



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

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\_\_\_\_.

### 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 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.

### 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, Cable and Internet: Landlord (Cable and internet provided but not guaranteed. Landlord is not responsible for loss of service).

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 in the winter shall 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 by check or money order 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. 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 as when the tenant moved in.

### 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. Take caution on stairs and landing when icy, wet and/or slippery if you notice an icy area feel free to use shovels and/or rock salt supplied by landlord at office. Always contact the office to report a slippery area so we can take care of it. 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. Disturbances are 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 preventative pest spray, notices will be given a few days prior.

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 tenant's 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. If you have any difficulty properly maintaining your smoke detector please notify the office and we will be happy to help you.

REGULATIONS

**Cat are allowed only with express landlord consent.** 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 for any animal without landlord approval. 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. You may note on the move-in sheet any removed items in addition to any marks or damages you wish to be put on file.

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 \_\_\_\_\_

\_\_\_\_\_  
(Print name)

Social Sec. # \_\_\_\_\_

\_\_\_\_\_  
(Sign name)

Permanent Address \_\_\_\_\_

Home Phone \_\_\_\_\_

\_\_\_\_\_

School Phone \_\_\_\_\_

Cell Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

Car: Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_

Bike: Yes/No Model \_\_\_\_\_ Color \_\_\_\_\_

**\*Copy of Drivers License needed\***