

MONTH-TO-MONTH RENTAL AGREEMENT

THIS AGREEMENT made this 1 Day of JAN, 2018, by and between SNYDER BUILDINGS LLC., herein called 'Landlord' and Jason Saylor, herein called 'Tenant'. Landlord hereby agrees to rent to Tenant the dwelling located at 7530 Hwy 135 NE New Salisbury, IN 47161 (Spring Branch Rd) under the following terms and conditions:

1. RENT:

Tenant agrees to pay \$ 500 per month, due and payable bi-monthly on the 15th day of each month. \$250 every 2 weeks

2. FORM OF PAYMENT:

Tenants agree to pay their rent in the form of cash, a personal check, a cashier's check, or a money order made out to the Landlord.

3. RENT DUE DATE:

We allow a 3 day grace period. In the event rent is not received within three days of due date, Tenant agrees to pay a \$25 late fee, plus an additional \$5 per day for every day thereafter until the rent is paid. Neither ill health, loss of job, financial emergency, or other excuses will be accepted for late payment.

4. BAD-CHECK SERVICING CHARGE:

In the event Tenant's check is dishonored and returned unpaid for any reason to Landlord, Tenant agrees to pay a returned check charge of \$25.

5. SECURITY DEPOSIT:

Tenants hereby agree to pay a security deposit of \$ 0 to be refunded upon vacating, returning the keys to the Landlord and termination of this contract according to other terms herein agreed. This deposit will be help to cover any possible damage to the property.

6. CHANGES IN TERMS OF TENANCY:

Owners shall advise Tenants of any changes in terms of tenancy with advance notice of at least thirty (30) days.

7. TENANT INSURANCE:

Landlord will not be liable for any loss of Tenant's property. Tenant hereby acknowledges this and agrees to make no such claim for any losses or damages against Landlord, his agents, or employees.

8. OCCUPANTS:

Only the Tenants may live in this building. Any additional residents residing in said dwelling for more than 2 weeks continuously must be added to this lease or receive written permission from the Landlord, subject to the same restrictions as the tenants.

9. TENANT RESPONSIBILITY:

Good housekeeping is expected of everyone. Tenant agrees to keep quarters clean and in a sanitary condition. Respect and kindness are to be shown to other tenants. Please be considerate of volume levels during nighttime hours.

10. UTILITIES:

Resident will be responsible for payment of all utilities, telephone, gas, or other bills incurred during their residency. They specifically authorize Landlord to deduct amounts of unpaid bills from their Security Deposits in the event they remain unpaid after termination of this agreement. The Landlord/Owner agrees to only pay water, garbage and sewer bills.

11. ACCESS TO PREMISES:

The Landlord reserves the right to enter the residence at reasonable times to inspect, make necessary repairs, supply services, or show it to prospective residents, purchasers, workmen, or contractors. Whenever practicable, a two-day notice of the Landlord's intent to enter will be given to the Tenant.

12. PETS:

Pets are allowed on the premises only by obtaining the Landlords' written permission first. When possession of the property is given to the Tenant, only those pets listed on the Rental Application will be allowed unless subsequent written permission has been given. When permission is given, owners are required to pay an additional \$25 per month pet-rent charge per pet. Pets are never allowed to be allowed in the yard unsupervised. Cleaning up after the pet is necessary immediately following defecation. Constant barking will not be permitted.

13. FULL DISCLOSURE:

The Tenants signing this Rental Contract hereby state that all questions about this Rental Agreement have been answered, that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the legal and financial consequences of their actions or lack of action in violation of this agreement. Signature by the Tenant on this Rental Agreement is acknowledgement and he/she has received a signed copy of the Rental Agreement.

Accepted this 1 day of JAN, 2018.

Tenant

Date

1/01/2018

Tenant

Date

John Smyer

Landlord-Manager

Date

2-8-18