



1724 East Wooster, Bowling Green, Oh 43402
 phone/fax 419-354-0070
 website: ShamrockBG.com

UNIT # _____

Studio Lease

SHAMROCK STUDIO APARTMENT RENTALS, landlord, its successor and/or assigned does hereby lease unto _____ Tenant

Jointly and severally, the property known as the furnished apartment at 1724 E. Wooster St. Unit # _____ Bowling Green, Ohio. This lease shall be for the immediate use of the Tenants as a private residence and for no other purpose.

For the term beginning on the _____ day of _____ 20____ and ending on the _____ day of _____ 20____. A total number of not more than _____ tenants may reside at this residence.

RENT

The tenants in consideration of the agreements contained herein, hereby promise to pay said Landlord or his representative the sum of \$ _____ Payable as follows: \$ _____ per payment for _____ payments. Payable on the _____ day of each month beginning on _____, 20____.

Monthly payment will be rent _____ + cable _____ = _____ total per month.

SECURITY DEPOSIT

Upon the execution of this lease, tenants shall deposit with the landlord or his representative the sum of \$ _____. This deposit shall serve the purpose of reserving the premises for the tenants and insuring their intent to assume the obligations of this lease. Upon occupancy of the premises by the tenants, the deposit will be used solely to indemnify the landlord against any property damaged chargeable to the tenants. It is further agreed that no portion of the security deposit shall be applied by the tenants toward any rent that might be due and owing. The landlord or his representatives shall refund the deposit to the tenants within 30 days upon termination of this lease provided tenants leave said premises in a clean and orderly condition and all contents in same condition as upon occupancy and all rent paid in full. Tenants should prepare a checklist immediately upon moving in and furnish landlord with signed copy of such checklist.

UTILITIES

The landlord agrees to pay at no extra cost to the tenants the following utilities indicated:

Electric: Landlord, Gas: Landlord, Water and Sewer: Landlord, Internet: Landlord (provided but not guaranteed. Landlord is not responsible for loss of service).

Basic cable to be provided by landlord for \$20.00 a month extra this shall be in addition to rent.

Telephone landlines must be hooked up and paid separately by tenants.

It is also agreed tenants shall conserve all utilities furnished by landlord. And at no time during the time between November 1 through March 15 of the lease term will the heat be turned down below 55 degree's or the heat be turned off, whether heat is paid by tenant or landlord. And if damages accrued to unit or other units do to lack of proper heating tenant will be responsible for all damages.

PAYMENT OF RENT

All payments of rent may be made at or mailed to the office, 1724 East Wooster St., Bowling Green, Ohio 43402, and payable to Shamrock Studios. Failure to pay within (5) five days of the due date constitutes a \$ 10.00 late charge per day that will be added to your rental account. Lockout keys will be charged \$25.00.

Returned checks will be charged \$20.00. There will be a \$25.00 charge for not returning a key, if items were issued. We reserve the right to charge a \$90.00 storage fee for storing any furniture removed from his or her rental (to date we have never charged this fee). Such charges shall be in addition to rent.

CONDITION OF PREMISES

The tenants accept said premises in the present condition and agree to keep the premises in good clean condition: to commit no waste, to obey all laws and ordinances of the city, to park only on surfaced/stone areas, while in said premises, to replace all glass broken or cracked, to refrain from any damages or markings to any walls, to remain off the roof of premises at all times and agree to pay for all damages caused by guests or tenants. To repay the landlord the cost of all repairs as made necessary by the negligence or careless use of said premises, and to surrender the premises at the termination hereof in a clean and like condition when tenant moves in. Tenants are responsible for making up a move-in checklist sheet and supplying it to the landlord within 2 weeks of start date or it may not be accepted.

