

PJ Apartments

Academic Year 2017-2018

LEASE AGREEMENT

Made on _____, by and between Pam Johnston, hereinafter called "Landlord," with a mailing address of: PJ Apartments, P.O. Box 218 Ithaca, NY 14851, Business Telephone Number of (607) 277-0910 and, hereinafter called "Tenant,"

1. LEASE TERM AND RENT AMOUNT

In consideration of the rent herein reserved and of the covenants herein contained and by the Tenant to be performed, the Landlord does lease to the Tenant and the Tenant from the Landlord, the following premises:

Viz: _____ Ithaca, New York 14850, for a term commencing at NOON on:

_____.

Unless sooner terminated as herein provided at the rent of \$_____ for the term of the lease. All rent and deposit payments shall be made in whole dollar amounts with **US funds and drawn on a US Bank**. Rent shall be paid by either: personal check, bank check, or money order. All rent payments to be mailed to PJ Apartments, P.O. Box 218, Ithaca, NY 14851.

2. DEPOSIT. Tenant shall pay Landlord a deposit for the aforementioned premises to be paid as follows:

- (1) First Month's Rent Deposit of \$_____ to be paid by _____.
- (2) Last Month's Rent Deposit of \$_____ to be paid by _____.
- (3) Security, cleaning and damage deposit of \$_____ to be paid by _____.

Tenant shall fully comply with all milestone dates and deposit amounts. Tenant understands and agrees that any delay in renting the premises, the payment of rent, or the payment of security, cleaning or damage deposits jeopardizes the landlord's ability to rent the premises in a timely manner and will result in inconvenience and economic loss to the landlord. **Therefore, in the event that a deposit payment is not paid in full by the prescribed date, Landlord may, at his sole discretion, render this lease null and void and all deposits previously paid shall be retained by Landlord as liquidated damages.** Tenant shall inform Landlord immediately should there be any anticipated delay in meeting all milestone deposit payment amounts and dates in order to allow Landlord, if he so desires, to negotiate a new, mutually acceptable deposit payment schedule with Tenant.

3. RENT PAYMENT SCHEDULE. Rent due by Tenant for the entire lease term shall be paid on a per semester [two (2)] payment plan set forth as follows:

- (1) First Semester's rent of \$_____ to be paid by _____.
- (2) Second Semester's rent of \$_____ to be paid by _____.

In the event of a rare, "special" financial circumstance, Landlord may, at his sole discretion, allow rent payments to be paid in an alternate fashion (noted, in writing, under Lease Addendum #3, "Monthly Payment Plan", or Lease Addendum #4, "Financial Aid Rent Payment Plan"). Tenant shall not take possession of said premises until all deposits have been paid in full and all tenant rent obligations as stipulated in the lease have been met. Any exception to this aforementioned policy requires the written permission of Landlord (noted, in writing, under additional provisions on page 6 or in an alternate written fashion as prescribed by Landlord).

A late fee of 5% per month shall be charged for any and all rent payments or portions thereof not paid by the prescribed date. A \$50 fee shall be charged for all bad checks, plus a late fee charge if applicable. All late fees, bad check fees, fines or other fees including but not limited to any utility charges paid by landlord on behalf of tenant, assessed against the tenant shall be considered additional rent and shall become due and payable immediately. Any Tenant(s) utilizing a pro-rated rent payment plan for any premises shall provide Landlord with a detailed listing of such, in order to prevent confusion when rent checks are received by Landlord.

4. RESPONSIBILITIES OF THE PARTIES. All real estate taxes shall be paid by Landlord. Lawn care and snow removal from city sidewalks (within 24 hours of snowfall) shall be the responsibility of Landlord. The following shall be paid as follows:

Water and Sewer: _____	Laundry: _____
Heat: _____	Internet: _____
Hot Water: _____	Trash/Recycling: ___ Landlord ___
Electric Lights & Outlets: _____	

5. SECURITY, CLEANING AND DAMAGE DEPOSIT. The Tenant hereby deposits the sum of \$_____ security for the full and faithful performance by Tenant of all the terms and conditions of the lease. The Landlord may use, apply, or retain all or any part of the security so deposited to the extent necessary for the payment of any rent or other sum as to which Tenant is in default or for the payment of damages and cleaning charges caused as a result of Tenant violation of this agreement, including late rent fees, bad check fees and Tenant to Landlord reimbursement for utility bills paid by Landlord. For any items that are damaged by Tenant and need to be replaced by Landlord, the full replacement cost and not a depreciated cost of the item will be charged to Tenant. The security deposit, less any amounts deducted therefrom, shall be returned by Landlord to Tenant within **30 days** after the end of the lease term and after Tenant has vacated the leased premises. **Security deposits shall be returned with one check only.** Tenant shall inform Landlord of designated person and mailing address for the return of the entire security deposit. Dirt is NOT in any way normal wear and tear. The premises shall be given to you in an exceptionally clean condition (even if it takes a few days after the start of your lease to complete). You are required to leave your unit in the same extremely clean condition. If your carpets and/or upholstery are soiled, we will hire a professional carpet cleaning company to steam clean them and deduct the bill from your security deposit. Cleaning companies in Ithaca (not carpet cleaning companies) charge \$25 per hour.

6. TENANT RESPONSIBILITY FOR RENT. Tenant jointly and severally agrees to pay the rent as herein provided. It is expressly understood that each Tenant is liable for the full amount of rent for the term of this agreement. All of the conditions, provisions and covenants of this lease shall apply to and bind and inure to the benefit of the legal representatives, heirs, executors, administrators and successors and assigns of the parties hereto. If more than one person joins in the execution of this lease as Tenant and if any be of the female sex, the relating words herein shall be read as if printed in the plural or in the feminine gender as the case may be. In the event that this lease is executed by more than one person as Tenant, the persons shall be deemed liable jointly and severally.

7. OCCUPANCY. Tenant shall **NOT take occupancy of the demised premises until all deposits are paid in full and all tenant rent financial obligations, as stipulated in the lease have been met.** The demised premises shall be occupied and used solely as living quarters for the named Tenant and by no other person or persons. No more than _____ persons shall occupy the premises. Tenant shall allow Landlord sufficient time to ensure that the premise is clean and all necessary repairs are made after start of lease. Landlord shall make every effort to complete the work in a prompt and efficient manner. Landlord shall not be responsible in any way for any deductions from rent due by Tenant during this work. **Tenant shall not move in or install any of their belongings in the premises prior to the start date of their lease.**

8. ASSIGNMENT AND SUBLETTING. Tenant shall not assign, mortgage, or otherwise encumber this lease, nor sublet or permit the use of said premises or part of said premises by anyone other than themselves **without the written permission of Landlord;** said permission, however, shall not be withheld unreasonably or arbitrarily. Subletting shall not be permitted during winter break (December 15, 2017 – January 15, 2018), nor during the period of May 15, 2018 to May 31, 2018. Written permission from all tenants on the lease shall be provided to landlord for any proposed sublettor, including summer sublettors, prior to permission being granted by Landlord. Tenant, not sublettor, shall make all rent payments to Landlord.

9. COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES. Tenant shall comply with all local, state and federal laws and regulations. Tenant shall not store combustible materials on premises, nor permit an open fire in any place. Tenant shall abide by all applicable ordinances pertaining to the disposal of refuse and recyclable materials. Barbeque grills shall not be permitted on porches or decks. Tenant shall not occupy upper decks/roofs without guard rails. Tenant shall place garbage and recyclables in assigned location. There shall be a \$30 fine, per bag, if garbage and recyclables are found elsewhere. Tenant shall not install furniture of any kind onto porches, decks and/or around the premises. Interior furniture must not be placed outside.

