

East End Village Rentals, JKL Rentals LLC, Jewelman LLC, DFJK LLC
PO Box 989
Morgantown, WV 26507-0989

Terms of Occupancy

Lease payments are to be mailed to our address or dropped off at our office during business hours. Tenants agree to pay the lease payments at the time and manner specified in the lease. Writings, notations, or any other written note on the front or back of the payment shall not be enforced against the landlord, nor shall they be deemed to amend this lease and shall not be binding to the landlord.

Lessee will be charged a \$10 fee for every lost key. A service charge will apply for needed entry to the property after business hours.

Lessee will not cause noise disturbances that will cause discomfort to other lessees at any time. No musical or instrumental practices permitted on the property at any time. Sunday through Thursday nights are considered study nights as well as “dead week.” All noises after midnight should be altered to a lower level; we ask that you please respect your neighbors.

Lessee will hold no parties, assemblies, or gatherings that will inconvenience other lessees, neighbors, or landlords.

ABSOLUTELY NO KEGS! If a keg is found in or on the property it is agreed that a keg party took place on the landlord’s property. The keg will be removed at the tenant’s expense and all tenants on the lease will be subject to an additional security deposit.

NO PETS/ANIMALS ALLOWED. No animals are permitted on the property at any time, for any reason. If an animal is found in or on the landlord’s property it will be removed at the tenant’s expense.

This rental unit is to be used by the tenants as a residence, and may only be occupied by the tenants on the lease. Tenants shall have the right to sublet the unit subject to prior approval from the landlord. Tenants understand that they are responsible for all rental payments to be paid by anyone that may sublet from them. Tenants are also responsible for any damages that occur during this time.

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Persons that sublease the rental property are required to sign a lease and pay an additional security deposit. Both security deposits will be held until the end of the lease.

No unlawful business of any kind or character is allowed or permitted on the property. The consumption of alcohol by persons under the legal drinking age is against the law and prohibited. Violence of any kind is also prohibited.

Tenants will not paint, wallpaper, or alter any part of the unit without first consulting with the landlord. Any improvement made to the property becomes part of the owned unit. No major appliances, dishwasher, a/c unit, etc, can be installed by the tenant.

Tenants, guests, visitors or any other person(s) will not use the roof for any circumstances at any time while in the rental unit. This is against city code and will result in a fine.

Landlord will not be held liable for any items that are lost, stolen, or damaged. Nor will landlord be held liable for any damage or injury caused to the tenant, their guest or their property resulting from explosion, fire, mechanical failure of water, steam, electric, gas, sewer lines or from any defective wiring. Landlord will not be held liable for any loss or damage resulting from the negligence of any other tenant, or any other cause.

The landlord and agents of the landlord have the right to enter the property at any time to view the condition of the property, show the property and make necessary repairs as needed.

Tenants must keep the exterior of the leased property presentable at all times. This includes but isn't limited to: parking spaces, landings, steps, porches, lawns, driveways, and other areas surrounding the unit. Please dispose of cigarettes accordingly.

Tenants will be assigned a parking spot, if applicable. Parking is for the tenant only, by accepting the parking permit the tenant accepts full responsibility for any

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incidents, accidents, safety to other persons, or damage to other vehicles. Parking privileges can be revoked at any time.

The landlord will not be responsible for failures due to water supply, gas, electricity, telephone, cable, internet, etc... Beyond the landlords control. Tenants will not be entitled to a refund if there is such an interruption.

Any repairs or service calls that are necessitated by the lessee's carelessness shall be paid for by the lessee. The charges shall include the cost of materials and labor. All repair requests must be called in immediately. Any delay that causes damages or increased cost to the landlord is the responsibility of the tenant.

Tenants are responsible for maintaining all smoke detectors and making sure they are functioning properly at all times. If they are not tenants must call maintenance to tend to this issue immediately.

All garbage must be in plastic bags and placed in the containers provided. The garbage area is expected to be kept clean and maintained at all times.

The following items are not permitted in or on the property at any time: Space heaters, waterbeds, heat lamps or combustible engines. These items will be removed and not replaced.

An air conditioning window unit can be provided for a one-time fee of \$100. The unit belongs to the landlord and may not be removed from the premises.

Tenants forfeit any and all items left behind in the rental unit after the last day of the lease. Any items that have to be removed will be done so at the tenant's expense.

All rights given to landlord by this agreement shall be cumulative. Any exercise of any rights by landlord or failure to exercise rights shall not act as waiver of those rights. No statement or promise by landlord or any employee shall be binding unless it is out in writing and made a part of this agreement.

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Additional terms:

Address of unit _____

By signing, I the tenant agree to the terms of occupancy for this lease. I understand that if I violate any of these terms, I, the lessee can and will be subject to the forfeiture of my security deposit and/or eviction from the premises.

TENANT: _____ DATE: _____

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TENANT: _____ DATE: _____

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