



BUCKEYE ABODES

614-378-8271 www.buckeyeabodes.com

Lease

This lease made at Columbus, Ohio this ____ day of _____, 20__ between Buckeye Abodes, the “Landlord” and the “Tenant(s)” as follows [print names]:

_____.

Landlord, in consideration of rents to be paid and the agreements to be performed by Tenant(s), has leased to Tenant(s) the premises known as _____, Columbus, Ohio 43201. The term of the lease shall be for the term beginning the ____ day of _____ 20__ and ending on the ____ day of _____ 20__ at 12:00 noon. During the term of this lease, the Tenant(s) shall pay the total annual rent of _____, payable in twelve (12) equal installments of _____ beginning on the ____ day of _____ 20__ and on the first month of every month thereafter for the current month therewith. First and last month installments are due no later than _____ 20__. Tenant(s) further agree:

- 1) Tenant(s) will forward rent, in the installments set forth above, to Buckeye Abodes at the address listed in our contact information on our website: www.buckeyeabodes.com.
- 2) Tenant(s) shall pay with one (1) check or money order.
- 3) Rent installments are due on the 1st of the month. Payments received after the 1st are subject to a \$25.00 late fee and an additional \$5.00 per day thereafter. All bounced checks will result in a minimum fee of \$30.00, plus accrued late fees.
- 4) Tenant(s) are responsible for all utilities except _____ and shall transfer service to each utility no later than the first day of the lease term. If separate utility meters do not exist, Tenant(s) shall pay prorate share of each utility per unit. Water and sewer remain in the landlord’s name and Tenant(s) will pay \$15.00 per month, per person in addition to the monthly rent payment. The difference between what Tenant(s) paid and what Landlord has paid will be credited or debited to the security deposit. If Tenant(s) rent includes utilities, Tenant shall not waste utilities. Tenant shall notify Landlord promptly of running toilets, leaks or any other utility malfunction.



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5) Tenant(s) hereby acknowledge that they inspected the property and are renting the premises "as is." No alterations or improvements of any kind are promised by Landlord unless put in writing, signed by all parties and made a part hereof. Furthermore, within 10 (ten) days of the first keys being received, Tenant(s) will email Landlord describing condition of premises at move-in. If report of conditions of premises is not made within 10 (ten) days, it will be assumed there are no problems and the property is in good condition. Tenant shall request repairs/maintenance promptly. All such requests must be forwarded via email to maintenance@buckeyeabodes.com. In case of emergency, Landlord should also be contacted by phone @ 614-378-8271.

6) Tenant(s) hereby agree that this lease shall subordinate to all current and hereafter acquired mortgages.

7) Guarantee (co-signing) of this lease is required. It is agreed that such document is as much a part of this agreement as if executed at the same time and done as a continued part of this lease. All promised, covenant conditions and monies to be paid, or due to be paid, are obligations of the co-signer(s). Each Tenant and each Guarantor shall be **JOINTLY** and **SEVERALLY** liable for the entire amount of the lease, individually or collectively. Furthermore, Guarantor (co-signer) signatures must be NOTARIZED and subject to the approval of the Landlord. Additional guarantors may be required of the Tenant(s) by the Landlord.

8) Tenant(s) agree to have Guarantor(s) execute and return the guaranty of this lease **within 10 days** after the date Tenant(s) sign this lease agreement. Failure to do so could result in Landlord terminating this lease and applying the deposit to Landlord's costs associated with re-renting the unit. This in no way shall limit Landlord's right to recover any and all other damages resulting from a breach of this agreement.

9) Tenant agrees the premises will be used for residential purposes only and will be occupied only by persons that have signed and accepted this lease agreement. Tenant(s) will not assign this lease or **sublet** the premises, nor any part thereof, without the written consent of the Landlord.

10) Tenant(s) will comply with all statutes, ordinances, rules, orders and regulations of all Federal, State, County and City governments regulating the use of property by Tenant(s). The premises will not be used for any unlawful purpose, or for anything deemed hazardous by Landlord.

