

Leasing Policy and Process for 926 Cedar Drive and 331 E. Chestnut Oxford, OH 45056

House is leased to the first group of people to complete all the steps required.

- ☐ House has been viewed by all potential lessees
- ☐ Student Rentals:
 - ☐ Identify four tenants designated to be on lease
 - ☐ Lease Guarantor process completed for each tenant (Signed Guarantor Addendum)
 - > Guarantors sign addendum which is included as part of the lease (*digital signatures valid*)
 - ☐ Deposit paid in full \$750 per person
 - > *returning renters can roll-over deposit and are required to restore deposit to full amount prior to new lease term starting*
- ☐ Family Rentals:
 - ☐ Identify names and ages of all residents
 - ☐ Complete background / security check (\$60 fee)
 - ☐ Pay deposit = 1 month rent with lease signing
- ☐ Lease signed by all lessees
- ☐ Lease signed by lessor / landlord
- ☐ Liability insurance - tenants are required to have liability insurance. Either purchase coverage at \$11.99 / month online through our provider or provide your own proof of coverage

All leases / lease offers are non-binding until a lease is fully executed, security deposits have cleared and all parties have signed the lease.

Lessor / Owner has the discretion to revoke a lease / lease offer at any time for any reason prior to full execution by all parties..

Owner shall comply with all applicable local, state, and federal non-discrimination and fair housing laws, including laws which prohibit discrimination on the basis of race, religion, ethnic origin, national origin, color, sex, age, physical or mental disability, or family status.

SAMPLE ONLY **Miami Oh Rentals STANDARD LEASE AGREEMENT** for _____

DATE OF LEASE	TERM OF LEASE	RENT amount	RENT period	DEPOSIT
	Start: End:			

Make all payments payable to:

Process electronically via tenant portal with Buildium OR

Mail payments c/o Tom Brinkmann 5720 Old Pfeiffer Lane Blue Ash, Ohio 45242

Tenant's Name: Home Address:	Tenant's Cell Phone:	Email:
Parent/Legal Guardian Information: Include Name, Cell phone and e-Mail		

Tenant's Name: Home Address:	Cell Phone:	Email:
Parent/Legal Guardian Information: Include Name, Cell phone and e-Mail		

Additional Tenant or Guarantor Information		
Name: Home Address:	Cell Phone:	eMail:
Parent/Legal Guardian Information: Include Name, Cell phone and e-Mail		

Additional Tenant or Guarantor Information:		
Name: Home Address:	Cell Phone:	Email:
Parent/Legal Guardian Information: Include Name, Cell phone and e-Mail		

Tenant(s) acknowledge that they are the only occupant of the unit and understand that they are responsible for the actions of their guests and for ensuring that guests comply with all terms of this lease and all applicable laws and ordinances. Overnight guests, other than a spouse, must be approved by the landlord and any other tenants. No guest (other than a spouse) may stay for more than fourteen (14) days within any three-month period or for more than three (3) consecutive nights, unless the Landlord has provided prior written consent. Unauthorized guests will be asked to leave the premises. Guests staying longer than allowed may be considered additional occupants and may need to be added to the lease agreement, which could result in a rent increase. Any violation of lease terms by a guest may be grounds for terminating the Tenant's lease. Landlord reserves the authority to restrict any guest or non-resident from the property, leased premises and common areas. Landlord reserves the right to require the Tenant to remove any guest who violates the lease terms and any violation of lease terms by a guest may be grounds for terminating the Tenant's lease. Criminal trespass charges may be filed should the person return. If a guest or a guest's invitee is notified by the landlord or an authorized agent that they are banned, trespassed or otherwise not permitted to enter or remain on property, Tenant must immediately enforce this restriction. Tenant shall not harbor, house, or knowingly allow on the premises any person who has been legally trespassed or banned from the property by the Landlord or law enforcement. If a banned individual attempts to enter, the Tenant must immediately notify local police and request that the individual be removed for trespassing. Tenant is required to remove any guest who violates the lease terms. Failure by the tenant to prevent a banned or trespassed individual from returning to the premises shall constitute a material breach of this Lease.