10. EFFECT OF FIRE OR OTHERWISE AT THE PREMISES. If premises shall be partly damaged by fire or otherwise, repairs shall be made as speedily as possible and without lapse or abatement of rent due and payable. However, if premises shall be destroyed or so much damaged by fire or any cause without the fault or neglect of the Tenant or their visitors, as to render said premises untenable in the joint opinion of the Landlord and the Tenant, then the Landlord either (a) may forgive payment of any rent from the date of such damages to the date the premises are once again tenable, or in the alternative, (b) may elect to terminate this lease by giving the Tenant five (5) days written notice thereof, and the lease shall expire on the said fifth day, the Tenant shall surrender said premises, and any rent paid in advance

together with any unapplied-for portions of the principal and supplementary security deposits shall be refunded to the Tenant pro-rata to the date of said expiration. No claim for compensation shall be made by the Tenant against the Landlord for any inconvenience, annoyance, or economic or other loss arising out of repairs or improvements made to the house or any portion thereof at any time.

11. **LIMIT OF LIABILITY.** To the extent permitted by law, the Landlord shall have no liability for any injury or damage to person or property due to steam, gas, electricity, water, rain, frost, freezing, snow, latent defects in the building, or any other cause unless same be caused by or through the negligence of the Landlord. Landlord shall not be liable for damage or commotion caused by other Tenants or persons in the building. Landlord shall not be liable for any loss or damage to the property of the Tenant or their visitors. Tenant may wish to obtain personal insurance protection. Any property brought onto the premises by the Tenant or their guests which shall not have been removed at the termination of the lease shall be deemed as abandoned and may either be retained by the Landlord as his property, or may be disposed of in such manner as the Landlord may deem appropriate. In the case of sale, Landlord shall first apply proceeds to expenses of sale, including transportation, storage and advertising costs, with any surplus therefrom to be given to Tenant, and any deficit therefrom to be paid by Tenant to Landlord.

12. **HOLD HARMLESS.** The Tenant shall defend, indemnify, and save harmless the Landlord from and against any and all liability, damages, expenses, fees, penalties, actions, causes of action, suits, costs, claims or judgments arising from injury to person or property, occasion wholly or in part by any acts, omission or omissions of the Tenant, its employees, agents, customers or invitees.

13. **NO WAIVER.** The failure of either party to insist in any instance on strict performance of any covenant hereof, or to exercise any option herein contained, shall not be construed as a waiver of such covenant or option in any other instance. No modification of any provision hereof and no cancellation or surrender hereof shall be valid unless in writing and signed by the parties, except that Landlord may exercise any legal remedies available to him in the event of default by Tenant without providing written notice thereof if so permitted under law or the terms of this lease.

14. **NOTICES.** Any notices to be given to the Tenant hereunder shall conclusively be deemed served if in writing and personally delivered to the Tenant or sent by registered or certified mail addressed to the Tenant at the demised premises or sent by email. In the event the certified or registered mail envelope is returned to the sender, such notice shall conclusively be deemed served if in writing and then sent by first class mail addressed to Tenant at the demised premises. All notices given to Landlord shall be in writing and directed to Landlord at the address set forth in the first part of this lease or at such other address as the Landlord may in writing to the Tenant designate. All notices with respect to repairs shall be made as set forth in this lease and if made orally by Tenant to Landlord shall be confirmed in writing from Tenant to Landlord.

15. **EMINENT DOMAIN.** If the demised premises or any part thereof shall be condemned for public use, this lease is to be thereupon terminated, and the rent shall be apportioned as the day of the entry of the order of the condemnation and the Tenant shall not be entitled to any part of the award, the Tenant hereby waiving any right or claim to any part thereof.

16. **TERMS.** All terms of this lease shall be interpreted according to the laws of the State of New York and the venue for any court proceedings shall be in Ithaca, State of New York.

17. **ACCESSIBILITY TO THE PREMISES.** The Landlord and his guests shall be permitted to enter the demised premises for inspection, repairs, and future leasing or sale, at reasonable hours, whether or not the Tenant is present. "Reasonable hours" shall mean from 9:00AM to 7:00PM any day of the week. The Landlord and his guests shall make all reasonable efforts to respect the privacy of Tenant and shall provide 24 hour notice.

