

**GRANDIN PROPERTIES
LEASE AGREEMENT**

SECTION ONE-RESIDENT SPECIFIC INFORMATION AND DEFINITIONS

This lease is entered into between Grandin Properties (hereinafter, "Landlord") and _____ (hereinafter, "Resident"). The Premises to be leased is defined as _____ (hereinafter, ("Premises")). The initial lease term begins _____, and ends _____.

Monthly charges:

Rent	\$ _____
Water/Sewer *	\$ _____
Pet Fees	\$ _____
Parking/Garage	\$ _____

Total monthly charges \$ _____

Pro-Rated Rent/Fees Due at Move-In \$ _____

*water/sewer rates will be reviewed annually and adjusted based upon increases/decreases from city utility rates.

All rents are due and payable by the first of the month to Grandin Properties. No deductions are permitted to be made from rents. Rent payment location: **Grandin Properties, 1308 Race Street, Cincinnati, Ohio 45202**

Rental Deposit Information:

Security Deposit	\$ _____
Pet Deposit	\$ _____

Additional information that applies to this Lease:

- (i) Resident(s) shall pay a \$50.00 late payment fee for payments made after the 1st of the month. An additional \$5 per day will be levied until rent is paid in full, including late fees.
- (ii) Resident(s) shall pay a \$60.00 fee for returned checks; all future rents must be paid by cashier's check.
- (iii) If eviction is necessary, Resident will be responsible for court cost, and filing service charges of \$50.00, or actual filing cost, whichever is greater and to the extent permitted by law, for each separate filing during the course of the eviction ("Eviction Administrative Fee").

Other household members, under the age of 18, permitted to reside at the Premises are:

Name: _____ Birth date: _____

Name: _____ Birth date: _____

Name: _____ Birth date: _____

Pets:

For this Premise, pets are X Allowed; NOT Allowed.

Resident shall not keep pets or animals without the prior written consent of Landlord. If such consent is given, Landlord may include a monthly fee and an additional security deposit for the privilege.

A pet deposit of \$300 is required for a pet. Dogs and cats require vet certification of all shots being up to date.

Resident Initials: _____ / _____

Date: _____ / _____

A maximum of one dog, less than 25 lbs, is allowed with an additional charge of \$35 per month. Under no circumstance will breeds considered dangerous be permitted. **Puppies are strictly prohibited.** Resident is required to remove any waste left on the property's common areas by their pet immediately.

A maximum of two cats are permitted with an additional cost of \$20 per cat, per month.

If a breach of the pet policy limitation is discovered, Resident agrees to forfeit pet deposit and rectify over-limit situation immediately.

Residents are required to police their pets at all times. Excessive barking from dogs will not be tolerated. If complaints arise, Resident will remedy the situation promptly. Ongoing complaints will result in Resident being required to remove said pet from the Premises immediately.

Landlord retains the power to revoke consent if, at any time, such pets or animals are not cared for in a humane or lawful manner, or if they are maintained in such a way as to constitute a nuisance. If such consent is withdrawn, the pets or animals shall be removed from the leased premises within ten (10) days. Resident's failure to remove pets or animals within ten (10) days shall constitute a breach of lease and shall subject Resident to all legal penalties for such breach. **If Resident fails to request consent from Landlord and a pet is found on the premises, the pet security deposit and pet fee is subject to double retroactive to start of lease date.**

Resident Initials: / _____

Date: / _____

SECTION TWO

Rent. Rent and any fees, if applicable, is due on or before the first day of each month. Payment should be made by automatic debit, check or money order, payable to Grandin Properties. If payment is made by check, Resident authorizes Landlord to either make a one-time electronic funds transfer (EFT) from your account or to process your payment as a check; an EFT may be withdrawn from your account the same day payment is processed and your check will not be returned to you.

