

**Miami Oh Rentals – SAMPLE of STANDARD LEASE AGREEMENT for  
 FLAIG ONE, LLC (926 Cedar Drive) and CHESTNUT GROUP, LLC (331 E. Chestnut)**

DATE OF LEASE	TERM OF LEASE	RENT per semester	RENT per person	DEPOSIT

Make all checks payable to:

**FLAIG ONE, LLC** for 926 Cedar // **Chestnut Group, LLC** for 331 E. Chestnut  
 Mail payments c/o Tom Brinkmann 5720 Old Pfeiffer Lane Blue Ash, Ohio 45242

Tenant's Name: _____ Home Phone: _____ Tenant's Cell Phone: _____ Home Street Address: _____ City, State, Zip: _____ Tenant's Email: _____ Parent/Legal Guardian Information: Include Name, Cell phone and e-Mail Name: _____ Relationship: _____ Phone: _____ e-Mail: _____
Tenant's Name: _____ Home Phone: _____ Tenant's Cell Phone: _____ Home Street Address: _____ City, State, Zip: _____ Tenant's Email: _____ Parent/Legal Guardian Information: Include Name, Cell phone and e-Mail Name: _____ Relationship: _____ Phone: _____ e-Mail: _____
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**Miami Oh Rentals – SAMPLE of STANDARD LEASE AGREEMENT for  
FLAIG ONE, LLC (920 Cedar Drive) and CHESTNUT GROUP, LLC (331 E. Chestnut)**

**1. Parties:** This Standard Lease (hereinafter “Lease”) is made at Oxford, Butler County, Ohio on \_\_\_\_\_  
by and between the Landlord: (Chestnut Group or Flaig One) as represented by Tom and Melanie Brinkmann and the  
Tenants:

- (1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

(hereinafter “Tenants”) for the Lease of the Premises located at (address), Oxford, Ohio 45056  
(hereinafter “Premises”). Premises does not include: (n/a). The occupancy level of the Premises is four (4)  
and is in accordance with housing, health, and zoning regulations and is limited to the parties of this Lease or  
persons acquiring legal rights of occupancy hereunder.

The Tenants hereby agree that they are jointly and severally liable for the performance of all obligations created by this contract or imposed by law. Each tenant guarantees the faithful performance of this contract by all other tenants and agrees to pay the full amount stipulated rent, together with any and all damages and any other miscellaneous charges, no matter how many occupants remain in the dwelling. If one of the Tenant(s) fails to pay rent, damages, or other miscellaneous charges, then any one of the other Tenants or any number of other Tenants may be held liable by Landlord for such unpaid rent, damages or charges. However, Tenants making payments on behalf of a defaulting Tenant have the right to demand reimbursement from the defaulting Tenant. Tenant(s) acknowledge that no representations, written or verbal have been made by the landlord or his agent as to any repairs that will be made to the property prior to Tenant(s) occupancy. Tenant(s) further acknowledge that they have leased the premises and accept it in the present condition.

- (a) If Tenant(s) do not pay rent when due or violate any term or condition under this agreement, Landlord may evict Tenants pursuant to Chapter 1923 of the Ohio Revised Code. At which time the lessee will be charged any and all attorney’s fees incurred in enforcing the provisions of this lease.
- (b) If Tenant(s) fail to pay any rent by the due date, if Tenants fail to comply with any term or condition of this lease, if Tenants violate any provision of the Ohio land-lord-tenant law, Tenants are in default, Landlord may take one or more actions by law or under this lease.

**2. Term:** The term of this lease shall begin at 12:00 noon on \_\_\_\_\_ and end at 12:00 noon on \_\_\_\_\_.  
If Landlord cannot deliver property:

If Landlord is unable for any reason to deliver the Premises upon commencement of the Lease, Landlord shall provide written notice to Tenant(s) with Landlord’s statement of the date the Premises will be available for possession. Tenant(s) may choose (1) to cancel the Lease, in which event all monies (security deposit, rent, etc) collected will be returned to Tenant(s) or (2) to accept occupancy at the later date, in which event Landlord will prorate the rent to the date upon which occupancy is available and return to Tenant(s) all unearned rent.

Obligations if student leaves or never takes occupancy:

It is expressly understood that this lease is for the entire Term regardless of whether the Tenant(s) is transferred, ceases to be enrolled in a college or university in Oxford, OH, or for any other reason is unable to occupy or continue to occupy the Premises. Accordingly, the Tenant(s)’ obligations to pay rent hereunder (and the Guarantor’s, if any, obligations to ensure payment of the same) shall continue for the entire Term of this Lease and until all sums due Landlord hereunder have been paid in full.

**RENEWAL AND HOLDOVER: Notice:** This Lease agreement is not automatically renewable. If the tenant desires to negotiate for renewal of this lease, tenant must notify the landlord in writing. New terms will not necessarily be the same as the terms of this Lease. Each tenant shall pay Three Hundred Dollars (\$300.00) rent each day Tenant(s) occupies the Premises or otherwise hold over the expiration of this Lease Term.

**3. Rent:** Tenants shall pay Landlord the sum of \$ \_\_\_\_\_ Dollars (*total amount of whole house lease*) in consideration for this Lease and the Lease Term. Payment for said rent of the Premises shall be made in three installments as follows:

- April 1: \_\_\_\_\_ (25% of 1<sup>st</sup> Semester Rent) (*or date as agreed if lease signed after 4/1*)  
August 1 : \_\_\_\_\_ (75% of 1<sup>st</sup> Semester Rent)  
December 1: \_\_\_\_\_ (100% of 2<sup>nd</sup> Semester Rent)

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All Rents and Deposits shall be made payable payable to: \_\_\_\_\_ and mailed c/o Tom Brinkmann 5720 Old Pfeiffer Lane Blue Ash, Ohio 45242

Rent must be paid in full to occupy. All rents must be paid on the date it is due. Landlord reserves the right to deny possession of the Leased Premises at the commencement of the Term if the rent is not paid as agreed to in section 3 or paid in full. Financial Aid and/or Financial Aid Documents will not be accepted as payment for rent and do not provide for extensions of time to pay rent.

*Late Charges and Insufficient Funds:*

Late rental payment shall be subject to a late charge when more than 3 days past due of \$20.00 plus \$20.00 per day thereafter. The total amount of late fees shall not exceed the total amount of late rent. Any rental payments made by check shall be charged a handling fee of \$50.00 if the check is returned unpaid and late fees may be applied. Payment of the late charge shall not cure any default of this Lease by Tenant(s), nor shall Landlord's acceptance of rent past due or late charges be considered a waiver of any default of Tenant(s), including Landlord's right to eviction proceedings.

Failure to Pay: Any failure by Tenant(s) to pay rent when due, shall at the option of the Landlord terminate all rights of Tenant(s) hereunder. In the event that Tenant(s) shall be absent from the Premises for a period of ten (10) consecutive days while in default of rent for at least fifteen (15) days, Tenant(s) shall, at the option of the Landlord, be deemed to have abandoned the Premises and any property left behind shall be considered abandoned and may be disposed of by Landlord as he sees fit. All property on Premises is hereby subject to a lien in favor of Landlord for payment of all sums due hereunder o the maximum extent allowed by law.

**4. Security Deposit:** Tenant(s) shall deposit with Landlord the total sum of \$2,400 (two thousand four hundred dollars). The deposit indicated above is to be paid in full at the time this agreement is signed, which is security for the faithful performance of this lease. Said deposit is to be held by the Lessor and shall not be applied toward any monthly payment, but may be held by the Lessor as partial liquidated damages in the event of default. This security deposit shall serve as a fund from which Landlord may receive reimbursement for unreasonable / excessive wear and tear of the Leased Premises, or for any other amounts legally due and owing, including amounts to Landlord for damages to Landlord suffered by Tenants failure to comply with their responsibilities as set forth in this Lease. If this agreement is terminated by the Lessee for any reason prior to the end of the term of the lease, the deposit will be forfeited. The forfeiture of the deposit in no way excuses the tenant of the obligations created by this lease or imposed by law.

Tenant(s) shall be entitled to a full refund of this security deposit if they pay the amounts due under this Lease as scheduled and if they return the Premises in that same condition as it was when they received possession, ordinary wear and tear excepted. Tenant(s) should prepare and submit a checklist of the items furnished, the condition of these furnishings and the condition of the entire Premises immediately upon possession and immediately prior to returning possession of the Premises. Tenant should, within 2 (two) days of taking possession, submit a copy of the checklist to the Landlord.

