

**245 Madison St. Nelsonville Ohio
Rental Checklist & Lease**

	<p>Name of Tenant Address</p> <p style="text-align: center;">Amount of rent with utilities included per quarter \$1500.00 Per bedroom</p> <p>Name of Landlord Land Owner PO Box 721 Amherst Ohio 44001</p>
	Rent is paid by the quarter (3 quarters) If 4 th quarter is needed please contact landlord 45 days before 4 th quarter.
	Rent payment Dates: August, 15th November 15th February 15th
	Rent is to be paid by check, cash or credit card. Call direct for CC payment.
	Credit card payments will have a fee of 2% added to the total. \$200 security deposit is required,.
	Items that are in the rental home already (Property of Landlord)
	Refrigerator, Electric Stove, Microwave, Garbage Disposal, Dsl, Washer and Dryer
	Air conditioner
	Dishes, Cups and cooking utensils
	TV in living room 2 Carbon and fire alarms. One upstairs and one in basement. Fire Extinguisher In kitchen
	Utilities That Are Included Are Marked With X
n/a	Telephone
x	Gas
x	Electricity
x	Cable and Dsl
	Newspaper
x	Sewer
x	Water
x	Garbage

		Parking Spots: Yours is marked with x
X		One next home
		One down below in alley
***		All visitors park below in alley
		Rules and Regulations
		Notices must be given in writing to the Landlord or Tenant, on or before the first day of the month to terminate occupancy sixty (60) days prior to the termination date.
		No dogs, cats, or other pets, or non domestic animals shall be permitted on the Premises unless approved by landlord.
		No smoking is allowed in home by you or your guests.
		In the event Tenant fails to make a quarter rental payment within the first three (3) days of its due date, as set forth above, Tenant shall pay the Landlord a late charge of Twenty-Five Dollars (\$25.00) on the fourth day and shall be in addition to the Tenant's rent, not a reduction thereof.
		Tenant shall not sublet the premises without Landlord's prior written permission
		Tenant is and shall be responsible and liable for any injury or damage done to the premises or building and grounds by the Tenant, or any tenants visitors..
		Tenant shall not use any method of heating or air conditioning other than that supplied by the Landlord
		Tenant shall dispose of garbage and other refuse and/or waste matter only in such place Rumpke Can which Landlord furnishes.
		No nail holes to be put in walls.
		Basement is off limits except for service work. No storage is to be in basement area.
		If something needs fixed or repaired let Craig know so we can take care off.
		Light bulbs are tenants responsibility
		Subject to provisions imposed by law, Tenant will permit Landlord or Landlord's agent to enter upon and examine the premises at all reasonable times in order to inspect it.
		Please keep your doors locked when leaving home.
		Heat is regulated by programmable thermostat. Only to be set by Property Owner.

	<p>Signing Of Lease Agreement</p> <p>This undersigned hereby acknowledge they have read all the provisions of this Agreement, understand and agree to all such provisions and accept the obligations hereunder imposed jointly and severally. This Agreement signed on this ____ day of _____</p> <p>Landlord Signs Below Phone x_____</p> <p>Tenant Signs Below Phone x_____</p>
	In case of emergency
	<p>Please fill out phone numbers for emergency</p> <p>Name:</p> <p>Phone</p> <p>Name:</p> <p>Phone</p>

Things you may need

Bath Towels

Laundry Detergent Liquid Only

Toilet Paper

Paper Towels

Bed sheets and pillows

Bed if renting bedroom #1 bedroom #2 Has queen size bed