

LEASE BUILDING: _____, Plymouth, NH 03264.

LESSORS: _____, ET AL.

LESSEES: _____, AND/OR _____,

AND/OR _____, AND/OR _____,

AND/OR _____, AND/OR _____.

The Lessors and Lessees hereby agree:

1. The lessor will lease to the lessees and the lessees hereby rent from the lessor apartment _____ in the building located at _____, Plymouth, NH 03264.

2. The term of the lease is for two semesters and winterim, beginning on 8-28-2011, and ending on 5-18-2012. Other Conditions: _____

3. Upon signing the lease the lessees will pay \$_____ of the \$_____ security deposit, with the balance due within a week, to the lessor, to be returned to the lessees after they have vacated the property, providing the lessees: a) have completed the duration of the lease and have met all the conditions of the lease, and, b) have left the property clean, undamaged, and in good order. Any unpaid damages other than ordinary wear and tear will be deducted from the security deposit. Required interest is paid on the security deposit. Lessees will give in writing to the lessor any existing damages within 5 days of the start of this lease. Security deposit will be held in escrow at _____, Plymouth NH.

4. All residents are jointly and severally responsible for the entire rent and performance of the lease. The total rent for the lease is to be paid in U.S. checks, dollars or the equivalent to the lessor or their heirs or assignees in the following installments:

	Payment Due	# of People	Per Person
1 st rent payment due	6-20-2011 for \$ _____	(divided by _____)	= _____
2 nd rent payment due	7-20-2011 for \$ _____	(divided by _____)	= _____
3 rd rent payment due	8-20-2011 for \$ _____	(divided by _____)	= _____

Any other payment arrangements must be signed by the lessor as an addendum to this lease. The total rent for the lease is \$_____. A late penalty of \$3.00 per day will be charged for any payment received after it is due. There is a returned check charge of \$30.00. Payments are to be made to _____, PO Box 90, Plymouth, NH 03264. Other Conditions: _____

5. The lessees covenant and agree as follows:

A. To keep the property clean and maintain their condition. Ordinary wear resulting from careful usage or damage by the elements without fault of the lessees excepted. Lessees are required to keep all, porches, common areas, driveways, and yards clean from litter, cigarette butts, indoor furniture, signs, junk, eyesores or belongings. Lessees may be charged \$30.00 minimum for trash clean up or disposal costs, cans & bottles \$1.00 each, butts \$.25 each. All rubbish is to be promptly put in the dumpster. No trash may be left outdoors at any time;

B. Wall hangings shall be hung with picture nails or staples in moderation. Only lessor approved window coverings shall be used. Any changes or attachments to the external or internal structure must have written consent of the lessor. Lofts are permitted only if they have no attachment to the building. Waterbeds, satellite dishes, dartboards, swimming pools, tents, fences, or their like are not allowed. No high water uses such as running hoses are allowed;

- C. The lessees are the only people to be living in the apartment. There is an additional charge for extra people. Any sublet of the apartment requires prior written approval by the lessor and at least one lessee. Lessees will pay \$100.00 each plus actual rent loss to be replaced on the lease. Lessees shall not sell or assign any part of the property. Lessees will inform lessor of any address changes;
- D. Lessees will comply with all insurance requirements as well as federal, state and local laws, rules, and fire codes, and pay any fines from non-compliance upon demand. We recommend private apartment insurance, as the landlord's policy does not cover personal property loss for any reason. All personal property of every kind and nature belonging to the lessees, their guests, servants, or other invitees, shall be maintained upon said property at their own risk of loss by fire, theft or any other casualty, and no claim shall be made against the lessor for any damage arising from said loss. Residents shall report hazardous situations immediately and take all precautions to avoid injury and/or loss. This property was built prior to 1978 and may contain lead based paint hazards. A brochure explaining the hazards has been provided to the lessees. No trespassing on any roof. Candle burning, fireworks or fires of any kind are prohibited on the property. Charcoal grills are not allowed. Gas grills must comply with fire codes. BB-guns, paintball guns or weapons of any kind are not to be discharged or displayed on the property. Electrical Cords or wires are not allowed to be run through windows or doorways. Smoke detectors shall not be disconnected. Smoking is not allowed anywhere in the building or doorways;
- E. To permit the lessors or agents, to enter the said premises at all reasonable times, to view them, or show them to parties wishing to lease, buy, inspect or make improvements thereon; and, at the expiration of the lease, to quietly yield and surrender said premises to the lessor, their heirs or assigns, in such condition as herein agreed. Additional locks require lessor approval. No padlocks or hasps allowed. Lessor shall be immediately provided with an original key to any locks changed by the lessees. The lessees will pay \$35.00 to \$55.00 for each after hours lockout fee;
- F. Damage to the property is grounds for eviction. The lessees will pay for the cost of any and all breakage or damage done by them, their guests, help or other invitees, to any part of the property, with payment due upon demand. Broken doors cost \$165.00 to over \$400.00 each. Tenants are liable for misuse of laundry facilities including fraud or vandalism;
- G. To observe reasonable hours of quiet so as not to disturb other tenants or neighbors. Loud instruments are not allowed;
- H. Not to bring dogs, cats, caged animals, or other pets onto the property. The only exception we can make are aquarium fish, with a 20 gallon limit. There is a \$10.00 per day, per pet charge if a pet is on the property at any time and may result in eviction;
- I. To park only in designated parking areas so as not to obstruct other tenants, garages, or dumpsters. No un-registered or non-working vehicles, hazards, or eyesores are permitted on the property. Vehicles not moved during plowing may be towed at the lessees expense. Permits are required for parking at the house lot. This apartment has _____ permits for cars registered to tenants;
- J. The lessor supplies heat, hot water, electricity, plowing and trash service. Lessees are responsible for salting and removal of snow and ice from their walkways. Lessees agree to conserve energy. Space heaters, air conditioners and, at the discretion of the lessor, any other high utility usage appliances, require written permission and may require a \$35.00 to \$55.00 per month surcharge per unit;

- K. THE FOLLOWING WILL RESULT IN AN IMMEDIATE EVICTION OF ALL RESIDENTS WITH NO REFUND OF RENT: Having a gathering of over ____ people on the premises. Common areas, porches yard, or driveway gatherings must not exceed ____ people total. Outside gatherings or outside drinking is not permitted after 10:00pm. Voices must be quiet late at night. Drinking games, kegs of beer or collection parties are not permitted. Drunken or disorderly behavior or fighting is not allowed. Lessees will not have gatherings at the limit on a regular basis. Residents must accompany their guests at all times anywhere on the property. The premises shall not be used for any illegal drugs, commercial or illegal purposes;
- L. To keep all doors, windows and storm windows closed during the heating season and remove all fans and air conditioners from the windows. Violations will result in the lessees paying a \$10.00 per day charge plus any freeze up damages, and/or eviction.
- 6. LESSEES MAY BE CHARGED FOR the following with payment to be made to a lessor approved charity: Gatherings over the lease limit are \$50.00 to \$200.00 each incident, Drinking games are \$50.00 per incident; Smoking in the building \$25.00 per incident; Disconnected smoke detectors \$50.00; Damage to or false pulling of a fire alarm \$250.00 or more.
- 7. In the event of default or breach in any part of the lease, the lessees will be liable to the lessors for all rents as stated in the lease, attorney’s fees, replacement costs and collection costs. Payment for damages or charges are due upon demand. A violation of the lease may, at the lessors discretion, void any or all leases with one or more of the lessees.

SIGNED:

Signature _____, Date ____/____/____, Cell Phone()____-____,
 Street _____, City _____, State _____ Zip _____,
 Emergency Contact _____, Home Phone()____-____,

Signature _____, Date ____/____/____, Cell Phone()____-____,
 Street _____, City _____, State _____ Zip _____,
 Emergency Contact _____, Home Phone()____-____,

Signature _____, Date ____/____/____, Cell Phone()____-____,
 Street _____, City _____, State _____ Zip _____,
 Emergency Contact _____, Home Phone()____-____,

Signature _____, Date ____/____/____, Cell Phone()____-____,
 Street _____, City _____, State _____ Zip _____,
 Emergency Contact _____, Home Phone()____-____,

Signature _____, Date ____/____/____, Cell Phone()____-____,
 Street _____, City _____, State _____ Zip _____,
 Emergency Contact _____, Home Phone()____-____,

LESSOR _____ Date: ____/____/____.