Within 30 days after completion of the rental agreement, the security deposit shall be returned to the tenants, less any amounts due for damages suffered to the premises and less any other amounts due the Lessor as herein agreed (and in exhibit "A"). Any such deductions shall be itemized by the Lessor and delivered to the tenants with the balance due. The tenants shall provide the Lessor a self addressed stamped envelope with which this written notice and deposit may be sent. If the security deposit is insufficient to compensate Landlord for the damages, Landlord shall give written notice to Tenant(s) of the nature and amount of the deficiency. Tenant(s) shall pay the amount of the deficiency within 30 days of such notice.

**5. Responsibilities of the Landlord:** Landlord shall a) Comply with all applicable building, housing, health, and safety codes; b) Make all repairs and do whatever is necessary to put and maintain Premises in a fit and habitable condition; c) Keep all common areas in a safe and sanitary condition; d) maintain in good and working order and condition all electrical, plumbing, sanitary, heating, ventilating, and air conditioning fixtures and appliances supplied by Landlord; e) Supply running water, reasonable amounts of hot water and heat; f) Exterminate any insects, rodents, or other pests on the Premises (bed bugs are always at the expense of tenant); h) Respect Tenant(s) right to privacy and except in the case of emergency, give Tenant(s) 24 hours of intent to enter the Premises and enter only during reasonable hours. Landlord agrees to enter only after knocking, to leave the Premises in as a condition as when entered, to clean and remove any dirt or debris that result from the performance of maintenance and repairs, and to lock the Premises when leaving unless otherwise requested by Tenant(s).

If the entire Premises are destroyed or partially destroyed by any cause and such damage or destruction is of such a nature that it may be repaired or restored within seven (7) days after the occurrence, then this Lease shall not terminate; but it shall be the obligation of the Landlord to repair or restore the Premises with reasonable promptness and without

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interruption to the Tenant(s) occupancy for more than seven (7) days, as nearly as possible to its condition prior to such damage or destruction.

Should fire or other cause destroy or damage said premises so as to make them untenable for longer than seven (7) days, then either the Landlord or the Tenant(s) shall have the privilege of canceling the unexpired term of this Lease from date of the fire, damage, or destruction. Landlord shall prorate the rent to the date of the damage or destruction and returned all unearned rent. Tenants must notify Landlord immediately in the event of fire or other casualty. Tenant(s) shall have no claim or interest in any compensation or award of damages for such occurrences. In no event shall Landlord or Agent be liable for damages or injury to persons or property caused by wind, rain, fire, or other acts of God, and Tenant(s) hereby expressly waive all claims for such injury, loss, or damage. **THE PROPERTY OWNER'S INSURANCE DOES NOT COVER ANY TENANT'S PERSONAL BELONGINGS. TENANTS ARE RESPONSIBLE FOR OBTAINING THEIR OWN PROPERTY, CASUALTY, and LIABILITY INSURANCE.**

**6. Responsibilities of the Tenant(s):** Tenant agrees to deliver said premises in as good order and repair as when first received, natural wear, and accident by fire excepted. Tenant(s) shall: a) Comply with all applicable building, housing, health, and safety codes and forbid any other person who is on the Premises with Tenant(s) permission from intentionally or negligently destroying, defacing, damaging, or removing any fixture, appliance, or other part of the Premises; b) Use and operate properly any appliance supplied by Landlord including but not limited to range, refrigerator, washer, dryer, microwave; c) Keep safe and sanitary that part of the Premises that Tenant(s) occupies and uses; d) Dispose of all rubbish, garbage, and other waste in a clean, safe and sanitary manner and as prescribed by law; Any refuse and recyclable improperly disposed will be cleaned up by the Lessor or his agent and the cost charged back to the tenant; e) Keep all plumbing fixtures as clean as their condition permits; f) Use and operate all plumbing and electrical fixtures properly; g) Conduct themselves and require other person the Premises with Tenant(s) consent to conduct themselves in a manner that will not disturb the neighbor's peaceful enjoyment of the community; h) Permit Landlord to enter the Premises at reasonable times upon 24 hour notice to inspect the Premises, make ordinary or agreed repairs, decorations, alteration, or improvements, supply necessary or agreed services, or exhibit the Premises to prospective or actual purchases, mortgagors, tenants, workmen, or contractors. i) In the event of an emergency, Tenant(s) shall permit Landlord to enter the Premises immediately without the usual notice, as permitted by law. j) Tenant(s) shall be responsible for extermination costs and related damages, including extermination of bed bugs. Bed bugs have not been reported by past tenants as of 2010 but have been reported in other rentals in Oxford. Bed bug infestations may require several treatments and require removal of infested furnishings, all at Tenant(s) cost. Tenant may at anytime request information on identifying and treating bed bugs from Landlord. Tenant must notify Landlord and/or Agency immediately if bed bugs or other pests are found because early treatment will reduce Tenant(s)' damages.