Security Deposit. Resident shall pay the security deposit, payable and due at the signing of this lease. The security deposit may not be used in lieu of the last month's rent. This deposit, or a request for payment of any damages in excess of the security deposit, shall be returned to Resident within thirty (30) days following the last date Resident occupies the premises or when Resident returns keys to Landlord; whichever is the latter. Landlord may deduct from the security deposit amounts sufficient to pay: (a) Resident's nonpayment of rent; (b) any damages for which the Resident is responsible, including repainting, removal of abandoned items either inside or near dumpsters, and any cleaning expenses to return the apartment to its move-in condition. It is the resident's responsibility to contact the city or the local collection agency for large item removal; (c) any costs of re-renting the Premises after a breach of this Lease by the Resident; and (d) any legal fees incurred by the Landlord in connection with terminating the tenancy. Any security deposit deductions shall be itemized by the Landlord to Resident in a written statement, together with a check for the balance of the security deposit or request for additional funds, within thirty (30) days after termination of the lease agreement. Resident shall provide the Landlord a forwarding address to which a statement can be sent. If Resident would like a walk through with a Grandin Properties representative, it must be arranged **a week in advance for Monday-Friday 9:30-4:00, on or before the last day of Resident's occupancy.**

Renewal. At the end of the lease term, Landlord may increase the monthly rental amount by giving Resident written notice at least 60 days before the date on which such monthly increase shall take effect. Resident has the option of (1) renewing at the new rate; (2) renting on a month-to-month basis at a probable increased rate; or (3) providing 60-day notice to vacate.

Termination. Resident must notify Landlord, in writing, of Resident's intent to terminate no less than 60 days prior to the expiration of the lease term. Notice must be received on or before the 1st day of the month beginning the notice period. Failure to provide such notice will be deemed to be an agreement by Resident to holdover in the premises on a month-to-month basis following the terms and conditions set forth herein, including the 60 day written notice to vacate. After providing 60 day termination notice, Resident agrees to maintain Premises suitable for showing to prospects. This includes, but not limited to, floors being clean and clear of clutter or trash; personal items (i.e. clothing/shoes) stored; food/dishes stored properly, and trash in containers or disposed of completely. If Resident owns pets, dogs must be crated and Landlord requests litter boxes be cleaned. Failure to do so may result in a portion of deposit being withheld due to the apartment not showing well.

Condition of Premises. Resident has been given the right to, and is encouraged to, inspect the apartment. Resident is required to complete a move-in inspection form describing the condition of the Premises, including appliances and fixtures, upon initial occupancy. This form must be returned to the Landlord within three (3) days of occupancy. Should this form not be returned within three (3) days, the Premises shall be deemed to be in excellent condition and any necessary repairs upon termination of lease will be the responsibility of Resident.

Use and Maintenance of Premises. Unless otherwise agreed, Resident shall:

- (a) use the premises only as a residence and for no other purpose except as agreed upon in writing
- (b) not use the apartment for unlawful or immoral purposes;
- (c) keep the premises and common areas in a clean and safe condition;
- (d) Not deliberately or negligently damage or remove any part of the Premises;

Resident Initials: / _____

Date: / _____

- (e) Not alter any lock or install new locks. If Resident requests new locks, this will be handled by Landlord but will be at Resident's expense. Lost key replacement will be \$25 per key requested;
- (f) Pay the costs of all utility services to the Premises which are billed directly to the Resident;
- (g) Reimburse the Landlord \$_____/month for water/sewer. These charges will be reviewed periodically and adjusted as necessary;
- (h) Conduct oneself and one's guests in a reasonable manner so as not to disturb others' peaceful enjoyment of the Premises.

Right of Entry. Landlord may retain a pass key to the Premises. Resident agrees to permit Landlord, or its representative, to inspect the Premises at any reasonable time for the purposes of (a) determining the extent and responsibility for damages thereto; (b) to make any necessary repairs; (c) to show said Premises to prospective residents during the 60 day period preceding the expiration lease; or (d) to show said Premises to prospective purchasers. Landlord shall make all reasonable effort to give 24 hour (Ohio) or 48 hour (Kentucky) notice to Resident of such entry.

In the event of an emergency situation, Landlord is not required to provide Resident with 24 hours (Ohio) or 48 hours (Kentucky) notice to enter Premises.

Occupancy/Subletting. No person(s) except those listed on the Lease shall reside or live in the Premises without the written consent of the Landlord. No increase in occupancy is allowed without written permission from Landlord. New resident must complete application form and agree to all terms and conditions of lease in writing.

Alterations and Improvements. Resident shall not paint, make alterations, additions or improvements to the Premises without Landlord's prior written consent. Any alterations, additions or improvements upon the Premises made by either party shall become the property of the Landlord and shall remain on the Premises. Resident agrees that any damage from tacks, nails, screws, etc., will be repaired at Resident's expense.

Abandonment of Premises and/or Personal Property. If Resident leaves the premises unoccupied for fifteen (15) days without paying rent in advance for that month, or while owing any back rent from previous months, the Landlord has the right to take immediate possession of the property. Landlord will have the right to remove any property the Resident has left behind and store or dispose of, at the Landlord's option and/or Resident's expense.

Smoke Detector. Resident acknowledges the placement of an operating smoke detector in the residence. Resident shall notify the Landlord, in writing, of the need for replacement or repair to smoke detector and Landlord shall comply within 15 days. Resident is responsible for testing smoke detector regularly to change the battery twice/year.

Parking. There is no reserved parking. Only residents with parking permits are allowed to park in lots located on Premises. Residents are not to park in spaces marked for future Grandin Properties residents, visitor parking, or spaces reserved for staff. If said permit is not visible, or Resident is parked illegally, Resident agrees to pay all charges resulting from towing at owner's expense.

Lease Modifications. Landlord may modify the terms and conditions of the Lease, effective at the end of the initial term or a successive term, by serving an appropriate notice on the Resident.

Liability for Personal Property. Landlord requires Resident to obtain insurance on personal property for protection of loss due to fire, flooding or other events that could damage Resident's property. Resident shall furnish Landlord on or before 5 days after Landlord's request a certificate of insurance showing that Resident's insurance is in effect and is cancellable only after at least 10 days prior written notice to Landlord. Landlord will not be liable for any loss of Resident's property. Resident hereby acknowledges this and agrees to make no such claims for any losses or damages against Landlord or his agents.

Resident Initials: / _____

Date: / _____

Moving. Resident agrees to clean the apartment thoroughly; remove marks from walls; replace light bulbs and smoke alarm batteries as needed; professionally clean carpets, providing Landlord with receipt; and return the apartment to the condition it was at move-in. Resident agrees to pay any charges incurred by Landlord to return apartment to previous move-in condition. Resident also agrees to maintain Premises in a suitable condition for showings as previously stated in Termination section of this lease. Failure to do so may result in charges levied against Security Deposit refund.

Interest on Past Due Amounts. Any amounts due Landlord that are not paid on or before the due date shall bear interest from the due date to the date of payment at the rate of eighteen percent (18%) per year or the highest interest rate permissible by law, whichever is lower.

Policies and Regulations. The Resident and his guests shall comply with and abide by all the Landlord's existing policies and regulations as set forth on Exhibit A. The Rules and Regulations shall be deemed to be a part of this Lease.

Form. The invalidity of one or more provisions of this Lease shall not affect the validity of any other provisions and this Lease shall be construed and enforced as if such invalid provisions were not included.

Entire Agreement. This Agreement, including Exhibit A, Community Policies and Regulations, contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing. All changes, additions or deletions hereto must be in writing and signed by all parties.

This agreement constitutes the full understanding between the undersigned.

Resident Signature	Resident Print	Date
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Resident Signature	Resident Print	Date
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Landlord/Agent Signature	Landlord Print	Date
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Resident Initials: / _____

Date: / _____

EXHIBIT A

Community Policies & Regulations

This addendum is hereby made a part of that certain Lease Agreement executed by:

Resident(s):[ALLNAMES] Address:[CUSTINFO("fulladdress")]

Grandin Properties (Landlord) strives to maintain a clean, safe, secure and attractive environment for all our Residents. Towards this objective, these Community Policies & Regulations are designed to benefit the community. Failure to comply with Community Policies may be grounds for termination of the Lease Agreement.

