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Residency and Financials

1.1 LEASE OVERVIEW

This lease is between _____ hereinafter called the Lessor, and, _____ (Tenant) hereinafter also called the Lessee. Street address of unit rented:

_____ Avenue

1.2 LEASE DATES

Lessee agrees to lease subject premises for a period beginning _____ and to end on _____

1.3 RENT

Monthly rental charges:

Rent for the Benefit of the Owner	\$
Monthly Tenant Account Ledger Maintenance Fee	¢
Monthly Pet Fee	\$
Total:	\$

per month payable on the 1st day of each month. Payments must be made to Agent of the Lessor. Rent must be paid to Lessor via Lessor's Website through it's Tenant Portal. Any payments not paid through the Lessee's online rental portal method must be certified checks, money orders, and will be subject to a \$15, per check, processing fee. All checks must be payable to RPM Midwest, LLC and delivered without demand to

352 Gest St.
Cincinnati, OH 45203

or any other place designated by the Lessor (with proper written notice to the tenant). Exclusively at Agents election, late rent may be accepted if tendered with a late fee of no less than 10% of the monthly rental amount if rent is not received by the first of each month. Payments made after the 10th of the month must be paid in certified funds and cover the entire balance in full. Lessee agrees to deliver the rent to the Lessor. A \$35 charge will be assessed for each returned check. If a "bad" check is received by Lessor by or on behalf of Lessee, Lessor has the right to refuse such payment types in the future. A \$29.00 administrative fee will be charged on any Rental Verification Forms submitted to RPM Midwest for completion. A \$29.00 fee will be charged for any additional paperwork submitted on the lessee's behalf by RPM Midwest. Tenant agrees to pay the one hundred fifty dollar non-refundable administrative fee at lease signing.

1.4 CHARGES DUE AT LEASE SIGNING

The following amounts are due in total at lease signing:

One Time Charges:

One-time Non-Refundable Pet Fee	\$
Security & Pet Deposits Held	\$
Non-Refundable Deposit	\$150.00
Total:	\$

Prorated Rent of:

Mon (Prorated)	\$
Mon (Prorated)	\$
Total:	\$

The property is being rented "as-is" ("where-is") with all defects as noted when tenant viewed the property physically or virtually. Any payments already made or being made concurrent with the signing of this lease are not refundable for any reason including the condition of the property. However, the tenant does have the right to note existing items that may need attention within 3 days (via the Property Condition Move In Report and Disclosure), but any items found after the signing of this lease will not negate the lease nor give tenant reason for refund of payments.

1.5 KEYS AND REMOVABLE FIXTURES

Tenant is in receipt of the following keys and "removable fixtures":

stove, refrigerator, dishwasher, microwave, and 1 key

If lost or not returned, replacement shall cost the tenant \$10 per key and/or \$75 per garage door opener or actual cost, whichever is more. Replacement keys may be able to be picked up at the office for a fee of \$10 per key at agents availability. If keys are needed after hours, agent may charge a fee for opening the office and locksmith fees may apply should the locks need to be changed.

IF the landlord provides for any of the following: a clothes washer, clothes dryer, and water purification and/or water softener, Tenant acknowledges that these items are owned by the Landlord and shall remain on the Premises for the convenience and use by the Tenant(s) so long as and in consideration of the Tenant(s) agreement to keep said clothes washer, clothes dryer, and water purification and/or water softener in good repair and be financially obligated for any necessary maintenance and repair in order to do so. These items are a convenience to the tenant only, and Owner/Landlord is under no obligation to repair these items should they become in disrepair.

1.6 SECURITY DEPOSIT

A deposit of \$700.00 is required, and shall be first used to cover the cost of any non-paid fees and then rent if the tenant shall move owing either. In addition, the deposit shall be used to cover the cost of repairs/damages done to the property by the tenant. Lessee shall at their own expense and at all times maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture and furnishings therein and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. If unit is unclean or damaged, deposit will not be refunded until the costs to correct the condition can be ascertained. If the condition is the same as when originally occupied, the refundable deposit will be returned in a timely manner, after final inspection, which will occur after property is vacated and keys have been returned to Lessor. If Lessee vacates unit prior to the end of this lease, Lessee will be responsible for rents and other fees per this agreement through the end of the lease period, or until the unit is re-rented to a qualified lessee, whichever comes first, and the Lessee shall pay the Lessor/Agent a fee in the equivalent of one month's rent with a minimum of \$595 to relet the space.

