



3 **LEASE**

4 **TERMS OF LEASE**

Lease Date _____

5 Begin Date _____ End Date _____ Monthly Rent \$ _____ Monthly Due Date _____

6 Security Deposit Amount \$ _____ Paid Date _____ Bank/Account # _____

7 TENANT	8 LANDLORD
9 Name _____	Name _____
10 Phone # _____	Agent for Landlord _____
11 Email _____	Landlord <input type="checkbox"/> is <input type="checkbox"/> is not a Licensed Real Estate Agent
12 Other Contact _____	Phone # _____
	Email _____
	Address _____
	(Send all payments & correspondence to above address)

15 In consideration of the mutual agreements and covenants set forth below, the payment of the rent and deposit for the
16 amount specified above to secure the Premises from damage, Landlord leases to Tenant the Premises described below
17 for the terms stated. The Premises shall be used as a dwelling, and not otherwise, and shall not be sublet, assigned or
18 transferred in any manner without written consent of Landlord.

19 **1) PREMISES** Description of Leased Premises: _____

20 **2) PARTIES** For the purposes of this lease, the term "Landlord" shall refer to property owner and/or any person authorized
21 to manage said Premises. The term "Tenant" shall refer to all persons occupying the Leased Premises.

22 **3) OCCUPANCY** These are the only persons who are to occupy the Premises:

- 23 1) _____ 2) _____ 3) _____
- 24 4) _____ 5) _____ 6) _____

25 Other persons occupying the Premises must be approved in writing by Landlord:

26 **4) UTILITIES**

27 To be furnished by Landlord: Electricity Water/Sewer Gas Waste Removal

28 To be furnished by Tenant: Electricity Water/Sewer Gas Waste Removal

29 (Tenant shall ensure that all utilities remain on.)

30 **5) APPLIANCES & ACCESORIES**

31 To be furnished by Landlord: Range Refrigerator Dishwasher Microwave Washer Dryer

32 Smoke Detectors (Tenant shall not remove or tamper with smoke detectors in any way.)

33 **6) LATE CHARGES** Tenant shall pay to Landlord at Agent's address the monthly rent specified above on or before the
34 _____ day of each month. Time is of the essence with regard to the due date of each payment. If the rent is not paid by
35 the _____ day of the month, the rent shall be increased by \$ _____ or _____%.

36 **7) AGENCY** Landlord has authorized the above Agent to enter into this lease agreement on his/her behalf, to receive and
37 receipt for rent, and to do any and all other things necessary or desirable to administer or effectuate this agreement during
38 Tenant's occupancy. Rent shall be paid and all notices, requests or other communications shall be by or to Landlord
39 through the Agent at his/her address listed above. Agent has full authority from the owner to manage the Premises.

