Rental Lease and Agreement

Made at Cincinnati, Ohio, this _____ day of _____ , 20___ , by and between ALFRED TEPPERBERG (landlord) and _____

_____
(tenants)

Total number of persons to occupy premises: _____

Premises address: _____

Services furnished: _____

Equipment furnished: _____

Monthly Rent: _____ ($ _____) due and payable in advance at **P.O. Box 20163 Cincinnati, Ohio, 45220** (address). **INCLUDE** the **address** of rented premises directly on the check.

The tenant hereby deposits the sum of **$** _____ , as a guarantee for the faithful performance of all the terms of the within agreement, which sum landlord agrees to refund to the tenant, after vacation of the premises, at the expiration of this agreement, or any renewal thereof, providing that all of the terms of this agreement have been complied with, less any deductions and/or rent in excess of said sum. Landlord will pay the final water bill and take it from tenants' deposit.

The within premises are hereby rented for a period of _____ months, commencing _____, 20___.

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Landlord shall not be liable for theft or for any damage occasioned by failure to keep said building in repair or from failure of heating equipment or by or from plumbing, gas, water, steam or other pipes or fixtures or sewage, nor for any damage arising from the acts or neglect of other tenants of said building or the elements, or damage arising from acts over which he has no control. Necessary repair requests will be made PROMPTLY by the tenants, to either landlord or his agents.

Landlord, or his agents, shall have the right to enter the said premises at any time to make necessary repairs, or to exhibit the premises for sale or rent, or in case of fire or other causes, for protection of the interests of tenant and/or landlord.

Tenant agrees, upon vacating the premises, to deliver the keys to the landlord or his agent, and to leave the premises in the same condition, natural wear and tear accepted, as upon his entry on the same, any necessary cost or expense in cleaning, or for damage caused by the tenant, or the making of new keys, to be deducted from the deposit, or be charged against the tenant, or both.

No music or noise shall be permitted in the premises which shall be objectionable to the landlord or to any occupants of said building. Tenant shall not allow anything to be placed on the outside window ledges of the premises, nor shall anything be thrown by the tenant, or others, out of the windows of the building, or from the porches or steps of the building. No bicycle shall be attached to the premises, including wooden porch railing. Indoor furniture (e.g. couches, mattresses, etc.) is not to be used outside the premises, including on decks or porches.

Tenant agrees not to remove any fixtures or appurtenances or cause same to be removed from the premises, or drive any nails or screws into the walls or woodwork without the consent, in writing, from the landlord.

Tenant agrees to abide by all of the rules and regulations as presented to him by the landlord or as posted in the entranceway or common hallways or rooms of the premises or the building of which the premises are a part.

One or more waivers of any covenant or condition by the landlord shall not be construed as a waiver of a further breach of the same covenant or condition.

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No Pets. If a dog or cat is seen on the premises at any time, a $300.00 monthly charge retroactive to the start of the lease must be paid, for each pet found. **No Smoking.** There are smoke detectors at all levels of the house/premises.

Tenants are responsible for the yard, sidewalk, and garbage if renting a house, and must pay all tickets from the failure to perform responsibly and according to law. Furnace filters must be changed periodically for better performance, and to save on energy costs.

IF the rent is not received by the **fifth** (**5th**) of the month, a late charge of **10% (ten percent)** of one month's rent must also be paid. On the **tenth** (**10th**), an eviction notice may be given. Sublets are allowed ONLY with the approval of all roommates on the lease.

Tenant(s):

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____
(signed)

Accepted: _____ (landlord)