18. **DEFAULT.** Upon default in payment of rent, or upon default in the performance of or breach of any covenant, term or condition in this lease on the Tenant part to be performed, and regardless of whether such breach or default was occasioned or caused, directly or indirectly, by the Tenant or, if any Tenant makes an assignment for the benefit of creditors, the Landlord may at his option upon three (3) days written notice, terminate this lease, and this lease and the term thereof shall automatically cease at the end of the three-day period; in such event it is agreed that the Landlord may re-enter and repossess the demised premises. To effectuate this agreement, Tenant hereby authorizes the issuance of a Warrant-to-Remove by any court of competent jurisdiction, which shall be served only in the event Tenant fails to vacate the premises by the end of said three-day period. The Landlord is authorized to repossess the apartment as agent of the Tenant and relet the premises for the account of the Tenant, applying the avails thereof, first, to the expenses that may accrue in re-entering, then to the expense, commissions or fee occasioned by reletting, then to the payment of the rent due by these presents and the balance to be paid over to the Tenant, or the Landlord may hold the Tenant accountable for any deficiency remaining after so applying the proceeds.

19. **REPRESENTATIONS - MODIFICATIONS.** The Landlord has made no representations or promises with respect to the demised premises or its contents. This lease contains the final and entire agreement between the parties hereto and neither party to this lease shall be bound by any terms, conditions or representations, oral or written, not set forth herein. It is expressly agreed that this lease may not be modified orally.

20. **SURRENDER.** The Tenant shall surrender the premises, its appurtenances and appliances and other personal property at the termination of the lease, by lapse of time or otherwise, in a good and clean condition, excepting only ordinary use and wear thereof through proper usage. **In the event the Tenant has not completely vacated the premises by end of lease term _____ the Tenant shall be charged at a rate of \$500 per day, beginning at noon on the last day of lease, which shall accrue on a daily basis until the Tenant has completely vacated premises.** Tenant holdover shall in no way be construed as a month-to-month tenancy. Tenant shall surrender keys to the office after vacating premises. Any keys not surrendered shall be charged at a rate of \$25 per key and shall be deducted from the security deposit. **BY SURRENDERING ANY KEY, POSSESSION OF THE PREMISES IS THEREBY SURRENDERED TO LANDLORD.**

21. **NOTIFICATION CONCERNING DELETERIOUS CONDITIONS.** Tenant agrees to notify Landlord immediately (by telephone or email) upon the discovery or creation of any deleterious condition or situation in or about the premises, fixtures and appurtenances. Any damage resulting from lack of notice by Tenant to Landlord shall be the responsibility of Tenant and the cost to repair said damage shall be the responsibility of Tenant. This includes running toilets and dripping faucets.

22. **FAILURE TO GIVE POSSESSION.** If Landlord shall be unable to give possession of leased premises on the date of commencement of the term thereof, for any reason, Landlord shall not be subject to any liability for failure to give possession on said date. Under such circumstances the rent to be paid herein shall not commence until the possession of the premises is given or the premises are available for occupancy by Tenant and no such failure to give possession on date of commencement of the term shall in any way affect the validity of any part of this lease or the obligation of Tenant hereunder and shall not be construed in any way to extend the term of the lease.

23. **REPAIRS.** Tenant shall pay for repairs to the demised premises and/or for repair or replacement of its fixtures, appliances, furnishings and appurtenances, whenever damage results from any act or omission, misuse, or neglect of Tenant or their visitors. Tenant agrees that the fair and reasonable cost of such repair or replacement of its fixtures, appliances, furnishings and appurtenances, shall be determined on statements rendered by Landlord to Tenant and the sum so determined shall be paid with the succeeding month's rent or from the security deposit, as so determined by Landlord. Repairs shall be made only by Landlord. Tenant shall be charged a rate of \$50 per hour for all labor including \$50 per hour for travel time to purchase materials. Landlord shall pay for all other damages to the property. Painting of the premises shall be done only at Landlord's discretion and shall not be a scheduled annual repair.

24. **NO REPRESENTATION BY LANDLORD.** The Landlord has made no representations or promises with respect to the demised premises or the building in which they are located except as set forth in this lease. Landlord shall not be bound by any representation, statement, agreements or other obligation, whether oral or written, unless specifically set forth in this agreement. Tenant agrees to accept and rent the premises on an "as is" basis.

