

LEASE AGREEMENT



THIS LEASE, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Lessor, Royse & Brinkmeyer Apartments, hereinafter called Lessor, and \_\_\_\_\_, hereinafter called Lessee.

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor Apt. No \_\_\_\_\_, of building at \_\_\_\_\_, Champaign, Illinois, to be used as a private residence and for no other purpose, from \_\_\_\_\_, at 12:00 P.M. (NOON), to \_\_\_\_\_, at 12:00 P.M. (NOON).

The above letting is upon the express covenants and conditions contained in this Lease Agreement, all of which the parties covenant and agree to keep and perform:

- 1. **POSSESSION.** Rent shall be payable as of the beginning of the lease term unless Lessor is unable to give possession. Lessor shall not be liable for failure to give tenant possession of the rental unit on the beginning date of the term. If Lessor is unable to give possession, Lessor shall provide tenant with a similar or better apartment at no increase in rent.
- 2. **RENT/PAYMENTS/FEES.** Rent is to be paid on the 1st day of possession, and on or before the 1st day of each succeeding calendar month thereafter until payment is made in full of the rent for the entire term. Lessee shall pay a fee of \$35.00 for rent not paid before the 6th day of the month. In addition, Lessee shall pay a fee of \$25.00 for any checks returned for insufficient funds or for any other reason. The Lessor reserves the right to demand any payments in cash, certified check or money order at any time at Lessor's sole discretion. Rent shall be considered paid on the date actually received at:

**ROYSE & BRINKMEYER APARTMENTS**  
211 W. SPRINGFIELD AVENUE, CHAMPAIGN, IL 61820  
(217) 352-1129

Any rent payments lost in the mail will be treated as if unpaid until received by Lessor. Lessee shall make all payments in full. All payments received shall always be first applied to outstanding balances, late fees or other charges, with the balance of the payment applied to the rent due. Payment or receipt of a payment of less than the amount stated in the lease shall be deemed to be nothing more than partial payment on that month's account. Under no circumstances shall Lessor's acceptance of a partial payment constitute accord and satisfaction. Lessor's acceptance of a partial payment will not forfeit Lessor's right to collect the balance due on the account, despite any conditional endorsement, stipulation, or other statement on any draft. The Lessor may accept any partial payment with any conditional endorsement without prejudice to Lessor's right to recover the balance remaining due, or to pursue any other remedy available under this lease. If because of a breach of this lease by Lessee, Lessor serves a Notice upon Lessee, Lessee shall become liable to Lessor for the additional sum of \$25.00 for each notice served. Any breach of this lease shall result in a fee assessed to the Lessee, as specifically stated herein; all fees reflect Lessor's increased cost to service a breach of this lease.