11) **NO PETS** are allowed at any time on the premises. This includes yard and parking areas. Effective the day of discovering a pet on the premises, Tenant(s) will deposit an amount of \$250.00 (non-refundable) with Landlord. This is not an acceptance by



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Landlord of the pet on the premises and the pet must still be removed. The pet deposit shall in no way limit Landlord's right to recover any and all damages caused by the pet.

12) All charges billed to Tenant(s) are due within 30 days of the date of billing. Payments received after the 30th day are subject to a late fee of \$25.00 and an additional \$5.00 per day thereafter. Furthermore, all charges for damages, fees or violations of this agreement that are not paid will be deducted from security deposit.

13) Tenant(s) shall keep the premises safe and sanitary (including the lawns, parking areas and other property of the leased premises). Tenant(s) is responsible for snow/ice removal. Inoperable motor vehicles are not allowed. No vehicles shall be parked in any area not specifically designated as parking. A fee of \$25.00 per day will be charged for vehicles parked in yards.

14) Tenant(s) shall dispose of all garbage and other waste in appropriate containers supplied by the City of Columbus. Trash not place in approved containers will not be collected. If premises has a roll away container specifically assigned to premises address, Tenant(s) will move container to front curb no later than 6:00 a.m. every **Tuesday** morning and promptly move container back to premises after emptied. It is the Tenant(s) responsibility to contact the City's refuse division for removal of bulk items too large to fit in approved containers. If Tenant(s) fail to remove any garbage (including cigarette butts) and unwanted items from all areas of the premises (including yard, porches and parking areas), they will be charged a minimum of \$50.00 per occurrence with the Landlord reserving the right to deduct said amount from the security deposit.

15) Tenant(s) shall keep the premises free of insects, rodents, vermin and other pests and shall not cause or permit objectionable odors to emanate or to be dispelled from the premises. In the event extermination services are required, and it is determined that it is due to the Tenant(s) negligence, the Tenant shall be responsible for the cost thereof.

16) No painting is allowed. Only small nail holes are allowed for picture hanging. No stickers or anything with adhesive back hangers or any other sticky substance is allowed. If damage is done to walls, do not attempt to patch/repair.

17) Fireplaces in the premises are considered decorative and shall not be used at any time.

18) Tenant(s) hereby agree to the following:

No grills, fire pits or pools are allowed anywhere on the premises.

Only outdoor/lawn furniture is allowed on porches, patios or lawns of premises. Absolutely no upholstered furniture or make shift plywood tables are allowed.



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At no time are Tenant(s), or their guests, permitted on top of any roof on the premises.

No signs or banners are allowed to be displayed on the outside of the premises.

No wires of any type can be strung across the floor (taped or not). All wires must go overhead and be secured to the walls, ceilings or baseboards. No extension cords are allowed anywhere in the house. Only a cord with a circuit protection strip is allowed. Any cord placed in the strip must go directly to appliance it serves.

Tenant(s) shall conduct themselves in a manner that does not disturb any neighbor's quiet enjoyment of their premises.

Tenant shall not install space heaters, window air conditioning units, waterbeds or other equipment without written consent of the Landlord. Furthermore, no alterations, additions, improvements shall be made to the structure of the premises without consent of Landlord.

Nothing shall be stored near the furnace, or water heater or in the furnace room.

No smoking is allowed in the unit.

19) Tenant(s) shall be responsible for the maintenance of all stopped up toilets and garbage disposals. Tenant(s) is responsible for any drain or plumbing backups caused by tampons, food, bottle caps, hair and/or other such objects. Tenant(s) will pay for all damage from frozen/burst water lines if caused by failure to keep thermostat at a minimum of 60 degrees in the winter months.

20) Tenant(s) shall maintain in good working order and condition any range, refrigerator, dishwasher, washer, dryer or other appliance supplied by Landlord. Tenant(s) shall keep all smoke, carbon monoxide detectors and fire extinguishers in good working order and promptly notify Landlord, in writing, of any mechanical failure or need for replacement. Tenant(s) shall routinely test all smoke and carbon monoxide detectors and replace batteries as needed.