1.7 REFUND OF SECURITY DEPOSIT

Refund of deposit is further subject to:

- 30 days advance written notice is given to the Lessor giving the specific date the unit will be vacant and cleaned. Lessee must give written notice 30 days prior to the end of any calendar month of their intention to vacate the premises. This notice must be either emailed to support@rpmidwest.com 352 Gest St. or mailed via the postal service to: Cincinnati, OH 45203
- Lessee professionally cleans carpets upon vacating, with a receipt from professional carpet company. Otherwise these funds will be removed from deposit.
- Lessee brings (or via mail with return receipt) the keys, all garage remotes and pool passes/keys along with the Carpet Cleaning receipt to Lessors office. A reasonable charge to replace such items/clean carpets will be assessed if items are not returned/lost.

In the event that cleaning and repair costs exceed the deposit amount and damage is caused by the Lessee, Lessee will be responsible for additional costs and collections fees/interest. Lessee may not use deposit as last months rent, or any other rents/fees.

1.8 LEAD BASED PAINT

Tenant acknowledges receipt of a Copy of the Lead Based Paint Pamphlet:

http://www2.epa.gov/sites/production/files/2013-09/documents/lead_in_your_home_brochure_book_color_508.pdf

X _____ X _____

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Policies and Procedures

2.1 LEASE VIOLATIONS

The following conditions may, if violated, be cause for eviction:

- Creating excessive noises and/or disturbances in or about the building.
- Failure to keep both inside and outside orderly, including debris, junk cars, etc.
- Guests are welcome but must not live with Lessee for a period exceeding 2 weeks without written permission from Lessor.
- Lessor notifies Lessee, in writing that Lessor is dissatisfied with care of property and Lessee fails to remedy the problem.
- Failure to pay for and/or keep utilities on if responsible for those utilities (see above)
- Failure of tenant to properly exterminate for any rodent or pest infestation per Section 3.2 of this lease.

2.2 SUBLETTING

Lessee is not allowed to assign this agreement or sub-lease unit unless Lessor approves of this in writing. All persons must fill out application and be approved by Lessor prior to tenancy. Any person(s) occupying unit without Lessor approval will be subject for eviction of lessee. Lessee will be responsible for any damages and rents due to Lessor that result from any occupancy, approved or unapproved.

2.3 LEASE CHANGES

No named Lessee shall be removed from this lease during the lease term.

2.4 NOTICES AND COLLECTIONS

If Lessee is found in default of paying rent or other fees, and a collection service is used to collect funds due Lessor, all fees and legal fees of collection, with or without suit, including attorney's fees and court costs will be the responsibility of the Lessee. A \$50 charge will be assessed tenant for each Pay or Quit Notice (eviction notice) or other notice served, and \$25 for any notice mailed. If an eviction has been sent to the Agents attorney, and the Lessor, at their option, wishes to stop the eviction, Lessee shall be responsible to pay the cost of eviction proceedings, court costs, filing fees and any other fees assessed relating to the eviction process. Anytime payment is made, fees and eviction costs will be taken first, and then applied to rent owed. If the tenant is evicted, the Lessee shall be required to pay these fees and any costs associated with collections.

2.5 LEASE RENEWAL

At the end of this lease term, should the Lessee choose to remain in the premises, Lessee will be responsible to pay a fee of \$95 to the Lessor/Agent to remain on a month-to-month or longer lease term.

- If, upon expiration of the original lease term, Lessor decides at their sole discretion to offer a longer lease term option other than extending the lease on a month-to-month basis, Lessee will be notified of these additional options approximately 45 days in advance.

- Lessor must give 30 days advance notice to Lessee of any rent increase after the original period.

2.6 PETS

No pets are allowed unless specific types/breeds are outlined below.

