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RENT: Base rent shall be \$ per month, payable a day of each month. Payment of rent and other charge Landlord's Name: Address:	vritten notice to Tenants from Landlord. in advance, along with any Additional Rents described herein, on ges is to be made to:
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Email:	rd. Rental navments shall be made by check or money order
at such other place as may be designated, in writing, by Landlor	
lects to accept rent after the 10 th day after it is due, payment in a es not waive the right to insist on payment of rent in full on the d nk, Tenants shall pay a returned check charge of \$25.00 as addi uses the rent to be late. Landlord may require future payments t urned check.	lay it is due. In the event any Tenant's check is dishonored by the itional rent. A late charge will be imposed if the returned check
SECURITY DEPOSIT: Tenants have deposited \$	to secure full compliance with the terms and conditions of the
on 30 days notice from Landlord, Tenants agree to increase the	ncurred due to Tenants' breach of this Lease. Upon termination of
UTILITIES: Tenants agree to pay for all utilities, services, and ch	harges used by all Tenants or attributable to the premises except:
operty are returned to Landlord. EACH TENANT, whether or not ligations, including the payment of rents or other charges, to be	age areas, are clear of personal belongings, and all keys and other tin actual possession of the premises, is responsible for all performed by Tenants during the term of this Lease and for all rmitted by any Tenant, their guests, or invitees. This responsibility
OCCUPANTS: Only the Tenants named in this Lease and the in	ndividuals named below may occupy the premises:
ne	Date of Birth

8. ASSIGNMENT AND SUBLETTING: No portion of the premises may be sublet and this Lease may not be assigned without Landlord's prior written consent. Any subletting or assignment in violation of this provision shall constitute a material and irremediable breach of this Lease.

- **9. CONDITION OF PREMISES:** Tenants acknowledge that they have inspected the premises, furnishings, appliances, and equipment including all plumbing, heating, and electrical units provided by Landlord and have found them to be in satisfactory and operable condition. Tenants agree to keep the premises and all said furnishings, appliances, and equipment in good order and condition, and to immediately reimburse Landlord for any damage thereto caused by any Tenants, their guests, or invitees.
- **10. ALTERATIONS AND IMPROVEMENTS:** Tenants agree not to make any alteration of, or improvement to, the premises without Landlord's written consent.
- 11. USE: The premises are rented for residential use only. Tenants shall not violate any law in the use of the premises, commit waste or nuisance, annoy, molest, or interfere with any other person on the premises, or cause or allow any noise or activity on the premises or common areas which might disturb the peace and quiet of other persons. Drug related criminal activities by Tenants and/or their household members or guests will result in eviction.
- 12. TENANTS' HOUSEHOLD BELONGINGS: None of the following items shall be kept or stored on or about the premises: receptacles containing more than ten gallons of any liquid other than water filled furniture, for which Tenants must provide proof of insurance; highly combustible materials; items of unusual weight or dimension; items which may represent a danger to persons or property, or which may adversely affect Landlord's insurance rates. Tenants' personal property is not insured by Landlord, and Landlord is not liable for any damages thereto.
- 13. ATTORNEY'S FEES: If any legal action or proceedings be brought about by either party to enforce any part of this agreement, the prevailing party shall recover in addition to all other relief reasonable attorney's fees not to exceed \$500 and costs. RECONIZING THAT JURY TRIALS ARE BOTH TIME CONSUMING AND EXPENSIVE, LANDLORD AND TENANT HEREBY WAIVE THEIR RIGHT TO A TRIAL BY JURY ON ANY MATTER ARISING OUT OF THIS AGREEMENT, OR THE USE, OR THE OCCUPANCY OF THE PREMISES HEREIN.
- **14. PARKING:** If any parking spaces are assigned for the Tenants' use, they are to be used exclusively for parking of Tenants' vehicles listed on the rental application. Said spaces shall not be used for the washing, painting, repair, or maintenance of vehicles. No other parking spaces shall be used by Tenants. Tenants are responsible for any vehicle discharges and for any cleaning thereof deemed necessary by Landlord. Tenants shall not allow guests or invitees to park in spaces designated for Tenants only.
- 15. PETS: No animals of any kind may be kept on the premises except:
- **16. RIGHT OF ENTRY AND INSPECTION:** Landlord may enter the premises at any time in case of emergency. In other cases, upon reasonable notice, Landlord may enter during normal business hours to show, inspect, maintain, or repair the premises or for any other legitimate purpose.
- 17. BREACH: Failure to comply with a term or condition of this Lease shall be deemed a material breach of this Lease. The waiver by Landlord of any breach of a term or condition shall not be deemed a waiver of a subsequent breach of the same or any other term or condition. In the event that the Tenants breach this Rental Agreement, Landlord shall be allowed, at Landlord's discretion but not by way of limitation, to exercise any or all remedies provided by law.
- **18. NOTICES:** All notices shall be in writing and shall be served to Tenants at the premises and to Landlord at the location designated in Paragraph 2 herein for the payment of rent, or at any other place as may be designated in writing by Landlord.

19. ADDITIONAL PROVISIONS: Landlord and Tenants further agree as follows:

By Authorized Agent

	To Landina and Tonanto Idiano, agree de Ion		
Department of Justice at: htt		stered sex offenders is made available to the public via t's criminal history, this information will include either the IP code in which he or she lives.	he
Landlord	Tenant	Tenant	

Tenant

Tenant