

Clifton Housing Rental Lease and Agreement

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

(tenants)

Total number of persons to occupy premises: _____

Premises address: _____

Services furnished: _____

Equipment furnished: _____

Monthly Rent: _____ (\$ _____) due and payable in advance by online payment through **Innago.com**. Cash and checks not accepted. Contact Dave Spooner at 513-543-0759 for assistance.

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 August 5th, 20____, and ending July 31st, 20____. There will be no proration of the rent for the month of August. Energy (Duke) and water (GCWW) utilities **MUST** be transferred to a tenant's name by the last business day in July prior to move-in.

Landlord shall not be liable for theft, nor for any damage occasioned by building breakdowns or failures, including those relating to HVAC equipment, plumbing, gas, water, steam, fixtures, or sewage, nor from the acts or neglect of other tenants of the building, nor from acts over which he has no control. Move-in can begin at 9am EST on the first day of the lease period. Necessary repair requests will be made **PROMPTLY** by the tenants, to either landlord or his agents, including issues existing upon move-in. Cleanliness issues, abandoned personal property by previous tenant, or remaining damage-related repair issues not made known to the landlord within seven days after move-in become the responsibility of current tenants, both in the remedy of and in regards to future security deposit disputes. Landlord, or his agents, shall have the right to enter the 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 by **5pm EST** on the lease end-date to the landlord or his agent, and to leave the premises in clean condition. Reasonable wear and tear, unrelated to cleanliness, is accepted by landlord. Any necessary cost or expense for cleaning, for damage caused by the tenant, or to replacing missing keys, is to be deducted from the deposit, charged to the tenant, or both. Bedroom keys must be left inside their doorknobs upon move out. Tenants must leave City-approved garbage cans empty upon move-out, or be charged to the security deposit for the expense of emptying them.

No music or noise shall be permitted in the premises which shall be objectionable to the landlord or to any occupants of said building. Tenants are not allowed on rooftops or porch roofs. 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 bicycles, grills, or other fixtures shall be attached to the premises, including wooden railings. Cooking grills cannot be kept on wooden decks, as our insurance deems it a fire hazard. Fire pits outside the house must use fully-enclosed metal equipment deemed legal by the City of Cincinnati. Plumbing expenses arising from drain cleaner product use, tampon disposal, and wipes marketed as flushable, may be charged to the tenant. Pest and bedbug extermination fees may be charged to the tenant if infestation is reasonably attributable to the actions of either the tenant or his/her guests. Indoor furniture (e.g. couches, mattresses, etc.) is not to be used outside the premises, including on decks or porches. Tenant will be subject to a **\$25 fee** for requiring the landlord or his agent to unlock either an exterior or interior door due to missing keys.

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 is not allowed to make any alterations to the house or apartment, including repairs, unless previously approved of by the landlord or his agents in writing. 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.

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.** Landlord agrees to provide smoke detectors at all levels of the premises. Tenant waives any right to fire liability cause of action, property or otherwise, if tenant removes or discards smoke detectors. Tenant is responsible, if renting a house, for the garbage, sidewalk, snow and ice removal, and yard, including mowing grass, trimming bushes, and removing any litter, and must pay all tickets from the failure to perform responsibly and according to law. Furnace filters must be changed every 3 months to improve HVAC performance, prevent damage to the heating/cooling system, avoid filter-related service calls, and to save on energy costs. Tenants may be charged for service calls arising from neglected furnace filters.

Rent is due on the **first (1st)** of every month. 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 tenants on the lease and landlord. The landlord may require additional security deposit from sublets upon his discretion.

By signing this lease agreement, we understand this is a 12-month agreement, and that if we move **BEFORE** it expires we must then pay the full 12 months of rent. We also understand that if we change our minds and don't move in, we must pay rent for as long as the house is vacant and we lose the right to our deposit. We must renew the agreement **BEFORE** October 1st during the lease period if we wish to stay in the house for another year. We will be jointly and severally responsible for all afflictions under this lease. We have received the EPA disclosure about lead protection.

Tenant(s):

(signed)

Accepted by: _____ (landlord)

Tenant Name:	Tenant Name:	Tenant Name:
Tenant Phone Number:	Tenant Phone Number:	Tenant Phone Number:
Tenant Email:	Tenant Email:	Tenant Email:
Guardian Name:	Guardian Name:	Guardian Name:
Guardian Phone Number:	Guardian Phone Number:	Guardian Phone Number:
Tenant Name:	Tenant Name:	Tenant Name:
Tenant Phone Number:	Tenant Phone Number:	Tenant Phone Number:
Tenant Email:	Tenant Email:	Tenant Email:
Guardian Name:	Guardian Name:	Guardian Name:
Guardian Phone Number:	Guardian Phone Number:	Guardian Phone Number:
Tenant Name:	Tenant Name:	Tenant Name:
Tenant Phone Number:	Tenant Phone Number:	Tenant Phone Number:
Tenant Email:	Tenant Email:	Tenant Email:
Guardian Name:	Guardian Name:	Guardian Name:
Guardian Phone Number:	Guardian Phone Number:	Guardian Phone Number: