

# RENTAL AGREEMENT

PARTIES TO AGREEMENT: This agreement was executed on the \_\_\_\_ day of \_\_\_\_, between \_\_\_\_\_, the tenants, and \_\_\_\_\_, the landlord(s) of property commonly known as \_\_\_\_\_ located in Douglas County, Kansas, in the City of Lawrence.

1. RENT PAYMENTS: The tenant agrees to pay \$ \_\_ on the first day of every month during the term of the Agreement, commencing the first day of \_\_. The lease takes effect on \_\_, and ends on the \_\_\_\_ day of \_\_. Rent is due on the FIRST of the month and considered late if received or postmarked after the FIRST of the month. Any rent not received by the FIRST day of the month will be subject to a late payment fee of Ten Dollars and no/100 (**\$ 10.00**) per day for each and every day after the first of the month until the Landlord receives the rent. (Rent received on the seventh = 6 days x late rent fee = \$ 60.00.)

2. SECURITY DEPOSIT: At the time of signing this Agreement, the tenant paid \$ \_\_\_\_ as a security deposit. Upon termination of this Agreement, the landlord will retain that portion of this deposit as is necessary to reimburse him for any losses caused by tenant for damage, including but not limited to carpet cleaning (carpet is professionally cleaned at tenant(s) expense at lease end with NO exceptions), painting, nail hole repair, all costs for order removal and general cleaning at lease end, to the property or loss or rent due under this Agreement. Tenant shall not apply or deduct any portion of the security deposit from the last month's rent or any other month's rent. If tenant does not comply with this provision, the entire security deposit will be forfeited and landlord may recover the rent due as well as the security deposit.

3. PETS: **NO** pets or other animals will be kept on the property, **living, visiting or otherwise**, without the express written permission of the landlord, in advance, and the payment of an additional security deposit, and monthly rent. The tenant will bear responsibility for all damages caused by any pet or animal even if it exceeds the security deposit paid; any portion of the deposit not used to repair damage caused by pet will be refunded to tenant. **Any violation will result in a \$ 100.00 fine; per day per occurrence.**

4. PERSONS LIVING IN PROPERTY: Only the tenant or tenants who sign this Agreement or their children will live in the property. If more than one person signs this Agreement, they all will be responsible for rent. If rent is past due or there are other damages, landlord may recover from any one of the parties signing the Agreement, or all of them.

5. SUBLEASE &/or REASSIGNMENT of LEASE: Written permission of the landlord is required before tenant may sublease or to reassign this property. If the landlord approves tenant shall pay Two Hundred Dollars and no/100 (\$ 200.00) in advance to landlord as a fee. If landlord approves tenant will still be obligated under this Agreement until new lease is FULLY signed & executed.

6. UTILITIES: Tenant(s) will pay all utility bills assessed against this property during the term of this Agreement. All utilities must remain active during lease term.

7. LIABILITY OF LANDLORD: Landlord shall not be liable for any damages to tenant, or tenant's property, due to fire, theft or breakage with respect to tenant's living unit and to common areas of the property, unless the damage is due to landlord negligence. **Landlord is not responsible for any outside pest issues, including but not limited to ant, spiders, wasps, snakes, etc.**

8. INSPECTION OF PROPERTY: **If possible**, Landlord and Tenant(s) shall inspect the property together upon delivery of possession. If no walk thru is conducted, Tenant(s) are instructed to send in a list of repairs/concerns to Landlord. List must be dated and signed by all Tenant(s).

9. DUTIES OF TENANT: Tenant shall keep the property clean; remove ashes, garbage and other waste from the apartment in a safe manner; keep all plumbing fixtures as clean as possible; use all electrical, plumbing, heating, air conditioning, and other appliances in a safe and reasonable manner; be responsible for any damage of the property caused by tenant or by any person or animal in the property with tenant's consent or permission; be peaceful, quiet and considerate of neighbors; and obey all laws of the United States of America, State of Kansas, and City of Lawrence, and any applicable restrictive covenants for the area. **Tenant shall be responsible for all light bulbs. Tenant shall be responsible for furnace filter replacement; changing filter at least once every three (3) months.**

10. ENTRY OF PROPERTY BY LANDLORD: The landlord may enter the property at reasonable hours, after giving notice to the tenant, if at all possible, in order to inspect or repair the property, or to show the property to prospective purchasers, tenants, or workers.

11. NOTICE OF DAMAGE: Tenant shall notify landlord immediately of any damage to property caused by the tenant, guest or pets. **Tenant shall not make any alteration to the property without landlord's advance written approval.**

12. ABSENCE OF TENANT: If tenant will be gone from the property for more than seven (7) days, he shall give landlord notice of the absence.

13. NOTICE AT END OF AGREEMENT: This Agreement shall terminate \_\_\_\_\_. **Tenant(s) MUST notify Manager, IN WRITING, whether renewing or vacating, prior to the end of this lease.** This notice shall be given on or before \_\_\_\_\_, **failure to provide a written notice by this date may result in building listed as vacant at lease end and open for new tenants.** The Landlord shall have the sole and exclusive right to continue this Agreement and/or the terms of such continuation.

\_\_\_\_ (ALL TENANTS INITIAL ACKNOWLEDGEMENT)

14. RE KEY/LOCKOUT/RETURN CHECK FEE: There will be a fee to replace lost keys/mail key; door keys Ninety Dollars and no/100 (**\$ 90.00**), mail key Forty-Five Dollars and no/100 (**\$ 45.00**), garage door openers Sixty Dollars and no/100 (**\$ 60.00**) **all DUE and payable before any new items issued.** The fees charged to tenant for landlord to unlock tenant's apartment is Fifty Dollars and no/100 (**\$ 50.00**) **DUE at the time of each lockout.** Tenant agrees to pay landlord Thirty Dollars & no/100 (**\$ 30.00**) for each check returned to landlord for any reason. Any applicable late fees will also be charged from the due date until the returned check, returned check fee(s), and all late fees are paid in full. **Tenant understands if any fee is not paid, an additional 20% will be added to said fee(s), and will be held out of tenant's security deposit refund.**

15. MANAGER AND AGENT FOR SERVICE: The Manager of the property is **GRAND MANAGEMENT** whose address is **PO Box 3310, Lawrence, Ks 66046**, phone number **(785) 865-2505**; emergency number (785) 766-5677. A person authorized by the owner for receiving notices, demands and service of process is **JW Willis.**

16. SPECIAL PROVISIONS: Tenant acknowledges that the refrigerator, range, microwave, dishwasher, fire extinguisher, CO detector, gas logs and window coverings now situated in the unit are the property of the Landlord and shall remain in the property upon termination of this agreement.

17. RESTRICTIONS: No boats, jet skis, campers, construction vehicles (tow trucks, panel vans, any type of business logo's etc), no trailers, to be parked on premises. No project vehicles, (under restoration, damaged, not tagged, etc.) or off road vehicles allowed on yard, drive or street. No smoking in unit. Portable basketball goals are to be removed after use and stored in garage. No playground equipment installed. Satellite dish may only be installed with landlord approval. Bicycles, toys, trash & containers must be stored inside garage. No swimming pools, trampolines or any objects on lawn. No waterbeds. No window air conditioning units. No plumbing alterations. Countertops cannot be used as cutting boards. BBQ grills & lawn furniture must be stored on back patio. Any holiday/Christmas lights/decorations must be removed by the following month end. Any hose(s) hooked up to outside faucet must be removed during winter months.

**Any violation will result in a \$ 100.00 fine; per day per occurrence/any necessary repairs will be tenant(s) full responsibility.**

18. NOISE: Tenant(s) shall be fined **\$ 100.00; per occurrence**, if Manager is called out for any noise/party complaint(s).

19. BED BUGS: **NO** bed bug infestations are present prior to move in. Tenant(s) will be required to pay all reasonable costs of cleaning and pest control treatments incurred by Landlord to treat Tenant(s) dwelling unit for bed bugs. If Landlord must move other Tenant(s) in order to treat adjoining or neighboring premises to Tenant(s) premises; Tenant(s) will be liable for payment of any lost rental income and other expenses incurred by Landlord to relocate the neighboring tenant(s) and to cleaned and perform pest control treatments to eradicate infestations in other dwellings. Any sums assessed shall be considered additional rent due and failure to pay will result in breach of your Lease Agreement. If Landlord confirms the presence or infestation of bed bugs after Tenant vacates the premises, Tenant(s) will be responsible for the cost of cleaning and pest control treatments.

20. BY THEIR SIGNATURES: Then tenant and landlord acknowledge that they have read this Agreement and all terms or conditions were explained to their satisfaction. Tenants further acknowledge that any violation of the afore mentioned agreement gives landlord the right to legally evict tenant from premises.

\*\*\*\*\*Rent payments need to be made to: \_\_\_\_\_, and sent to Grand Management at PO Box 3310 Lawrence KS 66046 or dropped off in mail slot at 3406 Aldrich.

TENANT(S):

LANDLORD(S):

\_\_\_\_\_  
DATE  
SS# xxx-xx-

\_\_\_\_\_  
DATE  
Grand Management

\_\_\_\_\_  
DATE  
SS# xxx-xx-

\_\_\_\_\_  
DATE  
SS# xxx-xx-