- 3. **SECURITY DEPOSIT.** Lessee, upon signing this Lease, shall pay to Lessor a deposit securing Lessee's performance of every covenant and agreement to be performed by Lessee under this Lease. THE SECURITY DEPOSIT SHALL NOT BE DEEMED OR CONSTRUED AS PAYMENT OF RENT FOR ANY MONTH OF THE LEASE TERM. Lessee hereby waives any requirement that Lessor maintain any deposit monies in an escrow or special account. Lessee's liability is not limited to the amount of the security deposit. Upon termination of this Lease, full payment of all amounts due, and performance of all Lessee's covenants and agreements (including surrender of the premises in accordance with Paragraphs 6 and 13) the security deposit or any portion thereof remaining unapplied shall be returned to Lessee within 45 days of the date that Lessor has actual knowledge that Lessee has vacated the premises. Vacation for the purposes of this Lease Agreement includes ceasing of occupancy by all Lessees, removal of all Lessee's property from the subject premises and surrender of all keys to the subject premises. Lessee agrees that if the leased premises are not returned to the Lessor in accordance with this Lease, Lessee shall be liable for Lessor's normal and customary charges associated with bringing the premises into compliance with the terms and conditions of this Lease. The parties hereto agree that upon Lessee's vacation of the premises as defined herein the security deposit shall be first applied to any unpaid rent, late charges or other charges assessed pursuant to this lease and any unapplied deposit shall then be applied to costs and expenses incurred to bring the leased premises into compliance with the terms and conditions of this Lease. Any notices required to be mailed from Lessor to Lessee in connection with the application or return of security deposit funds shall be mailed to Lessee's last known address, which, for purposes of this Agreement, shall be deemed to be the leased premises, unless Lessee has, in writing, designated a different address. The parties hereto acknowledge that more than one individual may be designated as Lessee under the Lease agreement and therefore may be contributing to the funds comprising the security deposit. The parties agree that Lessor is authorized to issue one check payable to all Lessees in payment of any unapplied security deposit funds and mail said check as is directed in writing by any one of the Lessees designated in this Lease. The Lessees so designating the place, to which the security deposit refund check is to be mailed, shall be deemed to be the agent of all Lessees under this Lease. In the absence of a written designation by Lessees as to the address to which unapplied security deposit funds are to be returned or in the event that Lessor receives conflicting directions from the Lessees, Lessees hereby authorize Lessor to mail any security deposit refund check payable to all Lessees and addressed to the property that is the subject matter of this lease agreement. In the event that Lessees desire that said refund check be made payable differently

and be sent to a different address, Lessor shall have no obligation to do so, unless Lessor receives a written direction executed by all Lessees so designating the name or names to which a payment shall be made and the address to which said payment shall be mailed.