EMERGENCIES - In case of a fire or security issue, please call 911. For emergency maintenance assistance, call the office (513.871.7110) and provide specific information on the emergency maintenance line extension 251. Emergencies include, but are not limited to, water/flooding, electrical shortage, and sewer backup.

A charge of \$100 will be applied for **non-emergency** calls placed to the emergency maintenance line. Examples of non-emergency issues include, but are not limited to, non-working garbage disposals, air conditioners not working, and lights burned out.

MAINTENANCE REQUESTS – Maintenance hours are weekdays 8:30 am-5:00 pm. To provide more efficient and quicker response for maintenance requests, send requests by email to: maintenance@grandinproperties.com or send in writing to the Landlord's office. Requests are prioritized and, barring unforeseen events, will be addressed within a 48 hour period and repairs completed within a reasonable timeframe. Some repairs may require a second visit to the Premises to complete repairs. When reporting a maintenance request, please provide the following information so we can better serve you:

Name
Telephone Number
Address and Apartment number
Maintenance issue (be specific, (i.e. full or half bath, which bedroom or area, etc.)

Maintenance requests due to Resident damage, misuse, or Resident-caused actions will be charged to the Resident. Additionally, unwarranted maintenance calls, at the sole discretion of Landlord, will be the responsibility of Resident. Unauthorized repairs to the property will not be reimbursed.

Resident shall use all utilities, services, facilities, appliance, plumbing and equipment provided by Landlord in a reasonable and proper manner. Resident shall keep all appliances and equipment on the Premises in good and clean condition, reasonable wear and tear excepted. Resident shall not place fixtures or fences in or about the Premises. Any costs to repair damages resulting from misuse of appliances, equipment, facilities or plumbing by Resident shall be borne by Resident.

Resident maintenance requests cannot be fulfilled if dogs are left unattended.

PEST CONTROL- Apartment units are treated on an as-needed basis. If you have a specific problem with pests, please notify the office via email at maintenance@grandinproperties.com. Residents must assist with pest control by maintaining a high standard of good housekeeping. Residents are responsible for all pest control, including but not limited to, roaches, ants, and bedbugs. If a Resident is deemed responsible for introducing pests to a building that require treatment, the Resident will be required to pay these charges. LaTosca and San Carlos are treated the third Thursday of each month.

HARDWOOD FLOORING – Felt pads, rugs or other protective devices must be placed under furnishings. **No wax products are to be applied to the hardwood flooring.** Hardwood floors must be treated carefully. Wax as well as water and pet urine result in considerable damage. Clean up any spills or accidents immediately to avoid distress to the floor.

Resident Initials: / _____

Date: / _____

For best results, mix ¼ cup vinegar to 1 gallon of water. Damage to hardwood floors resulting from improper care will be the financial responsibility of the Resident.

LAMINATE FLOORING – Felt pads, rugs or other protective devices must be placed under furnishings. Use cleaning products specifically made for laminate flooring (Bruce Laminate Floor Cleaner, Orange Glo Laminate Floor Cleaner, etc.). Under no circumstances should the floor be wet-mopped.

PLUMBING - Special care is needed for plumbing. Residents are responsible for all drain clogs. Do not flush tampons, sanitary napkins, paper towels or diapers. Cleaning hair from drains and avoiding certain substances in disposals will keep the plumbing in good repair. **A charge will be made for unclogging plumbing equipment in cases where malfunctions are caused by the introduction of improper objects,** grease and other foreign matter. All residents are responsible for owning a plunger. The cost of repair or replacement of Landlord's equipment or furnishings will be borne by the Resident.

WINDOWS - Bed sheets and like materials are not permitted for use as cover for windows or patio doors. Sun catchers, stickers, or miscellaneous décor cannot be mounted on windows or doors at any time.