40 TENANT Initials: _____ / _____ Date: _____ / _____ Time: _____ / _____

41 LANDLORD Initials: _____ / _____ Date: _____ / _____ Time: _____ / _____

- 43 **8) OBLIGATIONS OF TENANT** In addition to other duties of maintenance, Tenant shall:
- 44 a) Comply with all obligations imposed on Tenant by any governmental authority materially affecting health and safety.
 - 45 b) Keep clean and as safe as possible that part of the Premises that he/she occupies or uses.
 - 46 c) Dispose in a clean and safe manner all ashes, garbage, rubbish and other waste in his/her unit.
 - 47 d) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities
 - 48 and, if repairs are needed due to Tenant misuse or neglect, Tenant agrees to pay cost of repairs. Tenant shall be respon-
 - 49 sible for purchasing and replacing furnace filters once every three months.
 - 50 e) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the Premises or knowingly
 - 51 permit any person to do so.
 - 52 f) Abide by any applicable subdivision or condominium rules or regulations, and conduct him/herself and require any
 - 53 guest to conduct himself/herself in a manner that will not disturb neighbors' peaceful enjoyment of the Premises.
 - 54 g) Abide by any rules or regulations adopted by Landlord to promote the convenience, safety or welfare of Tenants in the
 - 55 Premises and to preserve the Premises.
 - 56 h) Not use gasoline stoves or other similar fuel burning appliances using highly flammable liquids, including portable
 - 57 kerosene, propane stoves, or other similar portable fuel burning appliances. Tenant may may not use a
 - 58 charcoal/gas grill on Premises.
 - 59 i) Replace all broken glass in the windows, doors, etc. if caused by Tenant or Tenant's guest.
 - 60 j) Put in and properly repair and pay for all locks or keys if lost or broken by actions of Tenant or Tenant's guest.
 - 61 k) Not erect an antenna or satellite dish, or install an air conditioner or coaxial cable, without the written consent of
 - 62 Landlord.
 - 63 l) NOT permit smoking/vaping in the Premises be permitted to smoke/vape in the Premises.
 - 64 m) Keep the Premises free of all insects including ants, roaches, water bugs, bed bugs, rodents and moths as part of
 - 65 its general duty of maintaining the condition and cleanliness of the Premises. Grounds shall be kept in a safe, sanitary,
 - 66 neat, clean and respectable condition at all times. Tenant shall keep clean its portion of the sidewalk, driveway and com-
 - 67 mon areas in front and back of the Premises, and pick up any and all trash and debris on or near the Premises. Any
 - 68 personal property in the yard shall be kept in a reasonable manner and shall not reasonably disturb the neighbors.
 - 69 n) Be responsible for mowing grass and removing leaves on the Premises.

70 **9) SECURITY DEPOSIT** To secure the Premises from damage, Tenant has placed with Landlord a security deposit in the
71 amount set forth above. This deposit will be utilized as a fund for repairing damage to the Premises. It is not an advance of
72 rent, and may not be deducted from a rental payment at any time. The procedures for returning or retaining the security de-
73 posit will be in accordance with Kentucky Revised Statute (KRS) 383.580 and any local ordinances that may be applicable.

74 **10) ALTERATIONS** Tenant shall make no alterations or install or maintain on the Premises major appliances, locks or de-
75 vices of any kind without in each case obtaining the written consent of Landlord.

76 **11) LIABILITY** Landlord does not insure Tenant's person or personal belongings. Tenant's person and all personal property
77 in the Premises shall be insured by Tenant. The Premises are leased in the condition found at the signing of the Lease and
78 Landlord shall not be responsible to Tenant or anyone on the Premises for property damage or personal injuries.

79 **12) REDUCTION OF SERVICES** Landlord shall not be responsible to Tenant or any others for a loss or reduction of
80 services by acts not willful, or conditions beyond Landlord's control, nor shall any loss or reduction of services terminate this
81 lease or reduce the amount of rent due hereunder, except as provided by law.

82 **13) LANDLORD ACCESS** a) The Landlord and Landlord's agents and employees shall have access to the Premises at all
83 reasonable times in order to inspect same, make necessary agreed repairs, decorations, alterations, or improvements, sup-
84 ply necessary or agreed services, or show the Premises to prospective or actual purchasers, mortgagees, Tenant's workmen
85 or contractors. Except in the case of emergency, Landlord shall give Tenant at least forty-eight (48) hours' notice of his/her
86 intent to enter; b) In the event Tenant will be absent from the Premises for more than seven (7) days, Tenant agrees to notify
87 Landlord. During such absences, Landlord and Landlord's agents and employees may enter the Premises to inspect or
88 protect the property, or for any reason deemed necessary or desirable.

89 **14) SMOKE DETECTORS** Landlord and Tenant acknowledge that, if the Premises is located in Jefferson County,
90 Kentucky, Landlord has complied with Louisville Metro Code of Ordinances Section 94 by installing new 10-year
91 non-removable lithium powered smoke detectors if they are not hard-wired to the electricity.

92 **15) BINDING ON HEIRS, ETC.** Each of the provisions of this lease shall extend to, be binding on, and inure to the benefit
93 of the heirs, legal representatives, and assigns of Landlord and Tenant.

94 TENANT Initials: _____ / _____ Date: _____ / _____ Time: _____ / _____

95 LANDLORD Initials: _____ / _____ Date: _____ / _____ Time: _____ / _____

97 **16) BANKRUPTCY** If Tenant should declare bankruptcy during the term of this lease, Landlord, at Landlord's option, may
98 terminate this lease. If so terminated, Tenant agrees to promptly vacate the Premises, removing all personal property and
99 belongings and, if Tenant fails to do so, Landlord may take all steps necessary, including storage of Tenant's property, and
100 shall not be responsible to Tenant for loss or damage due to causes beyond Landlord's control.

101 **17) CONDEMNATION OR EMINENT DOMAIN** If the whole or any part of the building containing the Premises is taken by
102 any competent authority for any public use or purpose, the term of this lease, at Landlord's option, shall terminate upon,
103 and not before, the date when possession of the part so taken shall be required for said use or purpose. Rent shall be
104 apportioned to the date of termination. Landlord shall be entitled to the entire compensation for the part of the Premises
105 taken without apportionment to Tenant.

106 **18) RENEWAL OF LEASE** This lease shall be automatically renewed with the same terms and conditions on a month-to-
107 month basis after its original expiration date unless otherwise notified by Landlord. Whenever Tenant wishes to vacate and
108 all terms and conditions of the Lease have been fulfilled, a full thirty (30) days written notice must be given before Tenant's
109 next rent due date and must be accompanied by payment for the final thirty (30) day rental period. No verbal notices will be
110 accepted.

111 **19) EXPIRATION/TERMINATION OF LEASE** Upon termination of this lease, Tenant shall deliver immediate possession,
112 remove all personal property, and trash/debris, return unit in undamaged condition, and deliver all keys to Landlord at the
113 address where rent is payable. If Tenant fails to vacate, Landlord may take all steps necessary and provided by law to
114 remove Tenant and Tenant's property and Tenant shall acquire no additional rights or extension of the lease term by reason
115 of such holding over. In addition to all remedies provided by law, Tenant shall pay all rent and other actual damages suffered
116 by Landlord.

117 **20) ABANDONMENT** Ten days' absence by Tenant with rent unpaid, or the removal of a substantial portion of Tenant's
118 personal property without explanation or notice to Landlord shall be deemed an abandonment of the Premises by Tenant.
119 In such event, Landlord may re-enter the Premises immediately, take all action necessary to remove remaining property and
120 belongings of Tenant, and re-lease the Premises, without notice and without responsibility for damages resulting therefrom.

121 **21) RENTAL APPLICATION** The application to rent the Premises is hereby made a part of this lease. Tenant warrants the
122 information contained therein to be true, and if false, Landlord may, at Landlord's option, terminate this lease.

123 **22) REQUIRED DOCUMENTS** Inspection Report (Check in/out) Lead-Based Paint Disclosure & Pamphlet Consumer
124 Guide to Agency Relationships Agency Disclosure Statement Fair Housing Guide Security Deposit Agreement
125 Rules & Regulations (if any).

126 **23) ADDITIONAL CLAUSES**

127 _____
128 _____
129 _____
130 _____

131 This lease (and any additional documents shown in paragraph 22 above) contains the entire agreement between the parties.
132 No oral agreements or representations have been made by Landlord unless set forth in writing in this lease. All notices are to
133 be given in writing. I (We) certify that I (We) have read this entire document, understand same, and have received a copy.

134 TENANT _____ Date: _____ Time: _____

135 TENANT _____ Date: _____ Time: _____

136 LANDLORD _____ Date: _____ Time: _____

137 LANDLORD _____ Date: _____ Time: _____