LIABILITY

Each tenant under this lease is jointly and severally responsible to the landlord for the total rent due for this residence. The tenant will not sublet or assign the premises without the written consent of landlord, which consent will not unreasonable be withheld. A subletting fee will be charged by landlord and paid by tenants. It is further agreed that the tenants shall occupy this premise only for their own personal use and no other persons other than the named tenants shall occupy it. Tenants agree that they will take care of any private walks, porches or landing from snow or ice and tenant will be responsible for lack of upkeep, (feel free to use shovels an/or rock salt supplied by landlord at office). Take caution on stairs when icy, wet and/or slippery. No garbage is to be left on landings or stairs. Studios must be kept clean. Tenants further agree that they will conduct no activities that create an unreasonable disturbance on the

premises so as to be disturbing to the other tenants in the building or to persons living in the area, if there is two separate complaints on noise or disturbance there will be a fine up to \$100.00 added to your rent. Although this is still a break of the agreement and can be judged accordingly. Multiple noise complaints will result in eviction. Landlord shall not be liable to tenants, nor to their guests, for damages or loss to person or property caused by other persons, including but not limited to theft, burglary, assault, vandalism or other acts or crimes. Landlord shall not be liable to tenants, nor their guests, for personal injury or property damage (furniture, jewelry, clothing, etc.) caused by sewer backup, interruption of utilities or other occurrences. Tenants are urged to acquire renter's insurance to protect against loss from property damage or personal liability, we have some information on a local agent that we will give you upon request. Tenants must register cars and bikes for office records.

RIGHT OF RE-ENTRY

While the tenant's rights to privacy shall be respected, the landlord or representatives reserves the right to enter the premises in emergency cases for repairs without notice if necessary. The landlord or representatives shall also have the right to show the premises for rental at any reasonable hour, but will try to make prior arrangements. The same is held for pest concerns. Landlord or representative will be with a professional exterminator when they enter for 6 month pest maintenance spray.

SUBLEASING

Tenants shall not sublease the premises without landlord's written consent; but this consent shall not be withheld unreasonably. Upon receipt of this written consent, tenant shall pay landlord a total sum of \$50.00 from for each subletting tenant as a sublease fee.

SMOKE DETECTORS

U.L. listed and approved smoke detector(s) has been installed in the above-mentioned residence in accordance with the existing codes, as of the date of installation. This smoke detector has been checked and was functioning properly upon tenants gaining possession of unit. It is the tenants responsibility to periodically test and inspect to smoke detector and notify landlord, in writing, if said detector is not operating properly. Tenants are responsible for replacing batteries in smoke detectors for the duration of their lease.

REGULATIONS

Pets are not allowed at any time. Tenant agrees to pay for all damages caused by pets or the keeping of pets, including all necessary cleaning. All repairs and extermination charges will be charged to tenants. There will be a \$250.00 minimum extermination fee charged as rent for any animal/pet found on the premises, and a \$10.00 per day charge for as long as the animal remains on the premises whether it belongs to the tenant or a guest, unless landlord approves in writing. Also there will be no waterbeds in unit. It is also understood that no signs can be kept in the windows of the unit. It is agreed by and between the landlord and tenants that this agreement includes the entire understanding of the lease agreements and that no oral representation has been made. This agreement shall be binding upon the executors, administrators, successors, heirs and assigns of the landlord and tenants.

EXPLANATION OF FURNISHINGS

Furnished in "furnished apartment" consist of the following listed below:
Bed, Dresser, End table, Chair, Desk, T.V., Chair with Ottoman, Picture and Lamp.
*Alterations may be made at the time of move-in by request.

ADDENDUMS

The following addendums are attached hereto and incorporated herein by reference:
Parental Guarantee form: _____ Rules and regulations: _____ Other: _____ = _____

IN WITNESS WHEREOF, the representatives, or the landlord and tenants have executed this agreement on the _____ day of _____, 20____. BY: _____

TENANTS: Date _____

1. _____
(Please print name)
Social Sec. # _____

1. _____
(Signature)

Permanent Address _____

Home Phone _____
School Phone _____

Cell Phone _____

E-Mail _____

Car: Make _____ Model _____ Color _____

Bike: Yes/No Model _____ Color _____

Copy of Drivers License needed