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2.7 SMOKING

Smoking is not permitted inside the rental premises.

X _____ X _____

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Responsibilities

3.1 UTILITIES/SERVICES INCLUDED IN THE LEASE

Lessee is responsible to pay for all utilities for the property unless listed as utilities included below, and must notify utility companies of his/her occupancy and responsibility for payment within 2 days before lease start date.

Utilities/services Included in Lease:

While Lessor maintains no warranty that utilities will be on at the date of lease signing or possession, If utilities are on and tenant does not switch utilities over within 3 days of possession and billed retroactive to the move-in date, they will be charged actual utility costs plus a \$50 accounting fee for each. These fees shall be paid first before rent is received. Lessee acknowledges it is entirely their responsibility to ensure utilities are on anytime they maintain possession of the property, including the day they move in, and day they move out of the property.

Prior approval of satellite and cable services from the landlord is required by contacting them prior to any install of wires, boxes or satellite dishes. See section 3.2 regarding tenant responsibility of damages caused by installation.

3.2 MAINTENANCE

Lessee agrees to not attempt to make repairs should they be necessary unless Lessor gives expressed written approval. This applies to painting, changing locks, applying or attaching anything to walls/ceilings that will require correction including installation and/or removal of satellite dishes. Lessee agrees to pay for damages

caused by them that are incurred during their stay, and acknowledges that such repair items may be done and deducted from their security deposit during their residency. Lessee is responsible to make sure water pipes do not freeze by turning off outside spigots, etc. and agree to heat the home properly when the outside air temperature is below 50 degrees to prevent damage to the premises. If Agent has to do maintenance due to damage Lessee caused, Lessee shall be billed our regular hourly rate to repair the damage, and this charge shall be paid first when we receive their next payment. Lessee acknowledges that this may make them behind on their rent, which may be cause for eviction.

Some repair items are tenant responsible items to maintain. These items include, but are not limited to the following:

Utility Turn On/Off (Closed Shutoff Water Valve)

Utility/Furnace/AC Thermostat Batteries

Tripped Breakers/GFI Button Breakers

Toilet, Sink and Sewage clogs, caused by the tenant

Drip Pans

Garage Remote Programming

Light Bulb Replacement

Clogged Furnace Filter Replacement

Outside Shrub or Bush Trimming-Unless otherwise noted in Item (3.1) of lease.

Maintaining of overgrowth and removal of weeds-Unless otherwise noted in Item (3.1) of lease.

Grass and Lawn Cutting-Unless otherwise noted in Item (3.1) of lease.

Tenant Lock Out/Lock Change/ Outside Door Security

If Lessee calls in a maintenance request and the problem stems from such an issue, tenants shall be charged for the service call and repair (if repair is made), as these are tenant responsible items.

Tenant acknowledges that the property did not have any pests (such as bedbugs, roaches, mice, or the like) and if any are present at any point during their tenancy, that the tenant shall be responsible to coordinate and cover the expense for treating for pests.

3.3 INSPECTIONS

Lessor will be granted entrance to examine property within 24 hours of notice to Lessee. If tenant reports a maintenance issue, they accept that by doing so they have given notice for Lessor to enter the premises to correct the issue anytime for the next 30 days without further notice. Lessee agrees to keep a current phone number and e-mail address on file with Lessor, and notify Lessor of any changes. Lessor may inspect the property on a routine basis to investigate lease compliance. Routine Inspections will be preformed 2 to 4 times per year.

3.4 PROPERTY CONDITION

Lessee has had ample time to inspect the property and acknowledges and accepts the existing conditions and cleanliness of the unit to be rented as is and makes no claims.

3.5 SMOKE DETECTOR

Lessee acknowledges and agrees a smoke detector is in place and is operational. Lessee agrees to test the detector at least twice a month. If the detector is battery powered, Lessee agrees to replace the battery as needed. If after replacing the battery, the smoke detector does not work, Lessee agrees to inform the Lessor immediately in writing. If the detector is not battery powered, Lessee agrees to inform the Lessor immediately in writing of any malfunction.