HOUSEKEEPING – Contact paper or like surface material should not be used on the shelving. **Filters in furnaces and air conditioners are to be cleaned or replaced monthly.** If requested, Landlord can provide assistance with filter changes for a \$25 service fee. Resident will be responsible for the damage to the mechanical system and Premises caused by unclean filters.

SMOKING – ALL properties are NON-SMOKING. To protect the health and safety of residents, smoking or carrying lighted smoking materials is prohibited. This policy applies to all residents and their guests. Cigarettes, cigars or pipes must be lit outside and at least 30 ft. from entry doors or any common area. No smoking in common halls or laundry rooms. Residents must extinguish and dispose of any butts from cigarettes or cigars in appropriate container. If required, Resident will reimburse Landlord to re-paint the apartment if deemed Resident did not adhere to smoking policy.

No illegal substances shall be allowed on Premises.

SIGNS - Residents shall not display any signs, exterior lights or markings on any part of the apartment building or windows. Residents are not permitted to attach awnings or erect other projections to the outside common areas or building in which they reside.

STORAGE - No materials of any kind which are combustible or would increase fire risk shall be placed in storage or garage areas. Storage shall be at Resident's risk and Landlord shall not be responsible for any loss or damage. All assigned areas must be labeled and locked with Resident's lock. In consideration of local fire codes, heating/air conditioning closets are not to be used for storage purposes.

GUESTS - Residents shall be responsible and liable for the conduct of their guests. Acts of guests in violation of the Lease Agreement or Landlord's Community Policies may be deemed by Landlord as a breach of agreement by Resident.

UTILITIES – Resident is required to contact necessary utility companies within 3 business days to request billing be listed under Resident's name, effective with beginning lease date. Resident is required to heat with the heat source provided. No kerosene heaters are allowed on the property. Telephone land lines are to be placed at previously wired locations provided by the telephone company. Additional drilling, cutting, or boring for wires is not permitted without written permission from Landlord. Wire care protection through the telephone company is highly recommended.

ANTENNAS – Direct TV antennas, satellite dishes, radio, television, and CB aerials shall not be placed, attached or erected on the roof or exterior of the building. Direct TV antennas are permitted with Landlord's written approval; antennas must be installed in containers on the balconies which do not protrude above railing height. No satellite dish may be erected. Antennas are not permitted at: San Carlos, La Tosca, Weston Flats, Peebles, The Arthur

TRASH/RECYCLING – Garbage and other waste shall be removed from the Premises in a clean and safe manner and shall be placed in the receptacles designated for this purpose. No hazardous substances may be disposed of in the garbage

Resident Initials: / _____

Date: / _____

containers. Littering or defacing the common areas of the Premises shall not be permitted. Do not leave trash on the ground. Boxes are to be broken down before placing in receptacle; multiple boxes are to be broken down and tied together before placing in the trash/recycling area. Residents interested in recycling are to call the City of Cincinnati (513.591.6000) to make arrangements. A trash charge is subject to review periodically throughout the year. Large items are not to be left at, near, or in dumpsters. It is the resident's responsibility to arrange for removal of large items.

COMMON AREAS ARE FOR THE BENEFIT OF THE COMMUNITY - Entrances, hallways, walkways, lawns and other common areas shall not be obstructed or used for any purpose other than entering and exiting. Local Fire Code prohibits the storage of personal belongings in all common areas.

The appearance of the building, viewable areas or common grounds surrounding the property will be maintained and enhanced at Landlord's discretion. Decorating is a personal taste and is limited to the Resident's home. Local Fire Code prohibits the storage of personal belongings in any, and all, common areas. Laundry, curtains or other articles shall not be hung for any purpose from the outside of Resident's Premises. No items of furniture shall be placed in common areas and in no event shall upholstery items be left on patios or balconies.

PARKING FACILITIES/ VEHICLE CONDITION - Parking areas are for use by Residents only. Residents are required to be respectful and park within designated lines, being careful to not park over lines preventing others from access to their vehicle. Abandoned vehicles, parking on the grass or walkways, invalid license tags, or a vehicle without a license plate are not permitted under any circumstances. Repairs/maintenance to vehicles is not allowed on Premises. Landlord reserves the right to assign parking spaces along with a parking permit which must be displayed at all times. A fee may be charged for permits. Parking garages may be used only for parking, not storage. Vehicles may not be stored on our premises and must be driven on a weekly basis. Vehicles on our premises may not have rust, chipped paint, cracked glass, flat tires, or a damaged body due to an accident. Resident is responsible for removing all oil, grease and radiator drainage stains on driveways, parking spaces or garage surfaces.

Residents are not to park in areas designated as fire zones at any time.

PATIOS/BALCONIES/FENCES/GATES - Patios or balconies should be used for patio furniture, flower boxes and plants; they are not to be used for storage. For safety reasons, do not place plants on the balcony railings. Barbecue grills of any kind are not permitted on wood patio or balconies per Fire Codes and insurance requirements. All areas must be kept clean and clear of storage items. Hanging clothes, garments, rugs, or rags over railings, fences, gates or in patio area will not be permitted.

LAUNDRY ROOMS - Report any malfunction of machines to the Landlord office either by email to maintenance@grandinproperties.com or by phone. Remove clothing from machines promptly to avoid loss of articles. Do not use tints or dyes in machines as this can damage not only the machines, but clothing for the next resident. After each use, clean the dryer lint trap and dispose of lint in the trash can. At buildings with front-loading, high energy machines, it is important to use the correct detergent (labeled HE) to avoid the appliances from malfunctioning.

At no time should laundry rooms/areas be used for storage or entertaining guests.

VACATING – The utilities are not to be removed from Resident's name until the Premises have been vacated and keys delivered to Landlord. The Premises should look the same when the Resident vacates as when the Resident moved in. Resident should keep fingerprints, furniture marks, crayon marks, posters, tape, excessive nail holes, etc., off/out of walls. The Resident will be held responsible for the cost of repainting and cleaning apartment if this is found to be necessary. Resident should not try to spackle or touch up paint when vacating the Premises. **The move in report submitted by the Resident upon occupancy will be used for comparison of necessary repairs/damages which may be reflected in the security deposit refund amount. By not submitting a move in report, Premises will be deemed to have been in excellent condition with no issues/defects and all necessary repainting and repairs will be the responsibility of the Resident.**

CONDUCT – Resident is to conduct themselves, and request their guests to conduct themselves, in such a manner that other residents' peaceful and quiet enjoyment of the Premises is not disturbed and to assure that actions are not offensive, noisy, dangerous, or disruptive to the rights, privileges and welfare of other Residents and persons.

Resident Initials: / _____

Date: / _____

Landlord instructs its staff and contracted service providers to respect everyone with whom we have contact and expect the same in return. If Landlord deems the conduct of the Resident(s) of the leased premises objectionable – including but not limited to profanity, verbal abuse, physical threats to staff or other residents and their guests – we will take the necessary measures to rectify the situation with possible grounds for eviction. Landlord, at all times, promotes zero tolerance to any of the above mentioned actions.

PROPERTY MANAGER AND AGENT FOR OWNER

The name and address of Property Manager and/or agent for service process and the receipt of notices and demands is set forth below.

If a resident is in violation of a policy consisting of removal of an item(s) not in compliance with said policy, we will allow a 48 hour time frame for the violation to be corrected. If said violation is not corrected; a **minimum** charge of \$50 will be applied to the Resident for our labor cost to remove said item(s).

I/We hereby acknowledge that I/We have read all four (4) pages of the foregoing Community Policies and hereby agree to abide each and every policy.

Address: [CUSTINFO("fulladdress")]

Resident(s): _____

Date: _____

Date: _____

Agent for Owner: _____

Date: _____

Grandin Properties LLC
1995 Madison Road Cincinnati, Ohio 45208 513.871-7110

Resident Initials: / _____

Date: / _____