

SUPPORTED LIVING 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 MONTH** and **0 DAYS**, beginning **01/01/2001** and ending **01/01/2001**. The lease term will be month-to-month thereafter.
5. SECURITY DEPOSIT
The Tenant will pay **\$0.00** towards the deposit. If the Tenant vacates while another tenant(s) continues to lease the property, this is forfeited to the benefit of the remaining tenant(s).
6. RENT, DUE DATE, & LATE FEE
The monthly rent is **\$0.00**. The first month's rent 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. If the entire rent payment is not received by the last day of the grace period, a late fee equal to **\$0.00** will be assessed. Rent will be increased by **0.00%** on **01/01/2001** and each anniversary of this date.
7. EQUIPMENT, SERVICES, & UTILITIES
The Landlord is responsible to maintain the stove, refrigerator, and heating system; and, if the property is so equipped, the dishwasher, garbage disposal, dehumidifier, and air conditioner. The Tenant is responsible for lawn care, recycling, snow plowing, trash services, and replacing the furnace filter every three months for properties equipped with a forced air furnace; and separately-metered electric, gas, sewer, storm water, and water utilities. All utilities must be active for the entire lease term.
8. 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.
9. MULTIPLE-TENANT
The Tenant is renting space in a congregate living environment with up to **THREE** other individual(s).
The Tenant permits separate leases to be made for each individual.
10. SHARE OF EXPENSES
The Tenant will share expenses for rent, services, and utilities based upon the number of tenants residing in the property as follows: 100% for one tenant, 50% for two tenants, 33⅓% for three tenants, and 25% for four tenants. The percentage share could change during a month and will be computed on a per diem basis (e.g., if A & B reside in the property from 6/1 to 6/10, and A, B, & C reside in the property from 6/11 to 6/30, expenses would be shared 50% for each A & B for 10 days, and 33⅓% for each A, B, & C for 20 days).
11. TERMINATION
The Tenant is required to give the Landlord a written notice specifying their move-out date. The lease will end on the latter of the move-out date or the date the Landlord receives the notice.
12. SPECIAL CONDITIONS
N/A
13. TENANT SIGNATURE

Tenant

Date

Witness
(Bears no personal, financial, or legal responsibility)

☐ *Guardian of estate or person*
☐ *Representative payee*
☐ *Service provider*
☐ *Other* _____
14. LANDLORD SIGNATURE

Landlord

Date