*Tenant agrees to observe and abide by the Responsibilities outlined above and all rules and regulations which are hereafter made a part of this lease and to observe all reasonable rules and regulations which may be promulgated in the future, in writing, by the Lessor: failure to do so could result in eviction.*

- a.) **NO PETS** shall be allowed at any time. There will be a \$500.00 charge for unauthorized pets plus a charge of \$10.00 per day from discovery until removal of animal.
- b) The sidewalks, entry passages, halls, public corridors and stairways shall not be obstructed by the tenants or used by them for any purpose other than ingress or egress.
- c) No tenants or their guests shall cause excessive noise or disturbances at any time, and no loud radio, television, or stereo before 8:00 am or after 11:00 pm. Tenants shall abide by local noise and sound ordinance.
- d) No additional locks shall be put upon any door or locks changed without written consent of Lessor or his agent.
- e) Tenants shall make no changes of any nature in the dwelling unit, including painting, redecoration, removal of doors, replacement or re-keying of locks, and installation of storm doors, without first obtaining written consent from the Lessor or his agent.
- f) Tenants shall not do any act which would violate or increase the fire insurance policy on said premises, nor shall said premises be used for illegal purposes.
- g) No plastic tack, adhesive tape of any kind or any kind of peel and stick on self-adhesive type hooks, hangars, holders, or deodorizers, shall be placed on any surface in said premises. At no time shall tenant apply glow in the dark self-adhesive objects to any surfaces in said premises or any other type of peel and stick items. Prior to any installation of any type of item requiring boring of holes and the use of mechanical anchors of any type, Tenant(s) will obtain written permission of the landlord or agent. Any damaged caused by any item mentioned in this paragraph will be repaired and charged to the tenants.
- h) Tenants shall be responsible for the replacement of smoke alarm batteries, which expire during tenancy, and for the replacement costs of any fire extinguisher which is discharged or loses pressure during said tenancy.
- i) Responsibility for normal household maintenance shall fall upon the tenants, including the replacement of light bulbs, fuses, aerators, furnace, and air conditioning filters. Tenants are to maintain the subject property in a clean, sanitary and uncluttered manor with all trash disposed of in designated containers. It is the tenant's responsibility to promptly notify the Lessor of any maintenance and repairs needed or damage done to the property.

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- j) Tenants are responsible for snow and ice removal.
- k) Tenants shall under no circumstances turn the heat off completely in said premises during the winter months. When departing for break or vacation, tenants shall set their thermostats at no lower than 55 degrees, i.e. burst pipes and water damages, as well as any other related costs becomes responsibility of the lessee.
- l) There are no waterbeds permitted in any rental property. Any damages caused by an unauthorized waterbed are the responsibility of the lessee.
- m) All lofts must be free standing and padded in such a way to eliminate scratching of floors and walls. Under no circumstance are lofts to be attached to floors, walls, or ceilings. All lofts are to be removed from said premises by tenants at the end of the lease or removal will be at the tenant's expense.
- n) No upholstered furniture or furniture intended for interior use is permitted on the exterior of the property (including porches and yards) and will be hauled away at the tenant's expense. Only lawn furniture will be permitted for use on the exterior of dwellings.
- o) No one is allowed at any time on the roof of said premises. If someone is found on the roof immediate action will be taken. Any damages resulting from being on the roof will be charged to the tenant of said premises.
- p) No keg parties of any kind and no illegal drugs on the premises.
- q) Tenant(s) understand that paper towels, feminine products, sanitary wipes, and other obstructing objects are not to be flushed down the toilet. Tenant(s) will be held responsible for any charges to clean out sewer lines. The plumbing in your property is functional, yet could be very old, thus clogged and overflowing toilets can be a common problem. **Please keep a PLUNGER on hand to avoid being billed for service calls.**
- r) If garbage disposal needs to be cleaned out or repaired due to improper use tenant(s) will be charged.
- s) There is no smoking inside the house. Any damages caused by smoking will be charged to tenant.
- t) The house has central air conditioning. Window air conditioning units are unnecessary and may not be installed.
- u) There shall not be any weapons on premises at any time! This includes any guns, bb guns, and knives not used for cooking.
- v) No grills on porch or close to the house. Any damage to the property due to the use of grills will be charged to the tenant.

