

LEASE AGREEMENT

This Lease Agreement is made this ____ day of _____, 20__, between _____ hereinafter referred to as "Lessor" and _____, hereinafter referred to as "Lessee(s)"

WITNESSETH THAT:

Subject to the terms and conditions and for the rental price hereinafter set forth, the Lessor hereby leases to Lessee(s), jointly and severally, the premises known as _____, Lafayette, Indiana, 479__, for a term of 12 months, commencing on the ____ day of _____, 20__, and ending on the ____ day of _____, 20__. **Lease agreement will automatically renew annually for twelve (12) months, unless Lessee(s) gives written notice of intent to vacate sixty (60) days prior to the end of the term.**

1. **Rent.** As rent, the Lessee(s) hereby agree(s) to pay equal installments of \$_____ per month during the term of this lease commencing on ____ day of _____, 20__, and continuing on the same day of each month thereafter.

2. **Security Deposit.** Lessee(s) agree to pay the sum of \$_____ as security for the full performance of all terms and conditions of this Lease and Rules & Regulations. In the event of a default of Lessee(s) of any of the terms and conditions of this lease, Lessor may apply such sum or any part thereof to any costs, damages or losses caused by Lessee(s) to Lessor. If all conditions of this lease and the Rules & Regulations are complied with, the deposit will be refunded to Lessee(s).

3. **Use of Premises.** Lessee(s) will occupy and use the premises as a private residence only and will only be occupied by those persons shown on the Rental Application. House guests are not permitted to stay for more than seven (7) days without written consent of Lessor.

4. **Condition of Premises.** Lessee(s) acknowledge that they have inspected the premises and agree to keep them in as good a condition as at the start of the lease period, except for reasonable wear and tear.

5. **Utilities.** Lessee(s) shall pay all utilities, except _____.

6. **Alterations.** Lessee(s) shall make no alterations of the premises without the prior written consent of the Lessor.

7. **Insurance.** It shall be the responsibility of tenant to carry renter's insurance and Lessee(s) shall hold Lessor harmless for any storm, water, flood or fire damage to Lessee's personal property.

8. **Rules and Regulations.** Lessee(s) acknowledges the Rules and Regulations set forth as an Addendum to this Lease and further acknowledges that they are a part of this Lease Agreement.

9. **Assignment.** Lessee(s) shall not assign this lease or sublet any part of the premises without the written consent of the Lessor.

10. **House Pets.** No pets (except fish or birds) shall be housed or kept in the apartment without the approval of the Lessor and Lessee(s) may be charged a pet fee.

11. **Reserved Rights.** The Lessor reserves the right to enter the premises at all reasonable hours for inspection, repairs, or to exhibit the premises to prospective residents.

12. **Notices and Rents.** All notices or demands required to be given to Lessee(s) may be served in person or by regular mail at the leased premises. All notices required to be given to the Lessor, and all payments, shall be sent to the Lessor at _____, or such other address as designated by the Lessor. Any rent that is over five (5) days late shall be charged a late fee of \$5.00 per day commencing with the sixth day after said rent is due. Any violation of Rules and Regulations shall constitute default of the lease.

13. **Default.** A failure to pay any installment of rent when due or other violations of this lease shall be a default and Lessor shall have the right to possession of the premises and to pursue damages including costs and reasonable attorney fees because of said violations.

14. **Early Termination.** If Lessee desires to terminate this Lease sooner than the end of its term, unless Lessee is able to sub-lease the premises for the balance of the term, Lessee shall give Lessor thirty (30) days written notice of its intent to terminate the Lease prior to its term, and shall pay an early termination payment of \$500.00, which is for the purpose of minimizing the losses sustained by Lessor in obtaining a new tenant for the premises. The security deposit cannot be used for this payment as the security deposit is to be applied only for the purposes stated in paragraph #2 above.

LESSOR

LESSEE(S)

By: _____