4. **USE, SUBLET & ASSIGNMENT.** Lessee hereby agrees not to allow the leased premises to be used for any purpose other than herein specified, and will not sublet the same, nor any part thereof, nor assign this Lease, without the advance written consent of Lessor. Any attempted sublet or assignment, without advance written consent, shall be void. Lessees agree that only the individual Lessee-Signatories to this Lease or the minor children listed at the end of this lease agreement may reside in the apartment.
5. **JOINT AND SEVERAL OBLIGATIONS.** Lessees' obligations shall be joint and several. The actions and omissions of any individual Lessee shall be construed against and binding on the entirety. Lessor, in its discretion, may exercise all its rights and remedies herein against any one or more of the Lessee-Signatories hereto.
6. **RULES AND REGULATIONS.** The rules and regulations of the building, as attached or as posted on the premises or delivered to Lessee and amended from time to time, constitute a part of this agreement, and shall in all respects be observed and complied with by Lessee, Lessee's guests, Lessee's children and Lessee's pets. The Lessor reserves the right to rescind or change any of the rules and regulations of the building and to make such other rules and regulations from time to time as may be deemed necessary.
7. **CONDITION OF PREMISES.** Lessee agrees to keep the premises and appurtenances in good repair and in a clean and sanitary condition and to return the premises to Lessor at the termination of this Lease or upon vacation of said premises, in the same condition as received, reasonable wear and tear accepted. If damage other than reasonable wear occurs to the leased premises or furnishings therein, Lessee agrees to immediately notify Lessor of the damage. If such damage was caused by the Lessee, his agents, guests, children or pets, the costs of such repair shall immediately be paid to Lessor by Lessee, including the cost for repair or damage to other portions of the building, if any. Lessor shall thereafter repair such damage.
8. **MAINTENANCE.** Lessor agrees, at its expense, to maintain the mechanical systems and leased appliances serving or within the leased premises in normal operating order. Lessor shall not be liable for any loss caused by defects in the building or in the leased premises. Lessor shall not be liable for any loss due to any accidental damage to the personal property of the Lessee in or about the building or the leased premises. Lessee agrees to make no claim for any such loss or damage at any time. Lessee agrees that all of Lessee's person and property in the premises or elsewhere in and about the building shall be the risk of Lessee only, and Lessee will carry such insurance as Lessee deems necessary therefor. Lessor is not an insurer of Lessee's person or possessions. Lessee shall be liable for all damages to the premises as a result of weather invasion through exposed windows and doors left open by the Lessee. Lessee shall be liable for any broken glass or mirror, regardless of cause. Lessee shall notify Lessor of any water leaks (such as a "running toilet") immediately, or shall be liable for excess water bills assessed to the Lessor. Lessee is responsible for maintaining the premises free of pests and shall pay for any desired pest control services.
9. **UTILITIES.** Lessee shall pay all utilities, except when noted, upon the subject premises for the entire term of this Lease agreement. Lessee shall cause all utilities to be billed to its name at the beginning of the lease period. If Lessee shall fail to do so or should Lessee fail to pay any utility bills that are as a result of said non-payment billed to Lessor, Lessee shall be liable for any and all said charges and in addition shall also be liable to Lessee for a fee in the amount of \$50.00 per month, per utility, or part thereof that this occurs as reimbursement for Lessor's time and expense incurred. Lessee hereby authorizes Ameren Corporation to provide a utility consumption report to the Lessor at any time and without further authorization. Lessee agrees to pay any fee, upon notification by Lessor, imposed upon Lessor on a per unit or per occupant basis as a result of legislation or regulatory action.
10. **ABSENCE FROM PREMISES.** Lessee agrees that should the apartment be vacant for one or more days when freezing weather may occur, Lessee shall leave the heating system on with the thermostat set at 60 degrees and notify Lessor that the apartment will be vacant. Lessee acknowledges that Lessee will be liable for any and all plumbing repair and resultant damage caused by freezing water pipes as a result of failure to comply with this provision.
11. **PETS.** Pets are prohibited and Lessee hereby agrees not to allow or keep any pets in or about the leased premises or the building without the advance written permission of Lessor. Lessee understands that the prohibition of pets also applies to pets of Lessee's guests or visitors. If a pet is kept on the premises, Lessee agrees to pay a charge of \$100.00, and an additional charge of \$15.00 for each additional day the pet remains on the premises.
12. **PARKING.** Lessee(s) shall use only designated parking spaces provided. Lessee(s) shall not park cars in front of or by garbage containers, in front of stairs, on any portion of the lawns or sidewalks, or in areas designated as "Fire Lanes" or "No Parking Zones". Cars parked in these areas will be towed at owner's expense, immediately without notice. Driving or parking of vehicles on any portion of the lawns or sidewalks is prohibited. Lessee(s) agrees to pay for any damages caused by such an act. Motorcycles cannot be parked on sidewalks, in patios, in stairwells or laundry rooms, inside apartments or on the lawns. The Lessor has the right to remove the motorcycle in violation upon

discovery. Motorcycles and motor scooters will be permitted only in areas designated by Lessor. No inoperative or unlicensed vehicles may be parked on the property and Lessee agrees that Lessor has the right to remove the same at owner's expense. Lessee(s) is not allowed to perform maintenance on vehicles in the parking lot. Boats, trailers, recreational vehicles and trucks over one ton in size and any vehicle used in a commercial capacity require Lessor's prior written permission to be parked on the premises. Lessee(s) hereby acknowledges that Lessor employs a licensed relocater service authorized to tow vehicles in violation of these parking policies immediately at the expense of the vehicle owner. Lessee(s) shall notify guests of parking policies and ensure guests' compliance with same.

13. **SIGNS AND ACCESS.** Lessee hereby agrees to allow Lessor free access to the premises hereby leased for the purpose of examining or exhibiting the same, or to make repairs or alterations which Lessor may see fit to make; also to allow at all times "for sale" and "for rent" notices on the premises, and not to interfere with same. Lessee agrees that no sign shall be put up or painted on the building, in halls, stairways, or entrances without Lessor's written consent.
14. **RETURN OF POSSESSION.** Lessee agrees to quit and surrender the premises to Lessor at the expiration of this Lease agreement, in the same condition as received, reasonable wear excepted, and to return all keys received. If all apartment keys are not returned or a key is lost, Lessee will be charged the actual cost of rekeying and replacing all applicable locks. If Lessee does not leave the leased premises clean, and in good repair, at the expiration of this Lease agreement, Lessor will clean, paint, and repair the leased premises as needed, and the cost will be assessed to Lessee(s). Lessee agrees to pay such charges incurred promptly as assessed. Lessee agrees that it is his or her duty to remove his or her personal property before the expiration of the Lessee's Lease; therefore, Lessee hereby consents and agrees that any of his or her personal property remaining after the expiration of the Lease shall become the Lessor's property and title of said property shall vest in the Lessor.
15. **LOSS BY FIRE.** Lessee agrees that if the premises are rendered uninhabitable by condemnation, fire or other casualty, Lessor may at its option terminate this Lease or repair the premises within thirty days. If Lessor does not repair the premises within said period, or if the building is wholly destroyed, then this Agreement shall terminate.
16. **TERMINATION, HOLDOVER, RIGHT OF RE-ENTRY.** Lessee agrees that at termination of this Lease, to yield up immediate possession of the premises to Lessor and failing to do so, to pay for the whole time such possession is withheld, twice the daily rental; but the provisions of this clause shall not be held as a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall the receipt of rent, or any part thereof, or any other act in apparent affirmation of the tenancy, operate as a waiver of the right to terminate this Lease and the term hereby granted for the period still unexpired, for any breach of any of the covenants herein. In the event Lessee fails to yield possession of the premises by the expiration of this lease, Lessor, may, at its sole option, upon giving Lessees written notice, extend the term of this lease for a like period of time not to exceed one year at such rent as Lessor has stated prior to said termination date. Lessee's obligation to pay the rent during the full term of this Lease, or any extension or holdover tenancy, shall not be waived, released or terminated by service of any five day notice, demand for possession, notice that the tenancy will be terminated on the date therein named, by institution of any action of forcible detainer or ejection, or judgment for possession that may be rendered in such action, or any other acts resulting in termination of Lessee's right to possession of the premises. It is agreed by the parties that after service of notice or commencement of a suit or after final judgment for possession of the premises, Lessor may receive and collect any rent due, and payment of rent shall not waive or affect said notice, suit, or judgment.
17. **ACCELERATION.** If default should be made in payment of rent, or any portion thereof or in any of the covenants and agreements herein contained to be kept by Lessee, Lessor shall then be entitled to recover immediately as a component of its damages, an amount equal to the unpaid rental for the balance of the rental term. Any sums received by Lessor in re-letting the leased premises during the unexpired term of the Agreement will be credited to Lessee's account.
18. **BANKRUPTCY .** The adjudication of or the entry for an Order for relief under the United States Bankruptcy Code of Lessee or any one of them, shall be an act of default pursuant to the terms of this lease agreement and Lessor shall have any and all remedies, including the right to evict Lessee.
19. **FEES AND COSTS.** If Lessor/Lessee shall at any time incur any expense, including reasonable attorney's fees, costs, and collection fees ranging from 30% to 50%, for successfully enforcing any provision of this Agreement by litigation or otherwise, the sum paid by Lessor/Lessee shall be deemed damages in favor of Lessor/Lessee against Lessee/Lessor and shall be immediately due and payable.
20. **NOTICES.** All notices or demands of any kind may be served on Lessee (as an alternative to personal service) by leaving a copy of such demand or notice at the apartment, or by mailing a copy thereof by registered or certified mail, postage prepaid, addressed to Lessee at the premises. Service shall be deemed complete at the time of leaving said notice or within five days of mailing the same.
21. **APPLICATION OF FUNDS.** It is hereby agreed between the parties that all amounts paid by Lessee to Lessor shall be applied first to any past due and unpaid charges, thereafter to current charges.