**7. Utilities:** Tenant is responsible for all utility bills including but not limited to: **Duke Energy** (Electric) phone # 1-800-544-6900, **The City of Oxford** (Water, Sewer, Waste Collection) phone # 513-524-5222, and internet or cable service if desired. Tenant is responsible for signing up with each utility and placing them in their name prior to occupying the premises. **The Landlord will disconnect the utilities that are in the landlord's name on the date of commencement of this lease.** All summer tenants or tenants storing their belongings over the summer must keep all utilities on in their names and keep all payments current.

The tenant or tenants agree to pay for reconnection fee of \$50.00 to have the water or other utilities required to be turned back on and for all necessary cleaning (including sanitization and deep cleaning of carpet) to bring said premises back to a condition satisfactory for a new tenant. Said cleaning to be charged to said tenants on a labor and material basis and to be itemized on the security deposit or damage deposit prior to its return.

**8. Liability;** Tenant hereby releases said Lessor from any and all damages to both person and property during the term of the Lease. Landlord shall not be liable to Tenant(s), nor to their guests, family or occupants for any damages, injuries or loss to person or property caused by fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, interruption of utilities, sewer back-up, theft, burglary, robbery, assault, vandalism, other persons, condition of the Property, environmental contaminants (e.g. carbon monoxide, radon, asbestos, lead based paint, etc.) or other occurrences or casualty losses, or other acts of crimes. Unless Landlord or the Agents of Landlord are negligent, Landlord shall not be liable to Tenant(s) nor their guests, family or occupants for personal injury or property damage (furniture, jewelry, clothing, etc.)

The Landlord will not be liable for any personal conflict among Tenants, tenant's guest(s), or with any other Tenant(s) or neighbor(s). Therefore, a conflict between Tenants does not constitute grounds for termination of this Lease. The Landlord will not be liable for any personal injury to Tenant(s) or damage or loss to Tenant's property, including but not limited to any injury, loss, or damage caused by burglary, assault, vandalism, theft, or any other crimes.

In the event one or more of the tenants named in this lease desires to vacate the premises, It shall not be the obligation of the Lessor to find suitable sublease of the premises and remaining tenants shall be responsible for all obligations (including unpaid rent) under this agreement. Any assistance given in securing replacement tenants by the Lessor shall in no way excuse the tenant's rent obligations enumerated herein.

**NOTE ON INSURANCE and LIABILITY:** You are responsible for obtaining their own property, casualty, and liability insurance. WE STRONGLY RECOMMEND THAT YOU SECURE INSURANCE TO PROTECT YOURSELF AND YOUR PROPERTY. Landlord, owner, or agents of landlord or owner will not be liable for any damage to tenant's property or that of others on the Property or for the loss of or damage to any property of tenants or others by theft or otherwise. All property kept or stored on the Property shall be so kept or stored at tenants' own risk and tenants agree to hold us harmless from and indemnify landlord/lessor for any claims, demands, suits, or judgments arising out of damage to

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the same, including subrogation claims by your insurance carrier. Landlord shall not be liable to tenants for damage or injury to tenants, tenants' family or guests caused by fire, explosion, wind, water, rain, snow, frost, steam, gas, electricity, heat or cold, dampness, mildew, mold, falling plaster, sewers or sewage, odors, noise, leaks from any part of said building or the roof, the bursting or leaking of pipes, plumbing, electrical wiring and equipment and fixtures of all kinds, or by neglect of other tenants or occupants of the building or of any other person, or caused in any manner whatsoever. Tenant shall give immediate written notice to Landlord in case of fire or accident in the demised premises or of any defects, damage or injury therein or in any fixtures or equipment. **Each tenant will protect, indemnify and save harmless Landlord from all losses, costs or damages sustained by reason of any act or occurrence causing injury to any person and/or property whomsoever or whatsoever, due directly or indirectly to the use of the premises or building, or any part thereof.** *You are required to provide written proof of liability insurance coverage; minimum policy / coverage amount required is \$100,000.*

**9. Subleasing:** Tenant agrees not to sublet said premises, or any part thereof, without the written consent of the Lessor. Security deposit for each summer sub-lease will be required at \$300 per person which will be returned following the inspection at the end of the summer term.

**10. Lawful Use:** Tenant(s) shall use the Premises in a lawful manner; thus, Tenant(s) shall not permit violations of any laws, including those pertaining to alcohol or drugs. Tenant(s) shall use the Premises as a residential dwelling ; thus Tenant(s) shall not disturb nor annoy other residents of the Property or the neighborhood. Tenant(s) shall not cause nor maintain any dangerous, noxious or offensive activity, which might constitute a nuisance to others.

Tenant( s) shall bear full responsibility for payments and hold Landlord harmless on all civil offense citations issued to Tenant(s) by the City of Oxford. In the event Landlord receives a civil offense citation(s) from the City of Oxford due to the inactions or actions of Tenant(s) or Tenant(s) guests, then Landlord shall be entitled to charge Tenant(s) as additional rent an amount equal to the amount of fines paid by the Landlord to the City of Oxford. Fines range from \$34.00 to \$1,250.00.

**11. Lead Based Paint Disclosure: Lead Warning Statement:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure and especially harmful to young children and pregnant. Before renting pre-1978 housing, Lessors must disclose the presence of lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. *Intact lead-based paint that is in good condition is not necessarily a hazard. Refer to pamphlet "Protect Your Family From Lead in Your Home" for more information. Pamphlet can be found at :* <https://www.cpsc.gov/Global/Safety%20Education/Furniture%20Furnishings%20Decorations/426ProtectYourFamilyFromLeadinYourHome.pdf>

Lessor's Disclosure: Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. Lessor has no records or reports pertaining to lead-based paint and/or lead based paint hazards in the housing.  
Lessee's Acknowledgement: Lessee has received the pamphlet "Protect Your Family From Lead in Your Home".

**PLEASE INITIAL INDICATING THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO ALL INFORMATION CONTAINED IN THIS SECTION. 1.\_\_\_\_ 2.\_\_\_\_ 3.\_\_\_\_ 4.\_\_\_\_**

**12. Calls for assistance:** In the event maintenance or repairs to the Premises are required, **the managers shall be contacted** at 513-317-7844(Tom), 513-317-7855(Melanie), or 513-330-9394(Office) . In the event of an **EMERGENCY** (which is defined as circumstances in which either Tenant or Premises may suffer loss unless immediate action is taken to correct the situation, and the owner cannot be contacted, Tenant may also contact Thomas F. 513-245-9701. NOTE: There will be a \$35.00 charge to let people into the house for lock-outs, lost or misplaced keys, payable at the time you are let in.

**13. Compliance with City of Oxford Housing Inspections.** The City of Oxford inspects every rental property every other year. These inspections are focused on the safety of the premises: including the safe use of the premises by tenants as outlined in this lease. You will be notified if the inspection fails due to tenant negligence, you will be charged a violation fee set forth by the City of Oxford. If the violation is not corrected immediately, you may be evicted for non-compliance and breach of this agreement.

**14. Personal Property Left on the Premises.** If you leave personal property or furniture on the leased property before or after the lease term, we may choose to remove or discard it with no responsibility or liability to you or its return or value. We may, only as a courtesy with no obligation, temporarily store the items and try to notify

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you. We may also charge you for removal and/or storage expenses. We cannot be responsible for personal property left on the leased property.