25. **ATTORNEY'S FEES.** If a civil action is commenced to enforce any provision of this agreement, including but not limited to an action to recover possession of the premises for non-payment of rent, the parties agree that the prevailing party shall be entitled to the award of costs and attorney's fees. In addition, if any tenant pursues an action under Ithaca City Code §258-7 and the court determines that the withholding of any portion of the security deposit was with good cause, the tenant agrees that the court shall award costs and attorney's fees to the landlord.

26. **RULES AND REGULATIONS.**

(1) Tenant, for themselves and other persons in the demised premises, agrees to comply fully with the following rules and regulations. Further, Tenant, and other persons in the demised premises, agrees to observe and comply with all rules and regulations as the Landlord may prescribe on written notice to the Tenant for the safety, care, neatness and cleanliness of the building and the comfort, and quiet convenience of other occupants of the building and surrounding buildings.

(2) Tenant shall not make or permit any disturbing noises in or about the premises by themselves or others, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other occupants of the premises or of the neighbors. Tenant shall not play upon or permit to be played upon any loud musical instrument or music between the hours of 11:00PM and the following 8:00AM, nor operate any mechanical device at any time at a disturbing, annoying volume.

(3) Tenant shall not make any changes in or connections to the plumbing, heating, electrical, telephone or television cable system, nor install any major appliances such as air conditioners, washing machines, clothes dryers, or additional refrigerators and freezers without Landlord's written permission.

(4) Tenant shall not make alterations, structural changes or additions to or in said premises, and shall not make attachments to the walls, ceiling or facilities by any means whatsoever (with the exception of artwork) including but not limited to shelving, flatscreen televisions and coat hooks, without first obtaining the written consent of Landlord.

(5) Tenant shall not use tape, glue, large nails or any other materials to affix posters, decorations or any other items to the walls, ceilings or surfaces of the apartment and acknowledge that if any material other than small tacks are used, **they shall be responsible for the full cost of the wall, ceiling or surface repair, including painting of these areas. Tacks only to be used.**

(6) Tenant shall not move any artwork, accessories or furniture from the common space of the premises.

