

RESIDENTIAL LEASE AGREEMENT

THIS AGREEMENT made and entered into on this _____ day of _____, 20__ by and between _____ hereinafter called Lessor and _____ hereinafter called Lessee: The Lessor hereby leases to Lessee the premises situated in the City of LAFAYETTE, County of TIPPECANOE, State of INDIANA, legally described as _____ Commonly known as _____ upon the following.

TERMS and CONDITIONS:

- 1. Term: The term hereof shall commence on _____, and continue for a period of (_____) months thereafter. Thus making the lease termination that of the _____.
2. Rent: Rent shall be \$_____ per month, payable in advance, upon the first day of each calendar month to Lessor or his/her authorized agent at the following address: _____ or at such other places as may be designated by Lessor from time to time. In the event rent is not paid by end of business on the third days (3rd DAY) of the month, Lessee agrees to pay a late charge of \$ 30.00 plus an additional \$10.00 per day there after until delinquent amount is brought current.
3. Utilities: Lessee shall be responsible for the payment of all utilities and services.
4. Use: The premises shall be used as a residence and for no other purpose without prior written consent of Lessor.
5. Assignment and Subletting: Lessee may not assign this agreement or sublet any portion of the premises without prior written consent of the Lessor. Leasing/Renting rooms is acceptable provided that Lessee remains a primary resident.
6. Maintenance, Repairs, Or Alterations: Lessee shall maintain the premises in a clean and sanitary manner including, all equipment, appliances, furniture and furnishings therein, and shall surrender the same at termination thereof, in as good condition as received, normal wear and tear expected. Lessee shall be responsible for damages caused by his/her negligence and that of his/her family, or invitees or guests. Lessee shall maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish and weeds, if such grounds are part of the premises and are exclusively for use of the Lessee. If upon inspection of the grounds they are found not to be maintained, the Lessor will have them mowed without notice and charge the Lessee \$50 per mowing.
7. Swimming Pool: Swimming pool's are not permitted on the premises.
8. Pets: No cats allowed, Dogs are allowed, any damage used by pets will be deducted from deposit.
9. Pet Fee: \$25 extra each month.
10. Smoking: No smoking is allowed inside the residence.
11. Entry and Inspection: Lessee shall permit Lessor or Lessor's agents to enter the premises at reasonable times and upon reasonable notice with or without the lessee being present for the purpose of showing the premises to perspective tenants, inspecting the premises or for making necessary repairs.
12. Possession: If Lessor is unable to deliver possession of the premises at the commencement hereof, Lessor shall not be liable for any damage caused thereby nor shall this agreement be void or voidable, but Lessee shall not be liable for any rent until possession is delivered. Lessee may terminate this agreement if possession is not delivered within 45 days of the commencement of the term hereof.
13. Deposit Funds: A Deposit in the amount of \$_____ is to be paid [] when lease is signed to hold the property with first months rent still due on the commencement date listed above OR [] over the first _____ months of the lease in equal payments each month in the amount of \$_____, deposit payments are to be included with the payment of rent.
14. Attorney Fees: The prevailing party shall be entitled to all costs incurred in connection with any legal action brought by either party to enforce the terms hereof or relating to the demised premises, including reasonable attorneys' fees.
15. Heirs, Assigns, Successors: This lease shall include and insure to and bind the heirs, executors, administrators, successors, and assigns of the respective parties hereto.
16. Holding Over: Any holding over after expiration of the term of this lease, with the consent of the Lessor, shall be determined by a new contract, as applicable.
17. Default: If Lessee shall fail to pay rent when due or perform any term hereof after not less than three (3) days written notice of such default given in the manner required by law, the Lessor at his/her option may terminate all rights of the Lessee hereunder, unless Lessee, within said time, shall cure such default. If Lessee abandons or vacates the property while in default of payment of rent, Lessor may consider any property left on premises to be abandoned and may dispose of the same in any manner allowed by law. In the event the lessor reasonably believes that such abandoned property has no value, it may be discarded.
18. Returned Check Fee: All checks that are returned for non-payment will result in a \$50.00 fee to the lessee and shall constitute a default of this agreement if not cured within two (2) business days with payment of cash or certified check.
19. Purchase: If lessee chooses to purchase the property during the time of this contract, the terms of this contact end on the day of a successful closing on the property. Rent shall be prorated to the day of closing accordingly.
20. Occupants: Number of occupants is limited to the lessee(s) signed below, spouse and their depended children.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

LESSEE: _____ Date _____
LESSEE: _____ Date _____
LESSOR: _____ Date _____
NEW VENUE, INC.
816 Main Street,
Lafayette, IN 47901

NOTARY FOR LESSEE
State of _____
County of _____
On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____ proved to me on the basis of satisfactory evidence (or personally known to me) to be the persons who signed and executed the foregoing instrument in their authorized capacity.
My Commission Expires: _____
Signature of Notary: _____
Printed Name: _____