***LEASE AGREEMENT:***

Rent Amount $

1. Tenant is defined as all individuals age 18 or over:

Names of tenants:

List other occupants:

No other occupants are acceptable other than those listed above:

2. The tenant is not to change, alter, paint, make repairs or improvements to the building or grounds without written permission of the landlord or his agent.

3. The landlord is , herein referred to as "landlord" or "owner" in this document.

4. The address of the leased home:

5. **Term -** Month to Month. Tenant must give at least 60 days notice to end the lease.

6. **Rent** - $ payable to " " on the first of each month. To be mailed to:

7. **Due Date** - Rent must be received by the due date. Five days grace will be allowed for the receipt of the rent. Rent received beyond the fifth day shall be subject to a late fee of $ . Checks returned as unpayable are subject to both late fees and bank fees. If a check does not clear, future payments must be made in cash or certified funds.

8. **Legal Fees** - Because of consistent delays in court dating, our policy is: after five days of non- receipt of rent, eviction process automatically begins. The tenant hereby agrees to pay those court costs as provided in NJ State Landlord Tenant Law. If the rent will be delayed more than five days past the due date, it is in the interest of the tenant to call the landlord for special arrangements to prevent this filing.

9**. Security** - Security is $ and is maintained in the same account as previously notified. Your security will be deposited with . Security is the guarantee against damages by the tenant, it is not to be used in lieu of rent. Security shall be returned with interest at the end of tenancy if no damage has occurred. Any deductions made to the security deposit will be itemized and provided to the tenants within 30 days of vacating the unit. Security is exchanged at the signing of the lease for which this is a receipt.

1. **Pets** - dog as described below. Dog shall be licensed/registered as required by local ordinances. Tenant maintains complete responsibility for actions of the dog and any damage done by the dog. The yard is to be kept clean of animal waste.

Type Size Weight

General Description

11. **Repairs and Maintenance** - The tenant must notify the landlord immediately of damages and allow access at reasonable times for repair. Maintenance requires inspection at regular intervals. Inspections - tenant must allow inspection at any time, during normal business hours or at reasonable times given 24 hours notice. Emergency repairs that may cause greater damage, such as water damage must be reported immediately. The following numbers are for contacting Landlord and reporting damage:

Business hours: . Emergency/Evenings:

Cleaning Fee - The tenant hereby agrees to accept the property in its present state of cleanliness. They agree to return the property in the same condition or pay a $ cleaning fee.

**Initials**

12. This lease is subject to all Local, State and Federal Laws. If any part of this Lease is deemed in violation of any law then that part only will be stricken, the remainder shall remain in force.

13. **Outside maintenance** - Snow removal and salting of steps and pathways, maintaining the lawn and shrubs, removal of litter and reporting adverse conditions to the landlord are all responsibilities of the tenant. Extra care must be given to keep debris from collecting in the yard.

Tenants signature here: **X** is agreement and acceptance of outside maintenance responsibility as described above. Signature of the tenant means agreement to accept all responsibility associated with the maintenance described including safety and providing necessary equipment. If anyone should be injured in the process of outside maintenance the tenant saves and holds the landlord harmless.

14. **Insects -** The landlord has had a professional exterminate the premises who has certified the premises free of insects, including roaches, termites and ants. Tenant agrees to continue an effort to keep the home insect free. This includes keeping trash sealed and covered and food residue or spillover promptly cleaned. If evidence of infestation occurs, the tenant agrees to notify the landlord immediately.

15. **Appliances** - The refrigerator and stove are acknowledged to be in good condition. Tenant accepts the responsibility of maintaining these appliances in good working order; and when tenant leaves, tenant will leave the appliances in good working order.

16. **Tenant’s Insurance** - No rights of storage are given by this agreement. Landlord will not be liable for any loss or damage to Tenant's property. Tenant hereby acknowledges this and agrees to make no such claims for any losses or damages against Landlord, his agents, or employees. Tenant has been advised by this lease to purchase renter's insurance at his/her own expense to protect himself/herself and personal property from fire, theft, burglary and breakage losses.

17. **Vehicle Policy** - The tenant agrees never to park or store a motor home, camper, trailer or any sort of recreational vehicle on the premises and to park no more than two vehicles at the premises ONLY on the paved area provided. Junk cars, cars on blocks, non-running vehicles, tires, auto parts or unlicensed automobiles are NOT permitted on the property. Removal will be at the expense of the Tenant.

18. **Utilities** - Tenant will be responsible for full payment of the following utilities: gas, electric, phone, cable and any other bills incurred during their residence. The septic tank will need to be pumped once every 6 months. Tenant pays the first $50.00 for this service. Landlord will pay the difference. Tenant specifically authorizes Landlord to deduct amounts of unpaid bills from their deposit in the event they remain unpaid after termination of this agreement. Tenant is to set up automatic delivery with Point Bay Fuel. If the oil tank is allowed to run to empty and damage is caused to the heating unit as a result of that incident, the Tenant will pay for repairs.

19. Roof and Termite Alert - Tenant agrees to notify Landlord immediately if the roof leaks, water spots appear on the ceiling, or at the first sign of termite activity.

20. **Non-Liability** - The tenant hereby states that any work or repairs that need to be done will be farmed out to competent professionals, unless Tenant is qualified and capable of doing the work themselves and doing it properly, in a safe manner which meets all federal, state and local regulations. Tenant further states they will be legally responsible for any mishap, either that they do themselves or hire others to do. Landlord will be held free from harm and liability along with his agents and representatives.

21. **Phone** - The tenant agrees to get a phone installed in the premises as soon as possible. Landlord will be given the phone number within two working days of installation and will be notified within two working days of any future changes in the phone number.

22. **Access to Premises -** The landlord reserves the right to enter the residence at reasonable times to inspect, make necessary repairs, supply services, or show it to prospective tenants, purchasers, mortgagors, workmen or contractors. Whenever practical, a two-day notice of the Owner's intent to enter shall be given to the Tenant. The Landlord may also display "For Rent" and "For Sale" signs on the building and/or on the property.

23. All rights given to the Landlord in this agreement shall be cumulative in addition to any laws which exist or might come into being. Any exercise of and rights by Landlord or failure to exercise any rights shall not act as a waiver of those or any other rights. No statement or promise by Landlord, his agents or employees, as to tenancy, repairs, amount of rent to be paid or other terms and conditions shall be binding unless it is put in writing and made a specific part of this agreement.

24. **Legal Binding** - Tenant hereby states that they have the legal right to sign for any and all other residents and to commit them to abide by this contract.

25. **Terms** - In this agreement, the singular number, where used, will include the plural, the masculine gender will include the feminine, the term "owner" will include landlord, lessor, and the term "resident" will include tenant, lessee.

26. **Full Disclosure** - The tenants signing this rental contract hereby state that all their questions about this Rental Agreement have been answered, that they fully understand all provisions of the agreement and the obligations and responsibilities of each party as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their action or lack of action in violation of this Agreement. Signature by the Tenant on this Rental Agreement is acknowledgment that he/she has received a signed copy of the Rental Agreement.

Accepted this day of 20 .

Landlord/Owner Tenant/Occupant

Printed Name: Tenant/Occupant

Witness