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

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Late Charges and Insufficient Funds: Late rental payment shall be subject to a late charge when more than 3 days past due of \$50.00 plus \$15.00 per day thereafter. The total amount of late fees shall not exceed the total amount of late rent. Rent is considered late for payments not processed, not received and/or returned for insufficient funds and not remedied by the end of the 3 day grace period. Any rental payments made by check or EFT shall also be charged a handling fee of \$65.00 if the payment 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. Landlord reserves the right to raise future rent payments consistent late payment of rent.

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 to the maximum extent allowed by law.

4. Security Deposit: Tenant(s) shall deposit with Landlord the total sum of **one month's rent or (\$3,000 - three thousand 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 received, ordinary wear and tear excepted. Tenant(s) should complete describing the items furnished and condition of the entire Premises along with these furnishings upon taking possession and 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.

In accordance with Ohio law, within 30 days after completion of the rental agreement and surrender of the premises, the security deposit shall be returned to the tenants, less any amounts lawfully applied to unpaid rent, damages beyond ordinary wear and tear, or other charges due the Lessor as herein agreed (and in exhibit "A") as permitted by law. Any such deductions shall be itemized in writing by the Lessor and delivered to the tenants with the balance due. The tenants shall provide the Lessor with a written forwarding address upon vacating the premises. Failure to provide a forwarding address shall not relieve landlord of compliance with Ohio law, and notice mailed tenant's last known address shall be deemed sufficient. 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. Liability: Tenant hereby releases said Lessor from any and all liability for damages to both person and property occurring during the term of the Lease, except to the extent caused by the negligence or willful misconduct of landlord or landlord's agents. Landlord shall not be liable to Tenant(s), nor to their guests, family or occupants for loss, damage, or injury 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, acts of third parties, conditions of the Property, environmental contaminants (including but not limited to: carbon monoxide, radon, asbestos, or lead based paint) or casualty losses, or other acts of crimes. 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). Such conflict does not constitute grounds for termination of this Lease. The Landlord will not be liable for any loss, damage, or injury to Tenant(s) or Tenant's property arising from criminal acts of the conduct of third parties.

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.

INSURANCE and LIABILITY: _____, LLC maintains insurance to cover their own property and liability. Tenants 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 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 and Owners 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 listing FLAIG ONE, LLC as co-insure; minimum policy / coverage amount required is \$100,000. In signing this lease you authorize Landlord to purchase liability insurance on your behalf and charge cost of insurance at \$11.99/month to you if proof of insurance is not provided prior to move-in.* Tenant initials acknowledging insurance requirements: _____

6. **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. *Note: currently, fines range from \$34.00 to \$2,250.00.*
7. **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 is especially harmful to young children and pregnant women. 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. <https://www.epa.gov/lead/protect-your-family-lead-your-home-english>*
- Lessor's Disclosure:** Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and 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 info: "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. _____

8. **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, **Glenwood Energy** (for gas at 331 E. Chestnut) plus any additional internet subscription services if desired and/or upgrades to standard internet service that is included in lease (ex. additional subscription cable or internet channels). Tenants are 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. Tenants agree to pay reconnection fees 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.
9. **Subleasing:** Tenant agrees to obtain written permission of Lessor prior to subletting or re-letting said premises, or any part thereof. For summer, a security deposit of \$300 per person will be required which will be returned following the inspection at the end of the summer term.
10. **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). 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 Jeannine B. 513-245-9701. NOTE: There will be a \$125.00 charge to let people into the house for lock-outs, lost or misplaced keys, payable at the time you are let in.
11. **Compliance with City of Oxford Housing Inspections.** The City of Oxford inspects rental properties 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.

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- 12. 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 you. We may also charge you for removal and/or storage expenses. We cannot be responsible for personal property left on the leased property.
- 13.** 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.
- 14.** 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 and Tenants.
- 15.** This Lease shall be governed and construed under the laws of the State of Ohio.
- 16.** 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

NON-WAIVER. The failure of the landlord, lessor, or owner in any one or more instances to insist upon strict performance of any term or condition of this Lease, or to exercise any right conferred by this Lease, shall not be deemed a waiver or relinquishment of any right or remedy that the Lessor / Owner may have, and shall not be deemed a waiver of any subsequent breach of any term or condition of this Lease.

GUARANTOR(S). If this Lease requires that tenant have a Guarantor approved by Lessor / Owner, then said guarantor shall complete a guarantor form which will be hereby incorporated into and attached to this lease. Failure to provide the guarantor form may, at lessor's option, render this lease null and void and the premises may be rented to other parties.

Until Lessor has executed this Lease, Lessor shall have the unrestricted right to refuse acceptance of tenant for any reason. Such refusal shall not be based, however, on applicant's race, religion, sex, national origin, or other protected class. If Lessor refuses to execute this Lease, Lessor shall refund to applicant any security deposit and previously paid rent.

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 Addenda, and they acknowledge receipt of a signed copy of this Standard Lease and Addenda.

Lessees:

_____	_____
Date	Date
_____	_____
Date	Date

Lessor: _____ DATE: _____
Tom Brinkmann Property Manager for _____, LLC
5270 Old Pfeiffer Lane Blue Ash, Ohio 45242 Cell: 513-317-7844

ADDENDUM to LEASE AGREEMENT DATED _____
RESPONSIBILITIES OF TENANTS and LANDLORD

1. **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 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, water, 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 return all unearned rent. Tenants must notify Landlord immediately in the event of fire, water, 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. **PROPERTY OWNER'S INSURANCE DOES NOT COVER ANY TENANT'S PERSONAL BELONGINGS. TENANTS ARE RESPONSIBLE FOR OBTAINING THEIR OWN PROPERTY, CASUALTY, and LIABILITY INSURANCE.**

2. **Responsibilities of the Tenant(s):** *Tenant(s) agree to observe and abide by the Responsibilities outlined herein and all rules and regulations which are hereafter made a part of this Agreement and to observe all reasonable rules and regulations which may be promulgated in the future, in writing, by the landlord: failure to do so could result in eviction.*

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 oven/range, refrigerator, washer, dryer, and dishwasher; 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(s) on 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(s) may at any time request information on identifying and treating bed bugs from Landlord. Tenant(s) must notify Landlord and/or Agency immediately if bed bugs or other pests are found because early treatment will reduce Tenant(s)' damages.

2.1 **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.

2.2 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**.

2.3 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.

2.4 No additional locks shall be put upon any door or locks changed without written consent of Lessor or his agent.

2.5 Tenants shall make no changes of any nature in the dwelling unit including: painting, redecoration, removal of doors, replacement or re-keying of locks, or installation of storm doors, without first obtaining written consent from Lessor or his agent.

2.6 Tenants shall not do any act which would violate or increase the fire or liability insurance policy on said premises, nor shall said premises be used for illegal purposes. Tenants will have their own liability insurance in addition to the owner's policy.

2.7 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(s) 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 damage caused by any item mentioned in this paragraph will be repaired and charged to the tenants.

2.8 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.

2.9 Responsibility for normal household and yard **maintenance** shall fall upon the tenants, including mowing the lawn, keeping weeds trimmed and replacing light bulbs. Landlord is responsible for replacing fuses, aerators, softener salt and furnace/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.

2.10 Tenants are responsible for **snow and ice** removal, including removing snow and ice from sidewalks in front of residence

2.11 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 the responsibility of the lessee.

2.12 **Waterbeds and Lofts:** No waterbeds permitted. Any damages caused by an unauthorized waterbed are the responsibility of the lessee. Any loft 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.

2.13 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 exterior use.

2.14 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.