- 15. It is agreed that the subject property shall be in the same condition as of the date of this lease at time of occupancy, excluding normal wear and tear.
- 16. This Lease is the entire agreement between Lessor/Landlord and Tenant(s), there being no oral condition, representations, warranties, or agreements. Any subsequent modifications of this Lease shall not be valid unless in writing and signed by Landlord.
- 17. This Lease shall be governed and construed under the laws of the State of Ohio.
- 18. Lessor/Landlord and Tenant(s) agree that each provision of this Lease shall be deemed severable and, if for any reason any provision is invalid, unenforceable or contrary to law, the applicability or validity of any other provisions of this Lease shall not be affected and are still considered intact and binding.

We the undersigned jointly and severally agree that we are each 18 years of age or older and that we will perform all the covenants of the lease herein.

The parties, by signing below in whole or in counterparts, hereby represent that they have fully read and fully understood the foregoing Standard Lease and its Addendum's, and they acknowledge receipt of a signed copy of this Standard Lease and its Addendum's.

Lessees:

Guarantors:

\_\_\_\_\_

Date

\_\_\_\_\_

Date

\_\_\_\_\_

Date

\_\_\_\_\_

Date

\_\_\_\_\_

Date

\_\_\_\_\_

Date

\_\_\_\_\_

Date

\_\_\_\_\_

Date

Lessor(s): \_\_\_\_\_

Date

\_\_\_\_\_

Date

Cell: \_\_\_\_\_

Home: \_\_\_\_\_

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**EXHIBIT "A"**  
**Addendum to Standard Lease Agreement**  
**Cleaning, Repair, Replacement Price List**

**Maintenance and Repair**

Service Calls for maintenance or repair activities during the term of this lease related to tenant use / misuse of property will be billed at time of service at \$50.00 initial charge plus any additional fees related to repair or actual maintenance work performed. This includes changing light bulbs, replacing fire extinguishers, cleaning of premises, etc.

**Minimum Charges**

Extermination of bugs or other infestations	\$50.00
Clean plugged Drains/Disposals, if tenants fault	\$40.00
Key not turned in/lost	\$50.00/key
Locks Replaced	\$50.00/lock
Damaged Screens	\$60.00 ea.
Windows / Doors:	\$200.00 ea.
Carpet/Wood/Tile Floors - Burns / Cracked / Damaged	\$300.00/room.
Walls dirty or damaged - Requires Repainting/Repair	\$200.00/room
Dirty: Refrigerator, Oven, Stove/Burners/4, Sink, Disposal, Tub	\$50.00 ea.
Cleaning of Premises	\$50.00/ room
Cleaning of Premises	\$25.00/ bag of garbage
Replace Smoke alarms or Fire Extinguishers	\$50.00 ea.
Missing Light Bulbs	\$5.00 ea.
Blinds/Window treatments replace	\$48.00 ea.
Yard / Lawn, due to tenant misuse	cost of reseeding/repairing

Any items not mentioned above, including exterior damage will be charged to the tenant at the estimated cost of total replacement by landlord.

If it is necessary to hire a cleaning service to adequately clean bathrooms and kitchen to prevent long term damage due to excessive build up and lack of normal maintenance, tenant(s) shall be charged for the cost of cleaning service at time service is rendered or if this lease agreement is terminated, then shall be charged to tenants damage deposit. Landlord reserves the right to enter the Premises if Tenant(s) has temporarily vacated the Premises, such as for Holiday and Spring Breaks, to make inspections for safety and health purposes.

If from the beginning of this lease term or 30 days after the termination of this lease, an extermination service is necessary to rid the premises of bugs, cockroaches, rodents, bed bugs, or other infestations, then the cost thereof shall be paid by the tenants or if this lease agreement is terminated, then shall be charged to tenants damage deposit.

A maintenance or management request by one of the Tenant(s) in the Leased Premises constitutes permission for the Landlord, its agents, and its employees to enter the Leased Premises at all reasonable hours and always after one hour's notice. Lessee agrees to assume financial responsibility for additional charges of a subcontractor who is hampered from completing any work at the Leased Premises by any act of Lessee, any guests of Lessee or conditions caused by Lessee.

PLEASE INITIAL BELOW THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO ALL INFORMATION CONTAINED ON THIS PAGE.

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