3.6 RENTAL INSURANCE

Lessee acknowledges that landlord insurance does not cover any of the Lessee's belongings and that the Lessee is encouraged to purchase their own Renters Insurance policy.

3.7 YARD CARE AND SNOW REMOVAL

Yard care including mowing, trimming, weeding, and maintaining overgrowth as well as snow removal including sidewalks and driveways, is the responsibility of the tenant unless outlined specifically in "Utilities/Services Included in the Lease" section 3.1 of this lease.

X _____ X _____

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General Clauses

4.1 LEASE OBLIGATION

If Lessee fails to fulfill the terms of their obligations within this Rental/Lease Agreement, a negative credit report reflecting the Lessee's credit may be submitted to a credit-reporting agency.

4.2 INDEMNIFICATION

Lessee covenants to indemnify and hold harmless Lessor, Agent, and/or owner for and against any and all liability, arising from injury during the term of this lease to person or property, occasioned wholly or in part by any act or omission of lessee, or of the guests, employees, assigns, or subleases of lessee.

4.3 ADDENDA ATTACHED

The following attachments are part of this rental/lease agreement:
[x] Lead-based Paint Disclosure [x] Property Condition Report and Disclosure

4.4 SECURITY DEPOSIT

Tenant Security Deposits will be with: PNC Bank - 311 Fairfield Ave., Bellevue, KY & 155 E Broad St, Columbus, OH 43215, held in a Security deposit trust, account #3110313175.

X _____ X _____

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Property Condition Move In Report and Disclosure

5.1 TENANTS NAME

5.2 PROPERTY ADDRESS

5.3 COMPREHENSIVE LISTING OF DAMAGE-LANDLORD PROVIDED AND COST ESTIMATE TO REPAIR. IF BLANK COST=\$0

Plumbing

Electrical

Wall/Ceiling/Door

Floor Repairs

Appliance Repair

Window/Glass

Outside Maintenance

Other

*Tenant has a 3 day grace period to add to this list and notify Agent in writing after getting keys but prior to taking occupancy of the property so they will not be charged for those items at move out.

Tenant can print this page of the lease and return via mail or lessor will accept email as service within 3 days of lease signing.

NO MIX OF ANY BREED ANIMAL THAT IS ANY PART "PIT BULL" OR ANY OTHER DANGEROUS ANIMAL MAY BE BROUGHT ON THE PREMISES.

X _____ X _____

X _____ X _____

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Rental/Lease Addendum and Pet Addendum

7

Sign and Accept

6.1 ADDENDUM

This addendum is attached to the lease between _____ and _____ starting _____.

1. Tenants may be evicted if they engage in illegal drug use, sale, manufacture, distribution, or other criminal activity on or near the rental.
2. Guests are not allowed to stay longer than two weeks.
3. Loud parties or other disturbances that infringe upon the peaceful living environment of other residents or neighborhood is prohibited.
4. The Lessee's are responsible for the behavior of their guests.
5. Littering in the outdoor areas or common areas related to the premises is prohibited. Any fines associated with litter or weeds/tall grass will be the responsibility of the Lessee.
6. All Vehicles are limited to tenants only and spaces provided and must follow city ordinances. Inoperable and/or unlicensed vehicles are not allowed to be stored on the premises, including boats/trailers or any recreational vehicle. Any fines associated with any vehicles parked illegally or against city ordinances will be the sole responsibility of the lessee.
7. Reckless or careless driving on the premises will not be tolerated.
8. Defacing and/or damaging the rental property is prohibited.
9. If this lease states "Pets Allowed", not cleaning up your pet feces or allowing the pet to damage the property will be cause for eviction.
10. If lessee causes lessor's to have to pay additional time for staff/maintenance to be at the property for any reason, especially for refusing entry to the property or spending time waiting at the property because lessee has a security alarm and didn't give lessor a disarm code/instructions, or for any maintenance issue called into lessor as a problem that is the result of the tenant damage or not understanding how to properly work a thermostat, Lessee agrees to pay all regular hourly maintenance rates and trip/material charges to resolve such issues.

7.1 SIGNATURE

X _____
Lessee

X _____
Lessee

X _____
Lessor