- (7) Tenant shall not place furnishings, decorations, personal effects or unsightly or hazardous items including barbeques, garbage and/or cigarette butts on or around the porches, balconies, gardens, walkways or other exterior structures pertaining to the premises. **ONLY FURNITURE PROVIDED BY LANDLORD SHALL BE PERMITTED IN THE PREMISES, OR ON THE PORCHES OR IN THE GARDENS.** Tenant shall not go onto any roof or fire escape other than in case of emergency.
- (8) Tenant shall not be permitted to paint any part of the premises. Any painting done by Tenant will be repainted (at Landlord's option) at the expense of Tenant.
- (9) Tenant shall not be permitted to install television antennae on roofs or exterior walls without **Landlord's written permission.**
- (10) Tenant shall not install door handles, locks or padlocks to any doors in the premises. Individual keyed locks on bedroom doors are not provided. If you require a lock on your bedroom door, it must be arranged through our office and placed on the master key system. For life safety issues, we must have the ability to enter every room, if necessary. A fee of \$75 per lock shall be charged.
- (11) Tenant shall not keep animals, birds or other pets of any kind in or about the building, not even for a brief period. Further, Tenant shall pay an additional rent of \$100 per day for each dog, cat or other pet kept in or about the premises in violation of this agreement. Violation of this agreement may, at Landlord's sole discretion, result in lease termination.
- (12) Tenant shall not smoke in the premises. Tenant shall be required to pay for the complete replacement of any item of furniture or carpeting that contains even one burn caused by smoking of any kind.
- (13) Tenant shall not park cars or other vehicles on lawns or any other place not specifically designated for parking. This includes the lane at 208 Williams Street and 209 Williams Street.
- (14) Tenant shall not permit the use of the laundry (if applicable) by any non-Tenant. Any violation will result in the laundry being removed. The stackable laundry units are energy efficient and therefore only require ½ a cap full of detergent per load.
- (15) Tenant shall not discard refuse or rubbish of any kind down the toilets or sinks or waste disposal units. Landlord shall charge a minimum of \$50 per occurrence, and \$50 per hour to free fixtures from blockages. This fee shall be considered additional rent and shall become due and payable immediately. Landlord highly recommends Tenant purchase a toilet plunger. Toilets become plugged due to what has been put in them and not because of a problem with the plumbing. **Tenants shall call the office immediately if any toilet continuously runs and/or if any faucet continuously drips.**
- (16) Tenant shall be charged a rate of \$50 per hour for all labor including \$50 per hour for travel time to purchase materials.
- (17) Tenant shall be charged a flat fee of \$75 for lockouts (if you lock yourself out of your house, apartment or bedroom) after normal business hours. If you need a replacement key, you may get one from our office during normal business hours for a fee of \$25.
- (18) Tenant shall be charged an administrative fee of \$50 per occurrence for any bills and/or fines paid by Landlord on behalf of tenant when said bills and/or fines are tenant responsibility.
- (19) Tenant shall be fined \$250 per occurrence for disabling any smoke detector and or tampering with any heating thermostat lockbox. Smoke detectors are a life safety issue and disabling them is a very serious offense.
- (20) Tenant shall not affix tape of any kind to the carpets (i.e. to keep computer cables, etc. in place – tape adhesive cannot be removed from the carpets).
- (21) Tenant shall not bring bicycles into interior of premises, nor place bicycles on porches or any other place in the front area of the premises. Tenant shall not bring cinderblocks, or bricks, or beer kegs into or around the premises.
- (22) Tenant shall store trash and recycling in the designated area for their apartment or incur a fine of \$30 for each bag/container improperly placed. Call or email the office for information regarding the designated storage area for your premises. Garbage and recycling must never be placed on the sidewalk for city pick-up.
- (23) Tenant shall not hold, conduct or throw any large parties at the demised premises, including any porches or decks attached to premises.
- (24) Tenant shall maintain temperature of premises at a minimum of 55 degrees Fahrenheit during heating season. (This provision is for premises where tenant pays for and controls all utilities including heat.) Tenant shall keep windows and storm windows closed during heating season. **Tenant shall not adjust radiator on/off valves. Landlord shall balance the heating system and make any necessary adjustments for tenant comfort.** Landlord shall maintain the heat at a maximum 68 degrees-70 degrees Fahrenheit during heating season.

(25) Tenant shall maintain the premises in a neat and clean manner at all times. In addition to any other remedies herein contained, if in the sole discretion of Landlord there is a breach of this covenant, Landlord may give Tenant three (3) days written notice to comply with this provision and if Tenant fails to do so Landlord may enter the premises, clean same, and charge Tenant for the expense of so acting, which expense shall be considered additional rent and charged appropriately.

(26) Tenant shall be provided with a full size bed, desk, desk chair and dresser. Furnishings such as couches, tables and other items in the common space are provided to suit individual premises. Items at the premises are accepted as being in good condition and it is expected that they shall be returned in the same condition, reasonable wear and tear expected. Tenant accepts furniture in "as is" condition. Landlord **cannot** remove furniture from the premises to accommodate Tenant furniture. **Landlord does not provide light bulbs, bookcases and portable window screens.**

Tenant has received the following:

- 1 (Lease Addendum #1) Disclosure of Information on Lead Paint and Lead-Based Paint Hazards
- 2 (Lease Addendum #2) Rules and Regulations for All Buildings Where Landlord Pays the Electricity Bill
- 3 (Lease Addendum #3) Monthly
- 4 (Lease Addendum #4) Financial Aid
- 5 (Lease Addendum #5) Additional Special Provisions

IN WITNESS WHEREOF, the parties hereto interchangeably have set their hand and seals the day and year above first written.

Landlord

Print Name

Signature

Print Name

Signature

Lease Addendum #1
Disclosure of Information on Lead-Based Paint
and Lead-Based Paint Hazards
for Target Housing Sales

Lead Warning Statement

Every purchaser of an interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of an interest in residential real property is required to provide the buyer with any information on lead-based hazards from risk assessments of inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Landlord's Disclosure (initial)

- ____ (a) Presence of lead-based paint or lead-based paint hazards check one below:
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- ____ (b) Records and reports available to the Landlord (check one below):
- Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
-

Tenant's Acknowledgement (initial)

- ____ (c) Tenant has received copies of all information listed above.
- ____ (d) Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*.
- ____ (e) Tenant has (check one box below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
-

Agent's Acknowledgement (initial)

- ____ (f) Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.
-

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<hr/> Landlord	Date	<hr/> Landlord	Date
<hr/> Agent	Date	<hr/> Agent	Date
<hr/> Tenant	Date	<hr/> Tenant	Date

PJ Apartments
2017-2018 Academic Year
LEASE ADDENDUM #3

MONTHLY PAYMENT PLAN

Unit: _____

Print Name

Signature

Date

The above named tenants agree to pay their rent on a monthly basis.

YOUR FIRST MONTH'S RENT IS DUE ON: _____

Rent payment is due on the 1st day of the month. There is a grace period until the 4th of the month. After the 4th of the month, a late fee of 5% **OF THE ENTIRE MONTHLY RENT FOR THE DEMISED PREMISES** will be charged for every month the rent is late.

PJ Apartments
2017-2018 Academic Year
LEASE ADDENDUM #4

FINANCIAL AID RENT PAYMENT PLAN

Unit: _____

Print Name _____ Signature _____ Date _____

The above named tenants agree to pay their rent on the financial aid plan detailed as follow:

1. Rent payment of \$_____ for the period July 1, 2017 to July 31, 2017 is due:
July 1, 2017.
2. Rent payment of \$_____ for the period August 1, 2017 to August 31, 2017 is due:
August 1, 2017.
3. Rent payment of \$_____ for the period September 1, 2017 through December 31, 2017
(4 months) is due on: **October 1, 2017.**
4. Rent payment of \$_____ for the period through January 1, 2018 through April 30, 2018
(4 months) is due on: **February 1, 2016.**

Rent payment is due on the 1st day of the month. There is a grace period until the 4th of the month. After the 4th of the month, a late fee of 5% **OF THE ENTIRE MONTHLY RENT FOR THE DEMISED PREMISES** will be charged for every month the rent is late.

DJ Apartments
2017-2018 Academic Year
LEASE ADDENDUM #5

Additional Special Provisions

Tenant and Landlord have discussed and agree to the following:

PJA STAFF

PJ Apartments

2017-2018 Academic Year

CONTACT INFORMATION

TENANT

EMERGENCY CONTACT

Name:	Name(s):
Address:	
	Address:
Phone Number:	
E-mail:	Phone Number:
Year of Graduation:	Email:

Name:	Name(s):
Address:	
	Address:
Phone Number:	
E-mail:	Phone Number:
Year of Graduation:	Email:

Name:	Name(s):
Address:	
	Address:
Phone Number:	
E-mail:	Phone Number:
Year of Graduation:	Email:

Name:	Name(s):
Address:	
	Address:
Phone Number:	
E-mail:	Phone Number:
Year of Graduation:	Email:

Name:	Name(s):
Address:	
	Address:
Phone Number:	
E-mail:	Phone Number:
Year of Graduation:	Email:

PJ Apartments
2017-2018 Academic Year
DEPOSITS PAID

Premises: _____ **Total Monthly Rent:** _____

Tenant's Name:	
Deposit Amount:	
1 st Month Deposit Due:	Paid On:
Last Month Deposit Due:	Paid On:
Security Deposit Due:	Paid On:

Tenant's Name:	
Deposit Amount:	
1 st Month Deposit Due:	Paid On:
Last Month Deposit Due:	Paid On:
Security Deposit Due:	Paid On:

Tenant's Name:	
Deposit Amount:	
1 st Month Deposit Due:	Paid On:
Last Month Deposit Due:	Paid On:
Security Deposit Due:	Paid On:

Tenant's Name:	
Deposit Amount:	
1 st Month Deposit Due:	Paid On:
Last Month Deposit Due:	Paid On:
Security Deposit Due:	Paid On: