

SAMPLE LEASE

I agree to the no pets policy

Tenant: **XXXXXXXXXXXXXX**

Address: **XXXXXXXXXX**

Rent: **XXXXXXXXXXXX**

LEASE AGREEMENT

This agreement is between Kohr Royer Griffith, Inc. 2244 Neil Ave. Columbus, Ohio 43201 (Landlord) and **XXXXXXXX**, (Tenant(s)) and is effective **August 15st, 2022**. Landlord and tenant agree for and in consideration of the rental agreement known as follows, **XXXXXXXXXXXX, Columbus, Ohio 43201**

- 1) The term shall be from the **15th day of August 2022**, until and including the **31st day of May, 2023**.
- 2) The rent for the term shall be **XXXXXXXXXX**. Said rent shall be payable on the 15th day of each month, in advance, without demand or deduction, in equal monthly installments of **XXXXXXXXXX**. All rents must be paid in one transaction per unit, (check or money order only, no cash accepted) with apartment code stated on checks and money orders. There shall be an additional rent charge of **\$50.00** for all payments 5 or more calendar days overdue and an additional rent charge of **\$50.00** for all checks returned unpaid for any reasons.
- 3) All tenants of multi-resident units agree and understand that this is a joint tenancy/lease in common.
- 4) Tenant shall not make any alterations, additions, or improvements of any sort and will not paint, decorate, cover paper or in any other manner change or alter the walls, wall surfaces and/or ceilings.
- 5) Tenant shall pay for: electric, gas, sewer, and water.
- 6) Tenant will only use the apartment for residential purposes and shall not use the same for any unlawful purpose, or in any manner which would be offensive and/or annoying to any other occupant of the building, nor violate any law or ordinance. Tenant is responsible for all visitors and guests. Common areas are not to be used for gatherings. Gatherings are to be held inside the resident's unit. There shall be no dogs, cats or pets of any kind permitted.
- 7) Tenant shall not damage or injure the apartment or the property located therein and Tenant shall be responsible and reimburse the Landlord for any such damage or injury which is the result of the Tenant's negligence. This includes, but is not limited to, damage to plumbing, stopped up toilets or sinks, damage as a result of insufficient heat and sewer stoppage. Broken glass due to the tenant's negligence shall be repaired by the tenant. Tenant agrees that the Landlord is not the insurer of Tenant's person or possessions. Tenant is responsible to maintain their apartment in a clean and safe condition. If landlord finds the unit unsanitary or the tenant engaging in unsafe activity the landlord reserves the right to issue a request to remedy. If after 30 days the condition is not remedied the landlord reserves the right to remedy the problem and charge the tenant.
- 8) Tenant shall not assign or sublet the apartment or any part thereof without prior written consent of Landlord and no person shall use or occupy the apartment except the above named only.
- 9) Renewal of the lease is requested in October prior to the end of the lease.
- 10) Off street parking where provided shall be for Tenant's use only, and is not guaranteed, any second car and guests must park on the street. Abandoned autos, those without correct license plates or those improperly parked, will be towed from the premises at the Tenant's risk and expense. Lease does not include a garage.
- 11) Security deposit cannot be used as rent. Upon vacating, any returnable deposit will be returned within 30 days after keys are returned and a written forwarding address is received.
- 12) A smoke detector has been installed in your apartment when required by city code. It is a Tenant's responsibility to check this detector upon occupancy, and periodically during occupancy, and notify the Landlord in writing if it is inoperative. It is Tenant's responsibility to maintain an operating battery in the unit.
- 13) Resident acknowledges they have received a move-in-form and a lead disclosure form and they shall become a part of this lease.

First Month's Payment is: **XXXXXX**

Name and address of the owner's agent is:

Security Deposit **XXXXXXXX**

Kohr Royer Griffith, Inc.
2244 Neil Ave.
Columbus, Ohio 43201
Phone: (614)291-8000
Kohr Royer Griffith, Inc. _____

Date (Tenant)

Date (Agent)

Tenant

Guarantor

Tenant

Guarantor

Tenant

Guarantor

Tenant

Guarantor