



Rent may be paid by: ACH.

**NSF.** If any payment is returned, Tenant shall pay a returned-check fee of \$35.00.

## **5. Security Deposit**

Tenant shall deposit **\$0.00** (the "Security Deposit") as security for Tenant's performance. Within 21 days after Tenant surrenders the Premises and provides a forwarding address, Landlord shall return the Security Deposit, less any lawful deductions, with an itemized statement.

## **6. Move-In Inspection**

Within 72 hours of Tenant taking possession, the Parties shall jointly complete a written move-in inspection report. This report shall be controlling evidence of the Premises' condition.

## **7. Occupancy and Use**

Occupancy is limited to 2 persons. Guests beyond 14 consecutive days or 30 total days per year require Landlord's written consent.

No pets are permitted without Landlord's prior written consent. Service and assistance animals are not pets.

The Premises are non-smoking. No smoking or vaping on the Premises or within 25 feet of any entrance or window.

Tenant shall not assign or sublet without Landlord's prior written consent.

**Crime/Drug-Free.** Tenant and occupants shall not engage in illegal activity, including controlled-substance offenses, on or near the Premises. Any such conviction is a material default.

## **8. Utilities**

Tenant shall pay all utilities, except as required by applicable law.

## **9. Maintenance**

Landlord shall maintain the Premises in habitable condition. Tenant shall keep the Premises clean and report repairs in writing. Tenant shall not alter the Premises without Landlord's written consent. Landlord shall install smoke and CO detectors; Tenant shall test and not tamper with them.

## **10. Access**

Landlord may enter upon 24 hours' advance notice (or as required by applicable law) for inspection, repair, showing, or services. In emergencies, no notice is required.



**fees to prevailing party, no waiver, counterparts/e-signatures, and notices in writing** (including email to [TENANT EMAIL]) all apply.

*Landlord: [LANDLORD NAME], [LANDLORD ADDRESS]*

*Tenant: [TENANT 1], [PROPERTY ADDRESS]; email: [TENANT EMAIL]*

## Signatures

### Landlord

\_\_\_\_\_ PRINTED NAME

\_\_\_\_\_ SIGNATURE

\_\_\_\_\_ DATE

### Tenant — Primary Signer

\_\_\_\_\_ PRINTED NAME

\_\_\_\_\_ SIGNATURE

\_\_\_\_\_ DATE