2.15 **Plumbing:** 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. **Keep a PLUNGER on hand to avoid being billed for service calls.**

2.16 If **garbage disposal** needs to be cleaned out or repaired due to improper use, tenant(s) will be charged.

2.17 **2.16 Tobacco, Drugs and Alcohol:** No keg parties of any kind and **no illegal drugs** on the premises. No smoking or use of **tobacco**, nicotine or vaping products permitted on property, inside or outside of the house. Damages, including odor damage caused by said products or use of said products will be charged to tenant(s). Tenants will not smoke, vape, grow or otherwise use or manufacture **cannabis** or cannabis products anywhere on property

2.18 The house has central **air conditioning**. Window air conditioning units are unnecessary and may not be installed. Windows must remain closed if a/c unit is on. If windows are open, a/c system must be shut off. Damages to the central cooling system that result from misuse or abuse will be charged to tenant(s).

2.19 There shall not be any **weapons** on premises at any time! This includes any guns, bb guns, and/or knives not used for cooking.

2.20 No **grills or firepits** allowed on porch or close to the house. Any damage to the property due to the use of grills or firepits will be charged to the tenant. Firepits must be freestanding / removable in accordance with Ohio law and Oxford zoning.

2.21 No person shall operate any unmanned aircraft, engine powered model or toy airplane, drones in a park nor launch fire powered rockets or use fireworks without specific written authorization of landlord.

2.22 **Vehicles** must be registered with Landlord. Unauthorized vehicles will be towed at vehicle owner's expense.

2.23 **Surveillance Cameras / Smart Doorbells:** Any exterior security cameras or surveillance recording device that captures footage of any portion of the property outside the exclusive boundaries of the interior of the leased premises requires prior written consent from Landlord. Tenant shall not install or operate any video recording, audio recording, surveillance device or smart doorbell without Landlord's prior written consent. Any authorized device shall not be used in areas where there is a reasonable expectation of privacy and must not record audio (ORC 2933.52). Positioning of device must be approved by landlord; any approved monitoring device must be positioned to respect the reasonable privacy expectations of neighbors and guests and shall not record audio. Landlord reserves the right to require immediate removal of unauthorized devices upon written notice. If requested by landlord or law enforcement, tenant must comply with sharing footage from any security recordings. Any authorized security device must be non-permanent, and non-wired (wireless). Tenant is prohibited from driving fasteners, drilling holes, cutting, running wires, changing wiring or making any structural, electrical or surface alterations to the walls, doors, ceilings, trim or exterior siding of the building. Tenant shall be fully liable for any unauthorized audio or video surveillance and any repair or painting costs to restore the Premises to its original condition upon move-out.

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 service 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. Tenants will be billed for the actual cost of work done if above the minimum charges below:

Minimum Charges

Extermination of bugs or other infestations	\$150.00
Clean plugged Drains/Disposals, if tenants fault	\$50.00
Key not turned in/lost	\$75.00/key
Locks Replaced	\$80.00/lock
Damaged Screens	\$80.00 ea.
Windows / Doors:	\$250.00 ea.
Carpet/Wood/Tile Floors - Burns / Cracked / Damaged	\$450.00/room.
Walls dirty or damaged - Requires Repainting/Repair	\$300.00/room
Dirty: Refrigerator, Oven, Stove/Burners/4, Sink, Disposal, Tub	\$50.00 ea.
Cleaning of Premises (not garbage)	\$50.00/ room
Cleaning of Premises (garbage)	\$25.00/ bag of garbage
Replace Smoke alarms or Fire Extinguishers	\$70.00 ea.
Missing Light Bulbs	\$8.00 ea.
Blinds/Window treatments replace	\$68.00 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.

GUARANTOR ADDENDUM - if required:

This Addendum ("Addendum") is made part of the Residential Lease Contract ("Agreement") dated _____, and is between _____, LLC the Owner of _____ Oxford, OH 45056 and _____ (tenant name/s: collectively and individually "Residents"), for the premises at _____ Oxford, OH 45056 Butler County, OH (the "Leased Premises"). All capitalized terms used but not defined herein shall have the meaning set forth in the Agreement. Where the terms and conditions of this Addendum vary or conflict with the terms and conditions of the Agreement, the terms and conditions of this Addendum shall control.

LEASE TERM: 2027-2028 Academic School Year (Miami University)

Start Date: Aug. 18, 2027 Wednesday before start of classes 2027 End Date: May Sunday after final exams May 14, 2028

Rent Payments: Payment for said rent of the Premises shall be made payable to _____, **LLC** (using the Buildium portal preferred) in installments as follows:

I, THE UNDERSIGNED HEREBY AGREE,

_____ ("Guarantor") unconditionally guarantees all obligations of Resident under the Lease Contract including, but not limited to, rent, late charges, property damage, repair costs, animal violation charges, utility payments, and all other sums due to Owner under the Lease Contract. Guarantor's obligations will continue for all lease terms and renewals, including automatic renewals, amendments, and modifications. If Owner delays or fails to exercise lease rights, pursue remedies, give notices or make demands to Guarantor, it will not be considered a waiver of Owner's rights. All of Owner's remedies against Resident, as authorized by the Lease Contract or by applicable law, apply to Guarantor as well. Resident and Guarantor are jointly and severally liable for all obligations under the Lease Contract. It is unnecessary for Owner to sue or exhaust remedies against Resident in order for Guarantor to be liable. A facsimile or electronic signature on this Addendum will be just as binding as an original signature. Guarantor does not need to sign or be named in the Lease Contract, only this Addendum. This Addendum is part of the Lease Contract and must be performed in the county where the Leased Premises is located.

PARTIES:

Owner: _____, LLC - 5720 Old Pfeiffer Lane Blue Ash, OH 45242 513-317-7844

Resident: _____ Email Address _____

Guarantor Name(s) _____

Address _____ Email Address _____

Guarantor #1 Signature: _____ Date: _____

Guarantor #2 Signature: _____ Date: _____

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

(A) Furnish Common Rooms

(One time payment up front - \$2,000 total for the whole year / \$500 per person)

Great Room - 1 Couch, Two Chairs, Coffee Table, 2 End Tables, 2 lamps, TV

Dining Area - Dining Table and 4 Chairs

Porch - Outdoor Table and 4 Chairs

Front Living Room* - 1 Couch, coffee table, floor lamp

**Can be reconfigured for study room set-up if preferred (desks and chairs)*

(B) Furnishing one bedroom (\$400 per room per semester / \$800 per student for the year)

Option #1 - Bed Frame, Mattress, Chest, Desk, Chair

Option #2 - Bed Frame, Mattress, Chest, 32-40" Mounted Monitor on the Wall

Student must provide their own bedding and mattresses must have a mattress protector

- Mattress protector provided by student -

(C) "Drop off Ready" (Includes Options A & B plus the items listed below)

(\$5,000 total / \$625 per student per semester for all rooms: A,B, and C)

Fully Stocked Kitchen

8 Place Settings (Plate, Saucer, Cups, Forks, Knives, Spoons)

Cooking Supplies: Toaster, Blender, Pan Set, Cooking Utensils, Can Opener,

Butcher Block and Knives, Cookie Sheets, Cutting Board, Pizza Cutter,

Measuring Cups, Colander, Pot Holders, Table Coasters

Fully Stocked Bathrooms (Starter Sets)

Bath mat, Starter Toilet Paper, Toilet cleaning brush, Plunger, Shower liner

Cleaning Supplies

Vacuum, Broom, Mop and bucket

Snow Shovel

(D) Upgraded Internet (\$800 total for the year / \$100 per student per semester)

Standard Internet is included with the lease

Landlord can upgrade the Internet service for the Academic Year with *Spectrum Cable*

upgrade = from "up to 300Mbps" to "up to 1Gbps"

Upgrade includes Super High Internet Modem and WiFi Router

Utilities: Paid by Tenant

Electric - Duke Energy (Electric, Air Conditioning, Heat) (Chestnut = Gas with Glenwood Energy)

Optional Internet Upgrade - Spectrum or Cincinnati Bell - contact and pay Landlord for upgrade

Water, Sewer, Trash - City of Oxford

Grass Cutting & Landscaping:

Taken Care of by Landlord

No Snow Removal: Considered an "Act of God".

Tenant is responsible. May not apply chemicals or salts to driveway or sidewalks.