

RESIDENTIAL LEASE

1. TENANT
The Tenant is **FIRST M. LAST.**
2. LANDLORD
The Landlord is Epling Estates, whose address is 4300 Lynn Road, Suite 201, Ravenna, OH 44266.
3. PROPERTY
The property is **123 STREET, TOWN, OH 45678.**
4. TERM
The initial term is **0 MONTHS** and **0 DAYS**, beginning **01/01/2001** and ending **01/01/2001**. The lease term will be month-to-month thereafter.
5. EARLY TERMINATION
Early termination of the lease is permitted. The Landlord and the Tenant mutually agree that a sum equal to **TWO** times the monthly rent is fair and reasonable for the Tenant to pay the Landlord for damages in the event that the Tenant terminates the lease early. The Tenant is required to give the Landlord written notice at least **30** days prior to the early termination lease ending date.
6. SECURITY DEPOSIT
The security deposit is **\$0.00**.
7. RENT
The monthly rent is **\$0.00**. The first month's rent is **\$0.00** (this figure is prorated if applicable). Rent is due on the **1ST** of each month, with a grace period until the **5TH** of each month. If the **5TH** falls on a weekend or holiday, the grace period extends to the next business banking day.
8. AUTOMATIC PAYMENTS
Automatic payment through Landlord-initiated electronic fund transfer is the primary payment method accepted. The Tenant must maintain an active checking or savings account at all times in order to accommodate automatic payments. The date of the first automatic payment will be **01/01/2001**. Automatic payments will occur on or after the **5TH** of each month. If an automatic payment fails, a second attempt may be made on or after the **15TH** of that month. The amount of an automatic payment will not exceed the amount due through the date of the payment. The Tenant authorizes the Landlord to initiate debit or credit entries into the following **CHECKING** account with routing # **000000000** and account # **000000000**.
9. ADDENDUMS
This lease is subject to the following addendums: *Rate Schedule* and *Policy Schedule*. These are published at EplingEstates.com/Forms.asp and may be updated from time to time.
10. SERVICES & UTILITIES
Responsibilities for services and utilities are identified per the list below.

Mowing	TENANT	Recycling	TENANT	Plowing	TENANT	Trash	TENANT
Electric	TENANT	Gas	TENANT	Sewer	TENANT	Water	TENANT

All utilities must be active for the entire lease term. The Tenant is responsible to change all HVAC filters.
11. PARKING
Number of vehicles permitted is **TWO**.
12. CATS & DOGS
The maximum combined number of cats and dogs permitted is two. The Tenant has **NO CATS OR DOGS** at move in. Adding/removing a pet in the future will cause the rent to be increased/decreased by **\$30.00** per month per pet.
13. TERMINATION
The Tenant is required to give the Landlord a written notice at least **30** days prior to the expiration of the current lease term in order to terminate the lease. A termination date may be specified on any day so long as proper notice is given. For example, a notice delivered on June 5th may terminate a lease on July 5th. The last month's rent will be prorated if applicable. All Tenants must sign the 30-day notice.

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14. NON-PAYMENT OF RENT

Below is an example of what may happen when the Tenant does not pay rent.

<u>Date</u>	<u>Activity</u>
5 th	Automatic payment is processed...fails due to non-sufficient funds
15 th	Second automatic payment is processed...fails due to non-sufficient funds
16 th – 20 th	5 calendar days allowed for paying the full balance (Cash, certified check, or money order required)
21 st	Notice to Leave Premises is delivered (Three-day notice required by Ohio Revised Code 1923.04)
22 nd – 24 th	3 business days allowed for paying the full balance (Cash, certified check, or money order required)
25 th	Eviction process is initiated through the court system

15. JOINT AND SEVERAL LIABILITY

Each person signing as a Tenant is jointly and individually liable for all provisions of the lease.

16. SPECIAL CONDITIONS

N/A

17. TENANT SIGNATURE

FIRST M. LAST

State of **OHIO**

County of **PORTAGE**

The foregoing instrument was acknowledged before me on **01/01/2001** by **FIRST M. LAST**.

(SEAL)

Notary Public

18. LANDLORD SIGNATURE

**EPLING ESTATES
BY JONATHAN M. EPLING
ITS SOLE PROPRIETOR**

State of **OHIO**

County of **PORTAGE**

The foregoing instrument was acknowledged before me on **01/01/2001** by **EPLING ESTATES, BY JONATHAN M. EPLING, ITS SOLE PROPRIETOR**.

(SEAL)

Notary Public