



THE SQUARED YARD, LLC

REAL ESTATE DIVISION

5240 ARBORLINE COURT, CANAL WINCHESTER, OH 43110

OFFICE: (614) 417-1597 FAX: (614) 417-1526

WEB: WWW.THESQUAREDYARD.COM E-MAIL: REALESTATE@THESQUAREDYARD.COM



RESIDENTIAL HOUSE RENTAL AGREEMENT

THIS RESIDENTIAL HOUSE RENTAL AGREEMENT (HEREINAFTER "AGREEMENT") IS ENTERED INTO THIS
, AND BETWEEN:

THE LESSOR:
THE SQUARED YARD, LLC
REAL ESTATE DIVISION
(HEREINAFTER "LANDLORD")



THE LESSEE(S):

(HEREINAFTER "TENANT(S)")

IN REGARDS TO THE PROPERTY:

(HEREINAFTER "HOUSE")

THE LANDLORD AND TENANT DO HEREBY AGREE TO ABIDE BY THE TERMS SET OUT IN THIS AGREEMENT.
THE TERMS OF THIS AGREEMENT ARE AS FOLLOWS:

1. LENGTH OF AGREEMENT

- A. THIS AGREEMENT SHALL BEGIN , AND END
UNLESS TERMINATED, THIS AGREEMENT SHALL BE AUTOMATICALLY RENEWED YEARLY.
- B. EITHER PARTY MAY TERMINATE THIS AGREEMENT BY GIVING WRITTEN NOTICE TO THE OTHER THIRTY (30)
DAYS PRIOR TO THE END OF THIS AGREEMENT.

2. THE HOUSE

- A. IN CONSIDERATION OF THE RENT PAYMENT TO BE PAID BY TENANT AND OF THE OTHER
COVENANTS AND AGREEMENTS CONTAINED, THE LANDLORD RENTS TO TENANT THE HOUSE.
- B. TENANT SHALL USE THE HOUSE ONLY FOR RESIDENTIAL PURPOSES. TENANT SHALL NOT USE OR ALLOW
THE USE WAY THAT INTERFERES WITH OTHER TENANTS' USE AND ENJOYMENT OF THE HOUSE OR
NEIGHBORING PROPERTY. THE HOUSE FOR ANY ILLEGAL OR IMPROPER USE.
- C. THE TENANT SHALL COMPLY WITH ALL ZONING COVENANTS AND DEED RESTRICTIONS.
- D. THE TENANT AGREES THAT NO PETS OF ANY KIND SHALL BE ALLOWED IN THE HOUSE. FAILURE TO
ABIDE BY THIS RULE WILL RESULT IN IMMEDIATE EVICTION WITHOUT PRIOR NOTICE AND FORFEITURE OF
ALL PREPAID RENT AND DEPOSITS.
- E. THE HOUSE INCLUDES
- F. PARKING IS AVAILABLE WITH THE HOUSE. IT IS DESCRIBED AS:

3. PAYMENT SCHEDULE AND DETAILS

- A. TENANT AGREES TO PAY A MONTHLY RATE OF
- B. PAYMENT SHALL BE DUE THE FIRST (1ST) OF EACH MONTH DURING THE ENTIRE LENGTH OF
THIS AGREEMENT. PAYMENTS POSTMARKED OR DELIVERED ON OR BEFORE THE FIRST (1ST) OF EACH
MONTH SHALL BE DISCOUNTED BY FIFTY DOLLARS (\$50.00).
- C. RENTAL PAYMENTS SHALL BE MADE PAYABLE TO: THE SQUARED YARD, LLC
- D. RENTAL PAYMENT CAN BE DELIVERED TO THE LANDLORD AT THE FOLLOWING LOCATION:
5240 ARBORLINE COURT, CANAL WINCHESTER, OH 43110
- E. SHOULD A TENANT'S PAYMENT BE RETURNED FOR INSUFFICIENT FUNDS, THE TENANT SHALL BE LIABLE
TO THE LANDLORD A PENALTY OF FIFTY (\$50.00) IN ADDITION TO THE PAST DUE RENTAL AMOUNT.
A PERSONAL CHECK WILL NOT BE ACCEPTED AS REPLACEMENT FOR A RETURNED CHECK.
- F. SHOULD A TENANT'S PAYMENT BE FIVE (5) DAYS LATE, THE TENANT SHALL BE LIABLE TO THE LANDLORD
A PENALTY OF FIFTY (\$50.00) IN ADDITION TO THE PAST DUE RENTAL AMOUNT. IN THE CASE THAT THE
TENANT'S PAYEMENT WAS RETURNED FOR INSUFFICIENT FUNDS AND A REPLACEMENT PAYMENT HAS
NOT BEEN RECEIVED BY THE LANDLORD WITHIN THE FIVE (5) DAY GRACE PERIOD THE TENANT SHALL BE
LIABLE TO THE LANDLORD BOTH PENALTIES IN ADDITION TO THE PAST DUE RENTAL AMOUNT.

Initials of all tenants 1) _____ Date ____/____/20____ 2) _____ Date ____/____/20____

4. SECURITY DEPOSIT

- A. THE TENANT AGREES TO DELIVER A SECURITY DEPOSIT TO THE LANDLORD IN THE AMOUNT OF (HEREINAFTER "THE DEPOSIT")
- B. THE DEPOSIT WILL BE RETURNED TO THE TENANT AT THE END OF THIS AGREEMENT, LESS ANY REASONABLE DEDUCTIONS.
- C. THE TENANT IS NOT ENTITLED TO INTEREST ON THE DEPOSIT.
- D. THE PARTIES ACKNOWLEDGE THAT THE LANDLORD WILL BE PERMITTED TO DEDUCT FROM THE DEPOSIT ANY COSTS FOR DAMAGES, CLEANING, EXCESSIVE WEAR AND TEAR, AND UNRETURNED KEYS ONCE THE AGREEMENT HAS ENDED AND/OR FOR ANY UNPAID CHARGES OF ATTORNEY FEES SUFFERED BY THE LANDLORD BY REASON OF TENANT'S DEFAULT OF THIS AGREEMENT.
- E. THE DEPOSIT MAY NOT BE USED BY EITHER PARTY FOR ANY PAYMENT DUE UNDER THIS AGREEMENT.
- F. THE LANDLORD'S RECOVERY OF DAMAGES WILL NOT BE LIMITED TO THE AMOUNT OF THE SECURITY DEPOSIT.

5. TENANT RESPONSIBILITIES

- A. THE TENANT IS RESPONSIBLE FOR ALL REPAIRS NEEDED IN OR ABOUT THE HOUSE UP TO AND INCLUDING ONE HUNDRED DOLLARS (\$ 100.00)
- B. IT IS THE RESPONSIBILITY OF THE TENANT TO PROMPTLY NOTIFY THE LANDLORD OF THE NEED FOR ANY SUCH REPAIR OF WHICH THE TENANT BECOMES AWARE.
- C. IF ANY REQUIRED REPAIR IS CAUSED BY THE NEGLIGENCE OF THE TENANT AND/OR TENANT'S GUESTS, THE TENANT WILL BE FULLY RESPONSIBLE FOR THE COST OF THE REPAIR AND/OR REPLACEMENT THAT MAY BE NEEDED
- D. TENANT MUST ABIDE BY ALL LOCAL RECYCLING REGULATIONS.
- E. THE TENANT SHALL PROPERLY USE AND OPERATE ALL ELECTRICAL, COOKING AND PLUMBING FIXTURES AND KEEP THEM CLEAN AND SANITARY.
- F. THE TENANT IS RESPONSIBLE FOR REMOVING SNOW AND ICE FROM STAIRS AND WALKWAYS.
- G. THE TENANT SHALL MAINTAIN THE LAWN AND LANDSCAPING BY CUTTING GRASS, REMOVING WEEDS AND PRUNING TREES.
- H. THE TENANT SHALL PROVIDE HIS OR HER OWN PEST CONTROL SERVICES.

6. UTILITIES

- A. THE RENTAL PAYMENTS INCLUDE THE FOLLOWING UTILITIES:

Water/Sewage	Cable/Satelite	Electricity	Phone	Natural Gas
--------------	----------------	-------------	-------	-------------

7. AMENITIES

- A. THE HOUSE INCLUDES USE OF THE FLOWING AMENITIES:

Fireplace	Garbage Pick-up/Removal	Central Air
-----------	-------------------------	-------------

8. APPLIANCES

- A. THE HOUSE INCLUDES THE FOLLOWING APPLIANCES FOR THE TENANT USE:

Stove Gas/Electric	Washer	Dryer Gas/Electric	Dishwasher
Refrigerator	Deep Freezer		

9. HOUSE ALTERATIONS

- A. TENANT SHALL MAKE NO ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE HOUSE (INCLUDING THE APPLICATION NAILS OR SCREWS TO THE WOODWORK, WALLS, FLOORS OR FURNISHINGS) WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF THE LANDLORD.

10. INSURANCE

- A. TENANT ACKNOWLEDGES THAT THE LANDLORD'S INSURANCE DOES NOT COVER PERSONAL PROPERTY DAMAGE CAUSED BY WAR, ACTS OF GOD, ACTS OF OTHERS, AND/OR ANY OTHER CAUSES, NOR SHALL LANDLORD BE HELD LIABLE FOR ANY OR ALL PROPERTY HELD BY THE TENANT AT THE HOUSE.
- B. TENANT IS HEREBY ADVISED TO OBTAIN HIS OWN INSURANCE POLICY TO COVER ANY PERSONAL LOSSES.

Initials of all tenants 1) _____ Date ____/____/20____ 2) _____ Date ____/____/20____

11. ENTRY FOR REPAIRS OR SHOW

- A. IN ADDITION TO THE RIGHTS PROVIDED BY THE LAWS APPLICABLE TO THE STATE OF OHIO, THE LANDLORD SHALL ENTER THE HOUSE AT ALL REASONABLE TIMES FOR THE PURPOSE OF INSPECTING THE AND/OR SHOWING THE TENANTS OR PURCHASERS, AND TO MAKE SUCH REASONABLE REPAIRS AND ALTERATIONS AS MAY BE DEEMED BY THE LANDLORD FOR THE PRESERVATION OF THE HOUSE OR THE BUILDING AND TO REMOVE ANY ALTERATIONS, ANY OTHER OBJECTS WHICH MAY BE AFFIXED OR ERECTED IN VIOLATION OF THE TERMS OF THIS AGREEMENT. REASONABLE NOTICE OF INTENT TO ENTER HOUSE WILL BE GIVEN EXCEPT IN THE CASE OF AN EMERGENCY.**

12. QUIET ENJOYMENT

- A. THE TENANT SHALL BE ENTITLED TO QUIET ENJOYMENT OF THE HOUSE FOR THE TERM OF THIS AGREEMENT PAYS RENT IN A TIMELY MANNER AND PERFORMS ALL COVENANTS AND OBLIGATIONS UNDER THIS AGREEMENT.**

13. DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT

- A. HOUSING BUILT BEFORE 1978 MAY CONTAIN LEAD BASED PAINT. LEAD FROM PAINT, PAINT CHIPS, AND DUST HAZARDS IF NOT TAKEN CARE OF PROPERLY. BEFORE RENTING ANY HOUSING BUILT BEFORE 1978, LANDLORD PRESENCE OF KNOWN LEAD-BASED PAINT HAZARDS IN THE DWELLING.**
- B. TENANTS MUST ALSO RECEIVE A FEDERALLY APPROVED PAMPHLET ON LEAD POISONING PREVENTION.**
- C. THE LANDLORD HAS PROVIDED THE TENANT WITH ALL AVAILABLE RECORDS, REPORTS AND INFORMATION PERTAINING ALL LEAD BASED HAZARDS IN OR AROUND THE PREMISES.**

14. POSSESSION AND SURRENDER OF THE HOUSE

- A. AT THE EXPIRATION OF THE AGREEMENT TERM, TENANT SHALL IMMEDIATELY SURRENDER THE HOUSE TO THE CONDITION AS AT THE START OF THE AGREEMENT, REASONABLE WEAR AND TEAR ELEMENTS EXCEPTED. THE COMPLETE SET OF KEYS TO THE LANDLORD AND PROVIDE IN WRITING, THE TENANT FORWARDING ADDRESS. THE HOUSE AFTER THE EXPIRATION OR TERMINATION OF THIS AGREEMENT WITHOUT THE LANDLORDS WRITTEN THE LANDLORD MAY RECOVER POSSESSION OF THE HOUSE IN THE MANNER PROVIDED FOR BY LAW.**

15. ABANDONMENT

- A. ABANDONMENT IS DEFINED AS ABSENCE OF THE TENANT FROM THE PREMISES FOR A PERIOD OF SEVEN (7) DAYS WHILE RENT OR ANY OWING MONIES REMAIN UNPAID - WHEREUPON TENANT WILL BE CONSIDERED IN AGREEMENT. IF TENANT ABANDONS THE HOUSE DURING THE TERM OF THIS AGREEMENT, THE LANDLORD ANY LEGAL MEANS, WITHOUT BEING LIABLE FOR SUCH ENTERING, AND WITHOUT BECOMING LIABLE TO THE TENANT CAUSED UPON ENTERING. LANDLORD MAY CONSIDER ANY PERSONAL PROPERTY BELONGING TO THE TENANT TO ALSO HAVE BEEN ABANDONED, IN WHICH CASE THE LANDLORD MAY DISPOSE OF ALL SUCH PERSONAL PROPERTY THE LANDLORD DEEMS PROPER WITHOUT BECOMING LIABLE TO THE TENANT FOR DOING SO.**
- B. THE LANDLORD MAY AT ITS OPTION TERMINATE THE AGREEMENT AND RE-LET THE HOUSE, AND MAY RECEIVE RENT PAYABLE BY VIRTUE OF SUCH RE-LETTING. HAD THIS AGREEMENT CONTINUED IN FORCE, THE LANDLORD LIABLE FOR ANY DIFFERENCE BETWEEN THE RENT THAT WOULD HAVE BEEN PAYABLE UNDER THIS AGREEMENT OF THE UNEXPIRED TERM AND THE NET RENT FOR SUCH PERIOD REALIZED BY THE LANDLORD.**

16. WAIVER

- A. THE LANDLORD'S FAILURE TO ENFORCE OR INSIST ON COMPLIANCE WITH ANY PROVISIONS OF THIS AGREEMENT WAIVER NOR A LIMITATION OF THE LANDLORD'S RIGHT TO ENFORCE OR INSIST ON COMPLIANCE WITH THE PROVISIONS**

17. BINDING EFFECT

- A. THE TENANT UNDERSTANDS AND AGREES THAT IF THERE IS MORE THAN ONE TENANT THAT HAS SIGNED THE AGREEMENT, EACH TENANT IS INDIVIDUALLY AND COMPLETELY RESPONSIBLE FOR ALL OBLIGATIONS UNDER THE TERMS OF THE AGREEMENT.**
- B. ALL PROVISIONS, TERMS AND CONDITIONS OF THIS AGREEMENT SHALL BE BINDING TO TENANT, LANDLORD, THEIR HEIRS, ASSIGNEES AND LEGAL SUCESSORS**

18. HEADINGS

- A. HEADINGS ARE INSERTED FOR THE CONVENIENCE OF THE PARTIES ONLY AND ARE NOT TO BE CONSIDERED WHEN SIGNING AGREEMENT.**

Initials of all tenants 1) _____ Date ____/____/20____ 2) _____ Date ____/____/20____

19. ASSIGNMENT, SUB-LET AND LICENSE

A. THE TENANT SHALL NOT ASSIGN THIS AGREEMENT, OR SUB-LET OR GRANT ANY LICENSE TO USE THE HOUSE.

20. AMENDMENT OF AGREEMENT

A. ANY AMENDMENT OR MODIFICATION OF THIS AGREEMENT OR ADDITIONAL OBLIGATION ASSUMED BY EITHER THIS- AGREEMENT WILL ONLY BE BINDING IF EVIDENCED IN WRITING SIGNED BY BOTH PARTIES.

21. ENTIRE AGREEMENT

A. THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND SUPERCEDES ANY PRIOR COVENANTS OR REPRESENTATIONS RELATING THERETO AND NOT SET FORTH HEREIN SHALL BE BINDING ON EITHER AGREEMENT MAY NOT BE AMENDED, MODIFIED, EXTENDED, OR SUPPLEMENTED EXCEPT BY WRITTEN INSTRUMENT LANDLORD AND TENANT. THE LANDLORD HAS MADE NO REPRESENTATION OR WARRANTY TO TENANT EXCEPT WHAT HAS BEEN SET FORTH.

22. NOTICE

A. THIS IS AN IMPORTANT LEGAL DOCUMENT

- 1. YOU MAY HAVE AN ATTORNEY REVIEW THE AGREEMENT PRIOR TO SIGNING IT.**
- 2. YOU ARE GIVING UP CERTAIN IMPORTANT RIGHTS**

23. GOVERNING LAW

A. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF OHIO.

B. THE PARTIES HEREBY INDICATE BY THEIR SIGNATURES BELOW THAT THEY HAVE READ AND AGREE WITH THE TERMS OF THIS AGREEMENT IN ITS ENTIRETY.

LANDLORD: THE SQUARED YARD, LLC SHAWN TAYLOR IRBY, MANAGING PARTNER

SIGNATURE: _____ DATE ____/____/20____ (MM/DD/20YY)

TENANT 1:

TENANT 2:

SIGNATURE TENANT 1: _____ DATE ____/____/20____ (MM/DD/20YY)

SIGNATURE TENANT 2: _____ DATE ____/____/20____ (MM/DD/20YY)