

**RENTAL LEASE**

This is a lease made this \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_ the owners, and \_\_\_\_\_ the tenant(s). Tenant(s) is/are at all times hereunder occupying \_\_\_\_\_, Lawrence, Ks. for a period of \_\_\_\_ months from 5:00pm \_\_\_\_\_, 20\_\_\_\_, to 10:00am \_\_\_\_\_, 20\_\_\_\_, at which time this lease shall terminate and any continued occupancy of the premises must be evidenced by a new rental lease.

Tenant(s) shall pay to the Owner as rent for the full term of this lease, the sum of \$ \_\_\_\_\_ in equal monthly installments of \$ \_\_\_\_\_ on or before the first day of each month, at such place as designated by Owner commencing the 1st day of \_\_\_\_\_, 20\_\_\_\_, with \$ \_\_\_\_\_ to be paid as the pro-rata rent due for \_\_\_\_ days in \_\_\_\_\_, 20\_\_\_\_. Tenant(s) has deposited with Owner a Security Deposit of \$ \_\_\_\_\_.

At the expiration of the term hereby created, or if default in the payment of rent after the same is due, or upon the breach of any of the covenants and agreements herein contained, the owner shall have the right to terminate this lease and recover possession of the premises according to law, and, in the event tenant abandons the premises, owner may, at his option and as an alternative remedy to termination of this lease, make reasonable efforts to relet the premises, but for this cause the obligation of tenant(s) shall not cease prior to such reletting. Tenant(s) agrees to vacate premises within 3 days after being notified in writing due to non-payment of rent, breach of this agreement or any other reason deemed prudent by the management.

The tenant(s) agree that the landlord is not responsible for injuries to the tenant(s) or his guests resulting from use of the property and agrees to indemnify owner and hold him harmless for such damage or injury. The tenant(s) will notify the owner, or his agent, promptly of any damage or existing maintenance problem and agrees to pay for all damage caused by the tenant and/or his agent, guest, family, or pets. Should any of the above occur, owner is authorized to retain said Security Deposit and apply the same as needed.

In Addition, tenant(s) agree:

1. No pets will be kept on the premises at any time. And NO smoking inside the premises at any time.
2. Tenant must notify Landlord of intent to leave or stay 90 days prior to termination of the lease.
3. No sales of any nature, or business will be conducted on the premises.
4. No signs of any nature will be displayed on the premises.
5. No violation of Federal, State, or local laws or ordinances will occur on the premises.
6. Occupation of premises shall not exceed \_\_\_\_ persons.
7. Tenant(s) will not sublet premises without written consent of owner.
8. Tenant(s) are to pay their rent with one check to the Lessor by the first of the month.. A late fee of \$10.00 per day (from the 1st) will be added, if rent is not received in full amount by the 5th. For rent more than 30 days late, a late fee of 24.5% per annum will be added, in lieu of the \$10.00/day late fee.
9. If tenants loose a key or if on termination of lease, fail to return door key, mailbox key or garage door remote, there will be a \$75 charge for each.
10. Allow owner to enter premises at all reasonable times for inspection, to repair property, or to show to prospective tenants.
11. Not to cause disturbances, which will be offensive to other tenants.
12. Landlord will pay water bills in excess of \$150/mo. for 4 bdrm, \$125/mo. for 3 bdrm, and \$100 for 2 bdrm units with sprinklers.
13. To place all trash and garbage in proper containers.
14. Tenants will do no spackling or painting, interior or exterior. If there is excessive use of tacks, screws, or nails, there will be a charge of \$100.00 per room.
15. Tenant insurance is recommended.
16. Tenant(s) shall not add to, or change the locks. The screens (window and storm doors), doors (interior, exterior, and storm), and all glass pertaining to apartment are the tenants' responsibility.
17. If evicted for violation of the lease, tenant is still responsible for the rent.
18. Tenant(s) shall notify utility companies 30 days prior to move in, shall be responsible for all utility bills, shall maintain adequate heat to prevent freezing pipes, and shall pay to repair all damages from frozen pipes.
19. At the end of the lease owners will have carpet cleaned, and tenants agree to pay 50% of carpet cleaning cost.
20. Tenant(s) agree to keep at least one car in garage, and remove snow on driveways and sidewalks where garages exist.

OTHER \_\_\_\_\_

OWNER: \_\_\_\_\_ TENANT(S): \_\_\_\_\_

\*Mail rents to:  
**Michael and Cheryl Flory**  
**1921 Quail Run**  
**Lawrence, KS 66047**

**Home Office (785) 843-4798**

**Cell (785) 760-0407**