21) Tenant(s) will not make repairs or be credited for repairs without written approval from Landlord. No rebate will be given for vacating the unit prior to the end of lease term.

22) A **security deposit** will be deposited to Landlord in an amount equivalent to one month's rent to ensure the return of the premises in as good or better condition as when initially occupied, reasonable wear and tear accepted. The security deposit will **not** be



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used for any month's rent. Tenant is required to have carpets professionally steam cleaned at the end of the term. The security deposit, with itemizations of any charges, will be returned to Tenant(s) within 30 days after the expiration of the lease term provided Tenants:

Return all exterior keys (please leave individual room keys in respective locks) to the office no later than the last day of this lease.

Deliver a completed *Deposit Return Form* (will be provided) no later than the last day of this lease. This form designates the name, address and phone of the one individual to receive the deposit. Tenants hereby agree to designate one individual to receive the deposit. If Tenants cannot agree on one individual than a single, multi-party check will be issued.

Return the property without damage, reasonable wear and tear excepted, and clean, including carpets, to the specifications of the *Move Out Instructions* (will be provided).

23) Tenant(s), or their property, remaining in the unit past the end of the lease term shall be subjected to a prorated rent as well as an additional \$100.00 per day. These charges will be in addition to any charges necessary to facilitate eviction proceedings, damages or lost rents caused by Tenant(s) by said holdover.

24) Tenant(s) will be charged a minimum of \$5.00 for key replacement. Lockouts during weekday, business hours will be billed at a minimum of \$25.00. Evening, weekend and holiday lockouts will be billed at a minimum of \$60.00.

25) Tenant(s) are responsible for obtaining sufficient renter's insurance to cover Tenant(s) personal property. Tenant(s) hereby release Landlord from any and all loss of personal property caused by fire, flood and/or other events. In the event the premises is rendered uninhabitable by fire, flood or other casualty, Landlord reserves the right to repair the premises or terminate this lease.

26) Tenant shall not unreasonably withhold consent for the Landlord to enter the dwelling in order to inspect the premises, make ordinary, necessary or agreed repairs. Tenant(s) shall allow Landlord or their agents to exhibit the dwelling to prospective tenants or contractors. Furthermore, the Landlord has the right to enter the garage and grounds of premises at any time. Landlord, except in case of emergency or it is impractical to do so, shall give Tenant(s) reasonable notice of intent to enter and enter at only reasonable times. 24 hours is presumed to be reasonable notice in the absence of evidence to the contrary. However, a request for repairs shall be considered a waiver of said notice.



27) Landlord agrees that if Tenant(s) performs all of the covenants contained in this document, Tenant(s) shall be entitled to the possession of the premises for the term of this lease. Failure of Landlord to exercise any rights in respect to any default shall not be construed as a waiver respecting any subsequent default.

28) The execution of this lease by Tenant(s), Landlord and Guarantor(s) shall constitute the transaction of business in Ohio within the meaning of Ohio Civil Rule and the Ohio Revised Code. The laws of the State of Ohio shall govern the construction and interpretation of this document.

29) This lease contains the final and entire agreement between Tenant(s), Landlord and Guarantor(s) and no party shall be bound by any term, condition or representation not contained herein. This lease agreement may only be modified in writing signed by all parties.

30) For the purposes of the payment of rent and other notice required herein, the following addresses shall be utilized:

LANDLORD: Buckeye Abodes
at the address listed on the
website www.buckeyeabodes.com

TENANT(S): Columbus, Ohio 43201

[THIS SPACE INTENTIONALLY LEFT BLANK]



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The undersigned parties understand and accept the terms herein and agree to be legally bound upon execution of this lease agreement:

Tenant(s):

(Print name)

(Sign name)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Landlord:
Buckeye Abodes

By: