

RENTAL AGREEMENT (MONTH-TO-MONTH)

This Rental Agreement was made on 1st Nov 2017, by and between Snyder Buildings LLC, and _____ hereby agrees to rent to Tenant the dwelling located at 1545 Hwy 105 under the following terms and conditions.

1. RENT:

Tenant agrees to pay Snyder Buildings LLC the sum of \$ 750.00 per month, due and payable monthly in advance on the ___ day of each month during the term of this agreement.

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 "Snyder Buildings LLC".

3. RENT DUE DATE:

We allow for 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.

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 \$ 300.00 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 held 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 claims 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 rental agreement or receive written permission from the Landlord.

9. TENANT RESPONSIBILITY:

Good housekeeping is expected of everyone. Tenant agrees to keep quarters clean and in a sanitary condition. The Tenants agree not to permit any deterioration or destruction to occur while they are occupying the property.

10. UTILITIES:

Resident will be responsible for payment of all utilities, telephone, gas, or other bills incurred during their residency. The Landlord/Owner agrees to only pay water, garbage, and sewer bills.

11. DRAIN STOPPAGES:

As of the date of this Agreement, Owners warrant that the dwelling's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept things such as diapers, sanitary napkins, tampons, children's toys, wads of toilet paper, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks, or newspapers. Tenants agree to pay for clearing the drains of any and all stoppages except those which the plumber who is called to clear the stoppage will attest in writing were caused by defective plumbing, tree roots, or acts of God. Please use a drain filter to save unnecessary time & money with repairs.

12. ACCESS TO PREMISES:

The Owner 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 Owner's intent to enter shall be given to the Resident.

13. 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 granted. When permission is granted, owners are required to pay an additional \$25 per month pet-rent charge for one or more. If the pet is anyway dangerous it will not be allowed on the premises.

Pets are never to be allowed in the yard unsupervised. Cleaning up after the pet is necessary immediately following defecation. Constant barking will not be permitted.

14. 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 full 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 2nd day of August, 2017.

Rosana Poyton - Aug 2, 2017
ite

Tenant Date

Jennifer Stephan
Landlord-Manager Date 8-2-17