

## HOUSE LEASE

\_\_\_\_\_ hereinafter designated as the Lessor does hereby  
lease to

\_\_\_\_\_ ,  
jointly and severally hereinafter designated as the Lessee, the following house known as:

\_\_\_\_\_ ,  
with said furnishings to  
include \_\_\_\_\_.

**A Parental Guarantee will be signed, notarized and returned to the Rental Office to be filed with this lease agreement.**

Lessee agrees to pay \$ \_\_\_\_\_ per month on the \_\_\_\_\_ day of the month. Payments will begin  
on

\_\_\_\_\_ and continue monthly thereafter. Rents shall be paid in consecutive monthly payments  
of \$ \_\_\_\_\_ with the final payment prorated in the amount of \$ \_\_\_\_\_ and due on  
\_\_\_\_\_. Rent payments are made payable to the Lessor. **Rent payments will be made at John  
Newlove Real Estate, Inc. Rental Office located at 319 E. Wooster Street, Bowling Green, OH 43402.** A late charge of \$30.00  
per person will be assessed for any payment made after the due date. The Rental Office does not send monthly billings. It is  
your responsibility to pay on the due date. A \$35.00 charge will be assessed for any check returned from the bank.

Lessee shall deposit with the Lessor the sum of \$ \_\_\_\_\_. This deposit will be returned to the Lessee at the  
conclusion of the lease if there are no damages to the house and if the lease is not broken. No part of the deposit is to be  
credited to rent obligations. If the full deposit and first rent payment are not made by the first day of the lease, the lease shall  
be considered null and void. The deposit and any other monies paid will then be forfeited to the Lessor.

This lease will begin on \_\_\_\_\_ Noon and end on \_\_\_\_\_ Noon.

**Lessee shall pay all utilities used in the house during the term of the lease.** Lessee will be responsible for snow and ice  
removal from sidewalks and driveways. Lessor will be responsible for yard maintenance, including mowing and raking. Lessee  
will keep all porches and yards free of furniture, trash and debris. Lessee shall make sure that necessary heat will be  
maintained at all times to prevent damage. Lessee shall reduce the volume of radios, stereos and television sets so that the  
noise level will not hinder the peaceful living of neighbors, day or night. No more than eight (8) people including tenants and  
guests will be allowed on the premises at any one time.

**ZONING VIOLATIONS: It is UNLAWFUL for more than three (3) unrelated people to occupy these premises for living purposes.**  
**Any violation can subject the Lessees and other occupants to an eviction or other legal action. Any Lessees who know of such**  
**violations shall advise the Lessor of the fact immediately.** The premises are for the sole habitation of the Lessees. Lessee  
shall not increase the number of occupants in the premises without prior consent of the Lessor. **No more beds will be allowed**  
**in the house than for those persons listed on this lease. No other names shall be listed on the mailbox other than for those**  
**persons listed on this lease.** No more than three (3) cars are to be parked in the driveway at any one time. Cars parked in the  
driveway should belong to those people listed on the lease only. Lessor shall have the right to enter said premises at any  
reasonable time to make necessary repairs or in any other cases for the protection of the interest of the Lessee and/or the  
Lessor. Lessee agrees that the Lessor shall have the right to visit the premises to inspect for any evidence of over occupancy  
violations. Lessor may ask to determine the identity of the occupants living on the premises.

**There shall be NO PETS OR ANIMALS brought in or kept on the premises at any time.** This includes guests visiting with pets or  
animals. The fine for this lease violation is \$400.00 and a \$20.00 per day charge until the animal is removed.

**Lessee shall not sublet the house without the written consent of the Lessor.** Lessee will not individually sublease without the  
written consent of the Lessor. A \$50.00 per person fee will be charged for each sublease.

Lessee shall report any water leaks, gas leaks or malfunctions in the electrical system to the Lessor immediately. The Lessee  
shall also report any roof damage or other damage or injury to the premises. Lessee must keep the premises in a clean and  
sanitary condition at all times.

The premises shall not be used for any unlawful way or for any unlawful reason or purpose. Lessee shall not have any steroids, narcotics or hallucinogens on the premises. Underage drinking will not be permitted.

Lessee shall not make any alterations or do any decorating without the written consent of the Lessor. Lessor shall be responsible for normal repairs and maintenance to the premises with a reasonable amount of time allowed for the repairs. Repairs that require the skills beyond the Lessor's capabilities shall be hired out. Lessee shall be responsible for all things under his or her control including but not limited to damaged or broken locks, doors, glass, screens and removal of foreign objects from toilets and drain lines. Lessee agrees to pay for the repair or replacement of any damaged or abused furnishings including appliances, blinds, doors, towel bars, walls, windows, etc.

At the expiration of the lease, Lessee shall deliver the premises and furnishings in as good as conditions, with reasonable wear and tear expected. A \$20.00 per hour charge will be assessed to the Lessee for each hour the Lessee occupies the premises after the expiration of the lease.

If the Lessee breaches any covenant or condition of this lease agreement and the accompanying rules and regulation or vacates and/or abandons the premises, the Lessor shall have the right to cancel the terms of this agreement and take possession in accordance with Ohio law. Lessee shall forfeit the deposit and any rent paid to the Lessor at this time.

**ADDENDUM:** The following addendums are attached hereto and incorporated herein by reference:

- \_\_\_\_\_ Parental Guarantee
- \_\_\_\_\_ Rules and Regulations
- \_\_\_\_\_ Lead Paint Disclosure Form
- \_\_\_\_\_ Other

In witness whereof the parties have set their hands to duplicate copies hereof at the John Newlove Real Estate, Inc. Rental Office located at 319 E. Wooster Street, Bowling Green, OH 43402 on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Lessor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Amount of Deposit

\_\_\_\_\_  
Date Paid

\_\_\_\_\_  
Lessee

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Amount of Deposit

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Date Paid

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Lessee

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Lessee

\_\_\_\_\_  
Amount of Deposit

\_\_\_\_\_  
Date Paid

**JOHN NEWLOVE REAL ESTATE, INC.**  
**RENTAL OFFICE**  
**319 E. Wooster Street, Bowling Green, OH 43402**  
**PH: (419)354-2260      FAX: (419) 352-3677**  
**www.johnnewlove realestate.com**