22. **PLURAL SUCCESSORS.** The words "Lessor" and "Lessee" wherever herein occurring shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this Lease; all covenants and agreements herein shall be binding upon and inure to their respective successors, heirs, executors, administrators, and assigns, and shall be exercised by his or their attorney or agent.
23. **WAIVER OF DEFAULT.** No failure by Lessor to enforce any rights accruing because of any default by Lessee in prompt performance of any of the provisions hereof, no matter how many times such failure to enforce such rights may be repeated by Lessor, shall operate as a waiver of any of the provisions of this Lease, but Lessor may at any time omit to take advantage of or waive any default in any of the provisions hereof without prejudice to Lessor rights to enforce each and all of the provisions of this Lease with reference to other or subsequent defaults.
24. **SEVERABILITY.** If any portion of this Lease or the application thereof to any person or circumstance shall be invalid or unenforceable under applicable law, such event shall not affect, impair, or render invalid or unenforceable the remainder of this Lease, nor any other portion hereof, nor shall it affect the application of any portion hereof to other persons or circumstances.
25. **ATTORNMEN.** Tenant hereunder acknowledges that the leased property is subject to certain financing; and that this lease is subordinate to the lender's security interest in the leased property. Tenant attorns to said lender, such attornment to be effective upon the lender's acquisition of title to the said leased property; and tenant agrees to execute such further evidences of attornment as the lender may from time to time request. The attornment of the tenant shall not be terminated by foreclosure, and the lender, at the lender's option, may accept or reject such attornment.
26. **BARRED.** Management has the right to bar individuals from the property. You must inform your guest(s) of all rules and regulations. If rules and regulations are broken by your guests, they may be barred and/or arrested for criminal trespassing. If the rules and regulations are broken by Lessee it is grounds for termination of tenancy.
27. **LEASE EXPIRATION.** It is hereby agreed by Lessor and Lessee that the LEASE GRANTED BY THIS WRITTEN LEASE AGREEMENT AUTOMATICALLY EXPIRES UPON THE DATE SET FORTH HEREIN. No further right of possession of the lease premises of Lessee shall exist or accrue under any circumstances, except upon additional written agreement by new Lease executed between the parties hereto. No payments by Lessee in excess of the full amount due and owing Lessor at the expiration of this Lease, whether accepted by Lessor or not, shall in any way entitle Lessee to make any claim for extended possession of the premises, nor shall same in any way be construed to be an extension or renewal of this Lease or the creation of a new Lease for said premises between the parties. Lessor is entitled to retain any portion of the same which are due and owing to the Lessor for rent or other obligations of Lessee under the terms of this Lease.
28. **VALIDITY OF LEASE.** This Lease shall only be valid upon the approval of Lessee's "Application For Rental" by a manager of Royse & Brinkmeyer Apartments. The agreements contained in this lease agreement set forth the entire agreement between the parties. Said written agreement continues to be binding upon the parties unless changed by a written agreement executed by all parties to this agreement.
29. **"TO BE ASSIGNED".** Lessee(s) agrees to rent an apartment within the \_\_\_\_\_. The specific unit location and unit number will be assigned on or before April, 20\_\_\_\_\_. Lessee(s) desires the \_\_\_\_\_ floorplan and agrees to accept whatever Apartment is assigned. Lessee(s) desires the following preferences if possible: Floor Level, \_\_\_\_\_, \_\_\_\_\_ Other, \_\_\_\_\_ Other, \_\_\_\_\_ Other \_\_\_\_\_ Other.
30. **EXECUTION OF LEASE AGREEMENT BY ALL PARTIES.** Lessor and Lessee(s) acknowledge that this Lease is intended to be executed by multiple parties (as recited on page one of the Lease) and that not all parties have signed this Lease as of the date recited on page one of this Lease. Lessee(s) understand that time is of the essence in the complete execution of this Agreement by all intended parties. Lessee(s) agree and acknowledge that all parties to this Lease will execute the Lease Agreement within seven (7) days of the date recited herein (on page one), or this Lease shall immediately become null and void and all Security Deposit monies heretofore paid by Lessee(s) to Lessor shall be forfeited by Lessee(s) and retained by Lessor.
31. **ENTIRETY AGREEMENT.** This Lease agreement contains the entire agreement between the parties and no oral representations, warranty, covenant, or other agreement exists other than those herein set forth. This Lease may not be changed or amended unless it be done in writing and signed by all parties hereto.

## RULES & REGULATIONS

1. Lessee is responsible for the actions of Lessee's guests, Lessee's children and Lessee's pets, and shall be held liable for same. Any violation of the Lease Agreement or the Rules and Regulations promulgated by Lessee, by Lessee's guests, children or pets, shall constitute violations of the Lease Agreement and Rules and Regulations by the Lessee and Lessor shall have all remedies against Lessee for said violations as if said violations were committed by Lessee.
2. Neither Lessor nor his agents shall be liable for any accidents, injuries, or damages incurred by the Lessee(s) on the premises as well as above, upon or about said premises, nor for any accidents, injuries, or damages arising from acts or neglect of other occupants of the premises, persons on the premises, or neighboring property. Lessor shall have no duty to protect Lessee(s) from criminal acts of other persons.
3. Lessee agrees to report all maintenance problems to the Lessor immediately upon delivery. The Lessor agrees to make all necessary repairs as soon as possible upon notification. Any repairs required due to damage caused by the Lessee (i.e., unacceptable items flushed down the toilet, food items clogging drains, non-food items in the disposal, etc.) or due to delay in reporting the repair will be billed to the Lessee at the time the repair is completed by the Lessor.
4. Lessor has replaced or steam cleaned the carpet prior to Lease start date. Lessee understands that the Lessor will steam clean the carpet at the end of the lease at the expense of Lessee. Carpet cleaning charges will be assessed at the rate as noted on the back of this Lease Agreement and will be deducted from the security/damage deposit. Steam cleaning the carpet does not relieve Lessee of any cost due to damages.
5. All personal property shall be kept within said premises or in storage areas if provided, and none shall be permitted to remain in the general halls, passageways, stairs, laundries, utility rooms, patios and balconies. Clotheslines on balconies and or patios are prohibited.
6. Lessee shall not behave in any manner which violates any law or causes increase in the insurance rates of the building. Lessee shall not commit any act detrimental to the health, safety or welfare of other residents. Lessee agrees not to cause or permit unlawful acts or loud, boisterous, or unseemly noises or actions in and about the premises objectionable to other Lessees or Lessor.
7. Lessee agrees to make no alterations, additions or repairs to the premises without prior written consent of Lessor. If allowed, said improvement, alteration or addition will remain in part of the realty except at the Lessor's request. No door locks may be installed or changed without prior written approval of the Lessor. If unauthorized door locks are installed, Lessor has the right to remove the same immediately and bill Lessee for costs of removal. Satellite dishes are expressly prohibited except as allowed under the *Royse & Brinkmeyer Satellite Dish Policy*. Any installation of a satellite dish without our prior written consent as defined and explained in the *Satellite Dish Policy* shall constitute a breach of this lease. Telephone and cable TV can only be placed at previously wired locations provided by the telephone and cable company and are done at the Lessee's expense. If Lessee wishes to have additional wiring installed, it must be done only by the telephone or cable company, and at the Lessee's expense. Lessee shall provide all interior wire maintenance from third-party service providers. Pictures or posters are to be hung from the walls only by means of picture hooks or nails for such purpose. No double-faced tape or adhesive hangers may be used. Lessee is responsible for replacement of all batteries, light bulbs, and filters in the premises.
8. Charcoal cookers (grills & smokers), tiki torches, & kerosene heaters are not allowed and their presence on the property is expressly prohibited. No storage of flammable materials on or about the premises. Furnace rooms are designed for proper ventilation of pilot lights for furnace and water heater, and are not to be used for storage.
9. Lessee shall provide sufficient heat at all times during Lease term to prevent the freezing of water pipes on the premises. Lessee agrees that should the premises be vacant one or more days when freezing weather may occur, Lessee shall leave the heating system on with the thermostat set at 60 degrees. Lessee acknowledges that Lessee will be liable for any and all damages caused by freezing water pipes as a result of failure to comply with this provision. All outside spigots must have garden hoses disconnected at the first sign of cold weather to prevent water pipes from freezing and Lessee is responsible for any damages.
10. Entry doors, fire doors and security doors must be closed at all times except when entering or leaving the building. Lessee is responsible for damages caused by propping open and/or leaving open any of the above.
11. Lessee agrees not to litter the grounds or overflow the garbage dumpsites. Lessee shall not display any window, door or yard signs. Window coverings must be acceptable by Lessor. No car washing will be allowed on the premises.
12. Should Lessee abandon the leased premises during the term of this Lease, the Lessor has the right and option to take immediate possession thereof for the remainder of the Lease term and at the Lessor's discretion, remove any and all property, relet the leased premises for such rent and under such terms as the Lessor may deem necessary and apply the proceeds to the balance of the Lease obligation. Lessee shall remain liable for any unpaid balance of the rent.
13. Lessee is and shall be responsible and liable for any injury or damage done to the leased premises, furnishings, building, and grounds in which the same is located by Lessee or any other persons whom the Lessee permits to be in or about the leased premises. Guests must be accompanied by the Lessee host when using any recreations facility. Use of these facilities shall be at the risk of the user. No person(s) shall congregate, obstruct or loiter upon, within or about any of the entrances, passageways or stairs. No drinking of intoxicating beverages in halls or on grounds is permitted. Lessee shall not be allowed to play in or about the laundry rooms or halls. Lessee and all guests must observe the posted "Pool Rules".

