

Shamrock Condominium Lease

SHAMROCK VILLAGE CONDOMINIUMS, landlord, does hereby lease unto

_____ (Tenant) _____ (Tenant)

Jointly and severally, the property known as the condominium at _____ Bowling Green, Ohio. This unit is on the GROUND/SECOND Floor. The unit is a Townhouse or Ranch # _____. This lease shall be 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. Only tenants listed on this lease should receive mail at this address.

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 to Shamrock Village on the 1st day of each month beginning on _____, 20__.

SECURITY DEPOSIT

Upon the execution of this lease, Tenants shall deposit with the Landlord or his representatives 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 Tenants pay the utilities indicated as follows: Electric, Gas, Water and Sewer, Telephone, Internet, and Cable TV. Tenants are responsible for signing up for all utilities immediately; otherwise there will be a \$20.00 a day fine.

PAYMENT OF RENT

All payments of rent may be made by check or money order at, or mailed to, the office at 1724 E. Wooster St. Bowling Green, Ohio 43402 and should be made payable to **Shamrock Condos**. Failure to pay within (5) five days of the due date constitutes a \$20.00 late charge that will be added to your account each day your rent payment is late. Returned checks will be charged \$20.00. Charges are 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 while in said premises: to replace all glass broken or cracked: to refrain from any damages or makings to any walls: 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 here of in a clean and like condition when Tenant moves in.

LIABILITY

Each **Tenant** under this lease is jointly and severally responsible to the Landlord for the total rent due for this residence. If any Tenant fails to pay rent, anyone of the other Tenants or any number of other Tenants may be held liable by the Landlord for unpaid rents, damages or charges. **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 liability, we have some information on a local agent that we will give you upon request.

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, Tenants shall pay Landlord a total sum of \$50.00 as sublease fee.

TENANT RESPONSIBILITY

- 1) All light bulbs in the unit for the duration of the lease (excluding townhouse ceiling fans).
- 2) Management is responsible for all outdoor lighting. Please notify office if you are aware of any lights that are out.
- 3) In the case of a rodent or bugs we will help the tenant with the problem, but it is the responsibility of the tenant.
- 4) Lockout keys are \$25.00 per occurrence whenever the office is closed.
- 5) Per Ohio Fire Code there is to be no grilling or open flame on the second floor balconies. Further, grilling done on the first floor patios must be done at the edge of the patio furthest away from the building. Grilling elsewhere must be done 10 ft. from the building.
- 6) Please make sure to clean your dryer lint vents regularly to avoid potential fire and overheating.

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. The smoke detector(s) has been checked and was functioning properly upon Tenants gaining possession of the premises. It is the Tenants responsibility to periodically test, inspect and replace the battery in the smoke detector, as well as notify Landlord, in writing, if said detector is not operating properly.

RIGHT OF RE-ENTRY

While the Tenants' rights to privacy shall be respected, the Landlord or a representative reserves the right to enter the premises in emergency cases for repairs without notice if necessary. The Landlord or a representative shall also have the right to show the premises for rental at any reasonable hour, but will make great efforts to make prior arrangements.

MAINTENANCE OF CONDOMINIUM BUILDING

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 further agree that they will conduct no activities that create and unreasonable disturbance on the premises so as to be disturbing to the other Tenants in the building or to persons living in the area. Pets are not allowed without prior authorization. Waterbeds are not allowed without proof of insurance. Tenant agrees to pay for all damages caused by pets or the keeping of pets or waterbeds, including all necessary cleaning. All repairs and extermination charges relating to such damages will be charged to the Tenants. Carpets will be cleaned professionally and tenant is responsible for cost. Tenant may clean carpets on own if receipt shown.

PAYMENTS

Make checks or money orders payable to Shamrock Condos.

PETS

No pets (without approval), and a \$500.00 for dogs (\$250.00 for cats) non-refundable pet fee. This is a fee and will not be applied as anything security deposit related. You are not exempt from any pet owner responsibilities by paying this fee. We do not allow dangerous breeds of dogs for insurance reasons. We encourage you to check with the office to see if suspect you may have a dangerous breed of dog.

WINTER RESPONSIBILITIES

It is agreed that the tenant will not turn the heat down to less than 58 degrees during the winter months. Also due to the location of the water meter and water heater in the garage, the tenant agrees not to leave the garage door open for extended periods of time during cold weather. It is also agreed that townhouse tenants will be responsible for snow removal from their own driveway, porch, and sidewalk.

VACATION/EXTENDED ABSENCE

It is requested that the tenant will notify management if unit will be vacant for a period greater than 10 days.

RENEWAL OR NON-RENEWAL OF LEASE

Three months advance notice is required for renewal or non-renewal of lease. Reminder notices will be given.

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.

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

TENANTS:

*Please provide a copy of a driver's license or state id.

1. _____ (Print)
1. _____ (Signature)
SSN _____
Home Address _____
Home Phone _____
Cell Phone _____
Email _____

2. _____ (Print)
2. _____ (Signature)
SSN _____
Home Address _____
Home Phone _____
Cell Phone _____
Email _____