without the prior written consent of the Landlord. The use of sticky tac is permitted to attach posters, but must be cleanly removed before vacating premises.
- Tenants are responsible for lawn cutting and leaf raking during growing season, May through October. Sabel Rentals can provide lawn care service at a rate of \$ _____ per cut. Tenants have the option to provide their own lawn care, but if Landlord determines that this is not being taken care of in a consistent manner, Landlord will have it done and bill Tenants.
- Residents are responsible for snow/ice removal from sidewalks, steps, porches and driveways. If Landlord determines that this is not being taken care of in a consistent manner, Landlord will have it done and bill Tenants.
- No pets are allowed without Landlords consent and a non-refundable pet deposit of \$250.00 is required.
- Landlord is not responsible for any personal property put in the house before, during or after the lease starts.
- Lock-Out Policy: If you lock yourself out of your room or house, the service charge will be \$40.00 to send someone over to unlock the door(s).

AVAILABILITY

If the premises are not fully available for occupancy upon the date agreed or specified in this lease for any reason whatsoever, the Tenants shall not have cause for any damage, except for the rebate of rental for the period of the premises are untenable. This rebate shall be computed based on the monthly rental installment paid converted to per diem amount with Tenants receiving said per diem amount in refund for the number of days the premises is untenable.

ACCESS

The landlord reserve the right for himself, or any person authorized by him to enter the premises at all reasonable times to inspect, make ordinary and necessary repairs, decorations or alterations, and to show housing to prospective Tenants. Landlord will provide at least 24 hour notice prior to any inspection, unless circumstances indicate an emergency or if maintenance of the premises has been requested or required. By signing

this lease, Tenants agree to receive periodic correspondence from Landlord via e-mail, e-newsletters, or snail mail.

REPAIRS

The Landlord will make necessary repairs within a reasonable time after Tenants notify Landlord for the need for repairs. Tenants agree to pay for all repairs which are necessitated by any lack of care or negligence on the part of Tenants, members of Tenants families or their guests.

LIABILITY

Tenants hereby, in consideration of the rent specified, accept and assume full responsibility for the premises, and hereby release the Landlord from all liability or injury to the person or property of the Tenants, Tenants' guests and invitees and family members while within said premises. Landlord shall maintain insurance on the structure, but Tenants must provide their own renter's insurance coverage, if any is desired.

SUBLEASING

In the event the Tenants need to sublease all or portion of the lease, it is the Tenants responsibility to find suitable subleases that will be approved by the Landlord. Landlord may also require an additional security deposit in order to cover possible damages caused by subleases. Landlord shall have the right to hold Tenants responsible for any and all damages caused by subleases.

VACATING PREMISES

Tenants shall surrender possession of the premises to Landlord at the termination of this lease in as good condition as when it was taken, natural wear and tear expected. Under no circumstances shall a dirty or broken condition of the premises, appliances, or fixtures, be considered to have resulted from reasonable wear. Tenants are responsible for replacement of broken bulbs, blinds, and smoke detectors prior to vacating. No rebate will be made for vacating prior to the end of the rent period.

REMEDIES FOR DEFAULT

If Tenants shall fail to pay rent, or any other sum to Landlord when due, or shall default on any other provision of this lease, or shall by law, may void and terminate this lease, re-enter into possession of the Premises, and sue for and recover all rent earned up to date of such entry; or Landlord may, without terminating this lease, terminate the Tenants right of possession, re-enter the same and resume possession of the premises, and relet the same for the remainder of the term, at the best rent he can obtain for the account of Tenants, who shall make good any deficiency. In any eviction proceedings, Tenants agree to pay all court costs and Landlord's attorneys' fee.

Sabel Rentals Lease Agreement

Bruce E. Sabel Trust dated 7/5/2007

Bruce E. Sabel, Trustee doing business as Sabel Rentals

Pnina Sabel, Trustee/Agent

Date Executed

TENANT 1:

Signature

Date

Printed Name

Social Security #

Cell Phone #

Email

Parents' Name

Parents' Phone #

Parents' Address

TENANT 2:

Signature

Date

Printed Name

Social Security #

Cell Phone #

Email

Parents' Name

Parents' Phone #

Parents' Address

TENANT 3:

Signature

Date

Printed Name

Social Security #

Cell Phone #

Email

Parents' Name

Parents' Phone #

Parents' Address

TENANT 4:

Signature

Date

Printed Name

Social Security #

Cell Phone #

Email

Parents' Name

Parents' Phone #

Parents' Address

TENANT 5:

Signature

Date

Printed Name

Social Security #

Cell Phone #

Email

Parents' Name

Parents' Phone #

Parents' Address

TENANT 6:

Signature

Date

Printed Name

Social Security #

Cell Phone #

Email

Parents' Name

Parents' Phone #

Parents' Address

TENANT 7:

Signature

Date

Printed Name

Social Security #

Cell Phone #

Email

Parents' Name

Parents' Phone #

Parents' Address

TENANT 8:

Signature

Date

Printed Name

Social Security #

Cell Phone #

Email

Parents' Name

Parents' Phone #

Parents' Address

