

Residential Lease Agreement

Date: _____

This Lease Agreement, for the property located at: _____
_____ Ohio _____ (the property) is entered into on _____ (move in date) by and
between Neela Kelly/Dream Feel Homes Ltd. (Landlord), and the following tenant(s): _____
_____ (Tenant(s)) for the term of one year from the move in date.

Subject to the terms and conditions stated below the parties agree as follows:

Use

The property shall be used as a residence by the tenant(s) and any and all other people residing in the property stated here: _____, and for no other purpose. Only the individuals specifically listed above are to live in the property. If any immoral, unlawful use, disturbance or violation of health ordinances or law occurs by the tenant(s), other residents, their guests or invitees, this rental agreement will be immediately terminated at the landlords option. No other persons may live there without the landlords prior written permission and the property may not be sublet or assigned. Occupancy by guests staying over ten (10) days will be considered to be in violation of this provision. Unauthorized occupants will be \$100/month fee and potential lease termination. In the event of default by any one signatory, each and every remaining signatory shall be responsible for timely payment of rent and all other provision of this agreement. It is specifically agreed this rental agreement is subject to the following terms and conditions, violation of any one of which shall amount to a breach of its terms by tenants, and allow the landlord to enter the property and remove the contents in the property or at the option of the landlord, tenant agrees to vacate premises within three days after being notified in writing of its breach of any of the conditions herein, including nonpayment of rent.

Payments

Rental payment is due on the 1st, but tenants are given grace period until the 3rd of each month. Rent shall be \$ _____. Payments will be made directly to Land Lord through electronic payment options offered. The tenant further agrees to pay a \$10.00 late fee per day the rental payment is late, which starts on the 4th of each month. If the tenant does not pay the rent by the above stated time or if the tenant violates or fails to perform any of the covenants and conditions hereof to be kept and performed by the tenant, this Rental Agreement can be terminated at the option of the landlord.

Pets

No pets are permitted in the property at any time during the lease without the landlords prior written consent. There will be a non refundable pet fee of \$250. Tenant is hereby authorized to have the following described pet(s) on the property, subject to the terms and conditions of this pet agreement:

Type: _____	Type: _____	Type: _____
Breed: _____	Breed: _____	Breed: _____
Name: _____	Name: _____	Name: _____
Weight: _____	Weight: _____	Weight: _____

****If an unauthorized animal lives/stays overnight at the property: \$100/month fee and potential lease termination will ensue.**

Deposit

Security/cleaning deposit shall be collected to reserve the property, in the amount of the monthly rent: \$ _____ or previous amount paid to Original landlord. Deposit is refundable and will be returned in full if tenants leave the property clean, undamaged (other than normal wear and tear) and comply with all conditions herein set forth. If the tenant(s) fail to comply with the terms and conditions hereof and this lease is terminated, then the security deposit shall belong to the landlord as fixed liquidated and agreed damages. To leave the property in the condition they received it and receive full deposit back, it is required that tenants vacuum and wet shampoo carpet clean any carpet in the property. If tenant(s) damage the property exceed tenants deposit amount, tenant(s) will be held responsible for any additional costs to repair damage. **Items owned by the landlord within the property** include _____ and shall be left with the property or fees will ensue accordingly. The tenant(s) have also been given _____ Keys and _____ garage door openers which must be returned to the landlord at end of lease. The landlord will refund any deposits due to the tenants within thirty (30) days after the tenant(s) are/is moved out completely and notified landlord.

Utilities:

Water bill will remain in the name of the landlord and be paid directly by the landlord (this includes trash and sewer). Tenant will be responsible and pay directly for all other utilities, services and charges provided to the property.

Entry and Inspection

The tenant shall permit the landlord or the landlords agents to enter the property at any and all reasonable times for the purposes of making necessary or convenient repairs, inspection of property and/or to show the premises to prospective tenants, purchasers or mortgagees. Except in cases of an emergency, landlord will give tenant 24 hours notice of date, time and purpose of entry. Please be advised, this include times when the tenant may not be home.

Terms

Thirty (30) days prior to the termination date of this rental agreement the tenants shall give the landlord notice of their intentions to either vacate the property on the above stated termination date or to request an additional rental term of some duration. In the event the tenants wish to end lease agreement before the agreed upon termination date, they are responsible for mitigating rental losses until new tenant has moved in and is paying rent. In addition there will be a fee equal to one months rent for terminating the lease agreement before the terms of the lease are complete. Once the original terms of this rental agreement has expired, if a new rental agreement is not written, then this rental agreement is on a month to month basis until either the tenant or the landlord shall terminate this rental agreement by giving the other party 30 days written notice, delivered move out notice either in person or by email (nkelly7x@gmail.com) with emailed receipt. The tenant will be responsible for paying rent through the end of this 30 day period.

Maintenance, Repairs and/or Alterations

The tenant(s) accepts the property in its present condition and acknowledges that the property is in good order and needs no repairs, unless otherwise indicated in writing. The tenant shall, at his own expense, and at all times, maintain the property in a clean and sanitary manner including all equipment, appliances, furniture and furnishings herein and shall surrender the same at termination, in as good condition as received, normal wear and tear expected. The Tenant will at all times, keep the electricity and gas turned on to the property at the tenants expense and shall notify the landlord immediately if the electricity or gas would be disconnected for nonpayment or any other reason. If the tenant fails to do this, loss of heat could cause ruptured water lines and/or other catastrophic damages, the landlord may immediately terminate this rental agreement. The tenant shall be responsible for damages caused by his/her negligence.

The tenant shall not paint, paper or otherwise redecorate or make alterations to the property without prior written consent from the landlord. Any and all alterations and additions to the property shall remain with the property unless otherwise agreed in writing between both the tenant and landlord.

In the case the property shall be rendered untenable by fire or other casualty, the landlord may at his option, terminate this lease or repair the property within thirty (30) days, tenant may opt to continue lease agreement at this time. If the property shall be destroyed by fire then the term hereby created shall cease and terminate.

The tenant agrees to notify the landlord promptly and in writing of hazards and defects which may come to the tenants attention and the landlord shall have a reasonable time to correct or repair such condition.

Indemnification

The landlord shall not be liable for any damages or injury to the tenant or any other person or to any personal property occurring on the property or any part thereof or in common area thereof unless such damage is the proximate result of the negligence or unlawful act of the landlord, his agents or his employees. The tenant agrees to hold the landlord harmless for any claims for damages no matter how caused, except for injury or damages for which the landlord is legally responsible. Landlord shall not be liable for personal injury or damage or loss of tenants personal property (furniture, jewelry, clothing, etc) from theft vandalism, fire, water, hail, smoke, explosions, sonic booms or other causes whatsoever.

LANDLORD REQUIRES THAT TENANT(S) SECURE RENTERS INSURANCE TO PROTECT HIM/HERSELF AGAINST ANY AND ALL OF THE ABOVE OCCURRENCES.

Default

If the tenant shall fail to pay rent when due or perform any term hereof, after not less than three (3) days of such default given in the manner described by law, the landlord, at his option, may terminate all rights of the tenant hereunder, unless tenant, within said time, shall cure such default. If the tenant abandons or vacates the property, while in default of the

payment of rent, the landlord may consider any items left on the property to be abandoned and may dispose of it in any manner allowed by law. In the event the landlord reasonably believes that such abandoned property has no value, it may be discarded. All items on the property is hereby subject to a lien in favor of the landlord for the payment of all sums due hereunder to the maximum extent allowed by law. In the event of a default by tenant, the landlord may elect to (a) continue the lease in effect and enforce all his rights and remedies hereunder, including the right to recover the rent as it becomes due, or (b) at any time, terminate all the tenants rights hereunder and recover from the tenant all damages he may incur by reason of the breach of this rental agreement, including the cost of recovering the property, and including the worth at the time of such termination, or at the time of an award.

Landscaping And Snow Removal: Who will be responsible for maintenance:

Lawn care:	Tenant	Landlord
Snow/ice removal:	Tenant	Landlord

NO SMOKING IS PERMITTED AT ANY TIME INSIDE THE PROPERTY- this is immediate grounds for lease termination!

*No window coverings without solid color facing the outside, preferably white.

*There is a NO Tolerance late payment policy on the first 3 months of rent. Rent must be turned in by the 3rd of the month or before or a 3 day eviction notice will be posted on your door.

*NO doing laundry for non residents

*Small Repair items to include drano for slow drains, light bulbs and bugs are tenant responsibility.

*If your refrigerator stops working for any reason, landlord has a minimum of 72 hours to provide a working refrigerator or have refrigerator repaired. Tenant is responsible for getting a cooler with ice to keep fridge items cool or using a friends refrigerator.

*If backup discovered in toilet or sink drain due to tenant negligence; feminine products, hair, non-flushable wipes, plastic in toilet or sink, HVAC issues due to unclean filters, any misuse/neglect, the repair is a tenant paid expense. ALSO if the service provider shows up and there is not an actual issue/problem or the tenant no-shows, they will owe a service call fee of \$25. Service providers use their time and gas to come do repairs.

*IF YOUR FRIDGE IS STAINLESS STEEL... magnets will scratch your fridge and cause damage for returning deposit.

Additional Fees

\$75 fee for any tenant requests for locks to be changed for any reason during the lease

\$50 fee for landlord to re issue and sign a new lease during the current lease

\$35 fee for landlord to bring key in the even tenant gets locked out. (please hide one outside)

3rd party Payer
If at any time during the lease the tenant(s) request an additional third party payer for any portion of rent, a \$100.00 Monthly fee shall be added to the monthly lease payment.

Moving within network
If you choose to move/upgrade into another property within my housing network, you will be charged a prorated rent for both properties from the date the new property is ready for move in and for the transition time from point A to point B.

Rules and Regulations
Landlord shall have the exclusive right to make rules and regulations which shall become effective upon notice to the tenant and will govern the safety, health and welfare of the parties and the care, cleanliness and condition of the property and for the preservation of the good order therein, without breaching any terms or conditions of this rental agreement. When such additional rules and regulations are made, written notice will be given to tenant, such rules and regulations shall have the same force and effect as if originally made a part of this rental agreement.

Entire Agreement
The foregoing constitutes the entire agreement between the parties and may be modified only by writing signed by both parties. It is mutually agreed that the covenants and agreements herein contained shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

The tenants hereby acknowledge that they have read this entire residential rental agreement, understand it, agree to it and will abide by it.

REQUIRED: Emergency contact: _____
(Name and Phone)

Tenant(s) Email Contact : _____
Your email will be entered into a group email sent to all tenants which will include updates/reminders for you and your property.

Landlord: _____ Date: _____

Tenant #1 _____ Tenant #2 _____ Date: _____

Co-Signer _____ Date: _____

Security Deposit Receipt and Refund Form

Date: _____

Tenant name(s): _____

Property Address: _____

Landlord name: Neela Kelly / Dream Feel Homes Ltd.

The tenant's security deposit of \$ _____ was received on _____ (date) for the property listed above. Signature below is receipt of this security deposit Payment.

Landlord's Signature _____ Date _____

The Landlord has surveyed the property after the tenant's move out, the following deductions were made:

Rent due \$ _____ (From _____ to _____)

Late fees due \$ _____

Cleaning needed \$ _____

Appliance Cleaning \$ _____

Painting needed \$ _____

Wall holes/damage \$ _____

Windows \$ _____

Landscaping/weeds/grass \$ _____

Keys/garage opener \$ _____

Items left Behind \$ _____

Carpets/flooring \$ _____

_____ \$ _____

_____ \$ _____

TOTAL Deductions \$ _____

Total Original deposit \$ _____

Balance due to tenant \$ _____

If repayment is due, please find refund sent to original form of monthly rental payment. Thank you

Landlord Signature: _____

Date: _____