14. Lessor and his agents are not responsible for settling any roommate problems or disputes. Resolutions of problems or disputes are the responsibility of Lessee.
15. The *Apartment Condition Report* must be completed and returned to Royse & Brinkmeyer within 72 hours of **Lease Start Date**.
16. Lessee agrees to be a good neighbor. It is accepted in the community that the hours of 10 PM through 7 AM are considered “quiet hours” and lessee agrees to keep sounds and smells muted during this time.

Lease Address:

Lease Start Date (12:00P.M.):Lease Exp. Date (12:00 P.M.):

Security Deposit Amount \*:

\*Cost of carpet cleaning will be deducted from security deposit.

Pet Deposit Amount:

Lessee:

Lessee's Minor Children:

MONTHLY CHARGES:

Base Rent:	<div></div>	Monthly Cost:	<div></div>
Garage/Parking:	<div></div>	Monthly Cost:	<div></div>
Other:	<div></div>	Monthly Cost:	<div></div>
Other:	<div></div>	Monthly Cost:	<div></div>
Other:	<div></div>	Monthly Cost:	<div></div>
Other:	<div></div>	Monthly Cost:	<div></div>
Total Monthly Cost:			<div></div>

\*\* Trash removal is included in the rent \*\*

PAYABLE AS FOLLOWS:

First payment due on <div></div> :	Last payment due on <div></div> :
Base Rent: <div></div>	Base Rent: <div></div>
Garage/Parking: <div></div>	Garage/Parking: <div></div>
Other: <div></div>	Other: <div></div>
Other: <div></div>	Other: <div></div>
Other: <div></div>	Other: <div></div>
Other: <div></div>	Other: <div></div>
Misc.: <div></div>	Misc.: <div></div>
Misc.: <div></div>	Misc.: <div></div>
Misc.: <div></div>	Misc.: <div></div>
Total Due: <div></div>	Total Due: <div></div>

RESIDENT KEY ACCOUNTING:

On your Lease Start Date you will be issued the following keys:

<div>Entry Door</div>	<div>Garage Entry</div>
<div>Apartment Door</div>	<div>Garage Remote Control</div>
<div>Laundry Door</div>	<div>Garage Cable Release</div>
<div>Mailbox</div>	<div>Pool</div>

LESSOR:	LESSEE:
BY:	
Royse & Brinkmeyer Apartments As Agent for Lessor	
DATE:	DATE: