

P.O. Box 989 Morgantown WV 26507
Office Phone: 304-288-1572
Office Phone/Fax: 304-296-8491
Website: www.jewelmanllc.com
Email: jkrentalsllc@yahoo.com

RENTAL PROPERTY ADDRESS: _____

This lease shall begin at Noon on **MAY 17, 2014** and shall expire at Noon on **MAY 9, 2015**.

Name: _____ Cell Phone: _____ Email: _____

Name: _____ Cell Phone: _____ Email: _____

Name: _____ Cell Phone: _____ Email: _____

Name: _____ Cell Phone: _____ Email: _____

Name: _____ Cell Phone: _____ Email: _____

Name: _____ Cell Phone: _____ Email: _____

SECURITY DEPOSIT AND RENTAL PAYMENTS:

The total payment for this lease is \$_____ per month, for an annual total of \$_____.

Upon signing this lease tenant(s) shall pay a security deposit in the amount of \$_____.

The security deposit becomes an inclusive group deposit for which a total amount can be deducted at the end of the lease if said apartment is not cleaned or maintained according to the terms of occupancy.

The last monthly rental payment of \$_____ must be paid on or before _____, (30 days) after lease signing. If the payment for the last month's rent isn't paid in full by the noted date then the landlord reserves the right to lease the property to someone else or have the prospective tenants find another roommate.

First month's rent, as well as all monthly rental payments, are due by the 10th of each month. You have a 5 day grace period, which will allow you to pay rent NO LATER than the 15th of each month. A late fee of \$50 will be charged to any tenant paying after the 15th. Fees charged for late rent will be applied to the following month's rent. There's a \$45 return check fee on all returned checks. Utilities such as gas, water, and electric are included with your monthly rent.

There will be a one-time garbage fee for each tenant of \$120 per lease term.

This rental has #_____ parking spaces. Additional spaces are \$_____ per month.

Initial first page: _____

All tenants have been provided with a copy of the terms of occupancy. If any of the terms are violated or any rent becomes over 30 days past due, the landlord reserves the right to any remedy the law allows, including but not limited to; eviction, turning off utilities, changing the locks or otherwise recovering possession of the premises and removing all persons and property therein.

This lease is a binding contract between JKL Rentals LLC, landlord, and the individuals who have signed this lease.

This lease, made this _____ day of _____ by and between JKL Rentals LLC, the landlord and the individuals who have signed this lease, the tenants, constitutes the entire final understanding of all parties and shall not be modified or amended in any way. Tenants are jointly and severally liable for all portions of this lease. Liability for full lease payments is JOINT AND SEVERAL between all who sign this lease. Tenants are 100% liable and responsible for their own actions and the actions of any guests or visitors while in/on the property.

Please make all payments to:
PO BOX 989
MORGANTOWN, WV 26507

Landlord or Landlord's agent: _____ DATE: _____

SIGN: _____ PRINT: _____ DATE: _____

SIGN: _____ PRINT: _____ DATE: _____

SIGN: _____ PRINT: _____ DATE: _____

SIGN: _____ PRINT: _____ DATE: _____

SIGN: _____ PRINT: _____ DATE: _____

SIGN: _____ PRINT: _____ DATE: _____

Business hours are from 10 am to 5 pm Monday thru Friday. You may leave a message if it is after hours and we will return your call as soon as possible. Maintenance requests can be made during the same business hours or in case of an emergency.

Maintenance Dale: 304 288 9662 Ricky: 304 282 7572