

Inn Town Homes and Apartments LLC

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1. PAGE ONE

1.1 TERM AND PREMISES LEASED

This lease made and entered into this date: _____ at Columbus, Franklin County, Ohio, by and between undersigned LESSOR and LESSEE WITNESSETH: That the LESSOR, in consideration of the rents to be paid and the agreements to be performed by the LESSEE, has leased to the LESSEE an apartment located at (Building Address # and Apartment Letter To Be Assigned) **E. Northwood Avenue, Columbus, Ohio** for the term of **353** days beginning 10 A.M. **August 14th, 2020** and ending at 5pm on **August 2nd, 2021** at a rental of **\$9,480.00 dollars** per 353 day term (which includes the utility and CAM charge in clause 1B) payable in **12** equal monthly installments of **\$790.00** due by the FIRST DAY of each month during the installment term. The rental sum listed above is for the 353 day term and NOT SUBJECT TO ANY MORE PRORATION. **All rent received after the FIRST OF EACH MONTH shall be subject to a late charge outlined in 2. below** and the LESSEE and the Guarantor(s) agree, and covenant as follows:

1.2 RENT AND UTILITIES, PARAGRAPHS 1-2A

1. The following rent payment options are currently accepted by LESSOR: LESSEE(s) shall pay with the secure online payment portal provided which offers ACH debit and card payments. LESSEES that do not utilize the portal for payment are subject to a mandatory monthly charge of \$50.00. Within the payment portal, each resident can pay separately by ACH debit or card payments. In light of this payment method, Inn Town will not be able to accept or reject rent payments as they are made. As a result, if one or more LESSEES has insufficient funds to pay at the time of ACH debit or payments are returned for any reason, or if partial payment is received, Inn Town will return all partial rent payments received and proceed with an eviction.

1A. Upon move-in, all residents owe their first rent installment. The amounts due are pro-rated into 12 equal installments as outlined above. All subsequent installments are due on the 1st of each month. **Lessor's mailing address:**

NORTHWOOD CO, 442 E. Northwood Ave., Columbus, OH 43201

Phone: **Days** 614-294-3502; **Evenings** (emergency only): 614-595-6530

Email Notification: Lessor will send resident notifications via email and/or text message whenever possible. Notifications include, but are not limited to: general resident notification, lease account statements, notice to enter, and notice of violation. Lessor will use email given on the lessee's application.

1B. **UTILITIES: Water and Common Area Maintenance is included in the above listed rent price.** LESSEE agrees to pay for gas, electric, internet, cable service, telephone, and trash removal (there is no charge by the city for trash removal as of 1/1/00; however, should there be a charge, the LESSEE agrees to pay it). LESSEE shall sign with the appropriate utility companies and agree to keep utilities on for the full term of the lease (internet, cable and telephone at LESSEE's discretion.) LESSEE shall maintain an interior temperature of the premises of at least 65° Fahrenheit. Failure to do so will subject LESSEE to damages for any and all damage to the premises, or the building in which the premises are located. LESSEE is not responsible for equipment failure, outages, interruptions or fluctuations in utility services provided to premises. Failure to pay utilities when due constitutes breaking of this lease the same as the failure to pay rent.

2. Rent installments are to be paid on the first of every month. If any installment of the rent is paid after the due date, it shall be subject to a late charge equal to \$50.00, LESSEE should also be aware that the landlord may also start eviction proceedings once rent is past due. In the event the LESSEE is in default of any of the terms or obligations of the Lease, violates and/or fails to comply with any of the covenants, terms, or conditions of the Lease, said default shall constitute grounds for termination of the Lease and/or eviction by the Landlord. It is expressly understood and agreed that the LESSEE shall be and remain liable for any deficiency in rent until the Lease expiration date or until such time in the interim; the Premises are leased by another acceptable LESSEE. The LESSEE shall also be and remain liable for any expense incidental to re-renting, cleaning costs beyond normal wear and tear, trash removal, painting costs, utilities, or any other damages and costs which the Landlord has sustained by virtue of the LESSEE's use and occupancy of the Premises or default under the Lease. Landlord reserves the right to require that rent be paid in certified funds, cashiers check or money order, at any time due to late or returned payments. Payments received by LESSEE shall first be applied to late fees, then NSF fees, then past due utilities, then current utilities, then damages caused by LESSEE, then past due rent, and then current rent. LESSEES paying rent in multiple installments must do so outside the portal via cashier's check or money order.

2A. LESSEES further agree they will be charged \$50.00 for each payment rejected or returned to LESSOR unpaid for any reason (NSF payment.) No returned checks will be redeposited. In addition, tendering an NSF payment and failing to redeem it before the rent due date constitutes late rent. Thus, LESSEES will be subject to the late charges outlined in Paragraph 2, and this late charge must be paid with late rent. LESSEE will pay LESSOR any charges LESSOR'S bank may have charged LESSOR for processing the NSF or rejected payment. If there are two returned payments for any one apartment, online payments will be suspended and all further payments must be made by certified funds via bank check or money order.

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1.3 OCCUPANCY AND LIABILITY, PARAGRAPHS 3-7

3. Each LESSEE agrees the premises will be used for residential purposes only and will be occupied only by persons having a written lease and rental agreement with the LESSOR or assignee of the LESSEE hereinafter who must be approved by the LESSOR in writing.

3A. LESSEE agrees if the number of adults living in a unit exceeds the number of bedrooms, they will consult with LESSOR to determine if there will be an additional charge per month up to \$250.00 more per additional person. This provision is not applicable to families with children. Violation of this section shall entitle the LESSOR, at its option, to terminate the lease in accordance with procedures defined in paragraph 2 of the lease or charge a rental increase equal to whatever is applicable under the above guidelines per month retroactive to the first day of the lease.

4. Each LESSEE sharing the apartment of this lease shall be JOINTLY and SEVERALLY liable for the entire term of this lease in issues of contract and negligence it being specifically understood that the lease is entered into upon the LESSOR'S reliance upon the credit of both the guarantor(s) and the tenant(s). Further, LESSEES agree that they have viewed this unit or have accurately represented the unit to their roommates, if any, who were not present during the rental process. No refunds, rebates, or lease changes shall be entertained by LESSOR for this reason. The LESSEE agrees to have his or her GUARANTOR, approved by lessor, execute Guarantee within ten (10) days after the date LESSEE executes this lease. If the appropriate GUARANTOR, as set forth herein above, fails to do so, LESSOR may terminate this lease at any time by giving notice thereof to LESSEE, and retain any monies paid, in addition to all other rights and remedies to which LESSOR is entitled. Signing a lease shall be considered binding at LESSORS option.

5. The premises will not be used for any unlawful purpose, nor for any purpose deemed hazardous by the LESSOR or by the LESSOR'S insurance company because of fire or other risk.

6. The LESSEE will obey and conform with all laws, ordinances, rules and regulations of all governmental agencies having jurisdiction over the premises and will not be noisy or boisterous or in any manner offensive to other LESSEES or occupants of the building. LESSEE expressly agrees and understands that it shall be a material violation of this lease agreement if LESSEE or anyone living at the premises that is the subject of this agreement is a registered sex offender at any time during LESSEE's tenancy. In the event that LESSEE or anyone living at the premises becomes a registered sex offender, LESSEE and all other occupants will be required to vacate the premises immediately or be subject to eviction.

7. PETS: Lessee(s) shall not keep pets of any kind without prior written permission from the Lessor. Visiting pets are not permitted in the premises at any time. A pet found on-premises will be subject to fees of \$500 per month retroactive to the commencement of the lease agreement and eviction proceedings.

1.4 CONDITION AND USE, PARAGRAPHS 8-11

8. No gummed labels shall be put on the walls, nor any decals, or decorations which, when removed, destroy the wall surface or plaster. **No painting in or outside the residence will be permitted.** LESSEE must provide own window treatments, including blinds, curtain rods, curtains, etc. (with exception of blinds provided at Iuka Park, Alden Ave., 2138 N. 4th St., & 2262 N. High). No gas or charcoal grills shall be permitted.

9. As of the commencement of the lease, the LESSEE acknowledges that the premises, carpeting and furniture (if applies) therein are in a good state of repair and condition, except as otherwise indicated in the checklist to be submitted no later than five days after the lease beginning date. LESSOR takes no responsibility for phone lines and jacks or cable lines and jacks in the apartment. All properties are custom wired for Spectrum Cable and residents must use this service if they require cable service.

10. If the exterior of the apartment herein rented contains a dumpster or refuse container, failure of the LESSEE to place garbage in said container shall be a violation of this lease. If the LESSEE fails to remove garbage from the apartment or litters it on the ground around said container; appropriate deduction from the security deposit of the LESSEE shall be made for cleaning and pickup. Any charges for exterior damage (i.e. torn down downspouts, damaged lawn resulting from vehicles illegally parked) or filth (i.e. cleanup after parties) will be charged to responsible units, the building or complex. Further, poor housekeeping by LESSEES will not be tolerated. In the event LESSEE'S housekeeping is so below the standard of the campus area that it causes LESSOR problems in re-renting the apartment for the following rental season resulting in the loss of rent the following year, LESSEES shall pay to LESSOR the amount of rent lost and for all damages. LESSEES shall be notified of their poor housekeeping and that it meets this clause and shall be given 30 days to remedy this condition. Failure to remedy this condition shall result in this clause being enforced in its entirety. In addition, LESSOR and LESSEE agree certain items of damage directly attributable to a resident's negligence and/or malice will be due at the time of the damage. If the residents fail to pay for these damages within 15 days of the presentation of a bill by LESSOR, then LESSOR reserves the right to deduct that amount from the residents' security deposit. Further, in cases where the apartment is severely damaged or dirty (extreme clutter and filth) i.e., damage by animals, broken doors, damaged appliances, ruined carpet (ex. multiple cigarette burns, uncleanable stains) or multiple drywall holes, LESSOR reserves the right to demand LESSEES vacate the apartment. LESSEES agree as part of this lease to move out of the apartment by July 15th provided notice is given by June 30th. This allows LESSOR the necessary time needed to rehabilitate the apartment and/or re-rent the apartment after rehabilitation. At LESSOR'S option LESSEE agrees to allow LESSOR to clean their apartment between Oct. 1 and July 31 for the purpose of renting it for the next season. If a second cleaning is needed to rent the unit, then LESSOR may charge LESSEE.

11. The LESSEE shall be responsible for the reasonable use of the toilet, all sinks, disposal, and dishwasher, if objects are deposited therein causing stoppage. If there is a stoppage or damage done to any toilet, sink, disposal, dishwasher or clothes washer as a result of the negligence of LESSEE or LESSEE'S guests, the LESSEE will be charged for the repair of damages or for the time required to unblock the stoppages. LESSOR will not accept responsibility for sewer backups caused by LESSEE.

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1.5 PARKING, PARAGRAPH 12

12. **Total number of parking passes allotted: One (in main lot).** It is agreed by and between the LESSOR and LESSEE that parking is not granted as part of the leased premises but rather as a courtesy to the LESSEE. The parking lot shall, at the LESSOR'S option, be operated on a basis subject to unauthorized cars being towed by a private towing and storage company. **Parking passes are required at all parking lots.** *All new-resident parking passes must be purchased by August 24th at 5pm, and all renewal residents must buy their pass by the start date of this new lease. There is a one-time fee of \$100.00 (cash or check only) for each pass (pass is valid for the entire lease term). LESSOR reserves the right to sell parking passes to other residents after these dates. LESSOR will not be responsible for any towing costs that may occur as a result of the LESSEE forgetting to renew his/her parking pass. At LESSOR'S option, LESSOR may tow the cars of persons who have violated any rules of the lot as described by LESSOR or any terms of this lease agreement regardless of whether a valid pass is properly displayed or not. In the event that the lease agreement is legally terminated, and LESSEE continues to park in parking lot, then LESSOR reserves the right to tow such vehicle. LESSOR reserves the right at any time to revoke parking privileges if LESSEE violates parking rules and regulations.

1.6 SECURITY DEPOSIT, PARAGRAPH 13

13. The LESSEE has deposited with the LESSOR a sum of **\$590.00** which equals 1/12 of the total rent payments (coupons may apply). This is to guarantee the return of the premises, including carpeting, in as good or better condition as when initially occupied, reasonable wear and tear (not dirt) accepted. Said deposit will be postmarked and returned to the LESSEE within thirty days after expiration of the lease:

a.) **ALL keys to the apartment must be labeled and returned at the SAME time** to the office of LESSOR and the property vacated in clean condition by the last day of the lease period by **5pm** (once keys are turned in to LESSOR, LESSEE relinquishes all claims to any property left behind and any rights to re-enter unit) and,

b.) The LESSOR'S inspection reveals no damages or dirt in the premises, reasonable wear accepted.

c.) LESSEE has given to the LESSOR in writing on a timely basis the forwarding address to mail the deposit instructions for how the check is to be made out and that document is signed by all persons on the lease. If the conditions of this lease are not complied with including rent not timely paid or if other conditions or requirements of this lease are breached or violated by the LESSEE, then the whole or a fractional part of the deposit may be retained by the LESSOR as damages without prejudice to the rights of LESSOR to recover such damages as he may be entitled to. It is expressly agreed by and between LESSOR and LESSEE that any of the following create a conclusive presumption that LESSEE has vacated and abandoned the leased property:

- i.) Failure of LESSEE to keep, maintain and pay for all utility service, or
- ii.) Failure of LESSEE to return all keys at the end of this lease term, or
- iii.) Failure of LESSEE to remove all personal property from the premises at the end of this lease term.
- iv.) Failure to have renewed the lease and/or paid monthly rent.

v.) Evidence that LESSEE is not inhabiting the apartment and LESSEE has not to remain.

informed LESSOR of LESSEE'S intent

Failure of LESSEE to remove any and all personal property at the end of this lease term does not create any liability upon LESSOR to safeguard, store, or in any other way protect said personal property, and further LESSEE hereby waives any claim which he may have against LESSOR in any way whatsoever connected with any and all personal property owned or possessed by LESSEE. Further, if LESSEE has not vacated premises at the expiration of this lease, the rental shall accelerate to the rate of \$500.00 per day.

13A. If the LESSEE loses a key the LESSOR may charge a \$50.00 replacement fee, multiple lost keys may result in a lock change at LESSOR's discretion. LESSEES are not allowed to duplicate keys. Under no circumstances may LESSEE change, re-key, add or delete any lock, key or other security device. If LESSEE breaches this paragraph or any part hereof, LESSOR may charge LESSEE any locksmith or other charges to return the locks, keys or other security devices to their original condition. This clause applies to all exterior locks and interior privacy locks.

By initialing below, you acknowledge and agree to the terms in Section 1.



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2. PAGE TWO

2.1 INSURANCE, PARAGRAPHS 14-14A

14. LESSOR is not liable for damage to LESSEE'S personal property unless caused by negligence of LESSOR or LESSOR'S agents. LESSOR requires that LESSEE carry personal property insurance. Further, LESSOR is not liable for injuries or damage caused on premises if a need for repair of object causing injury or damage was not reported to LESSOR. In the event the premises are wholly destroyed by fire or other casualty, this lease shall terminate, and LESSEE shall be liable for rent to the day of the destruction of the premises. In the event the premises are not destroyed, but are damaged by fire or other casualty, the LESSOR at its option, may terminate this lease, or continue it in effect by repairing or rebuilding the premises, LESSOR shall give notice of his intent to terminate the lease to LESSEE, in writing, within thirty (30) days of the fire or other casualty, if LESSOR elects to terminate this lease. If LESSOR elects to repair or rebuild the premises, this lease shall continue in full force and effect during the time of repairing or rebuilding, except that rent only shall abate during the repair or rebuilding period. When the premises are repaired or rebuilt, LESSOR shall give notice of that fact to LESSEE, and LESSEE shall resume his/her physical occupancy of the premises, and resume paying rent, all within fifteen (15) days of the giving of notice by LESSOR that the repairs or rebuilding is complete. In the event of fire not caused by LESSEE, then LESSOR shall attempt to find alternative housing during repairs.

14A. In the event of fire or other casualty which is caused by any negligence of LESSEE, or of LESSEE'S guests, co-tenants, invitees, agents or servants, LESSEE shall be fully liable to LESSOR for all damages, costs, losses and expenses resulting from such fire or other casualty, and not reimbursed by LESSOR'S insurance. Further, the LESSOR'S insurance company may subrogate against lessees, co-tenants, guarantors', agents or servants. And further, in such event LESSOR may, at its option, retain LESSEE'S security deposit, without interest or other penalty, pending the final determination of the cause of such fire or other casualty, and LESSEE'S liability therefore, unless otherwise required by ORC 5321.16.

2.2 RENEWAL, SUBLEASE AND ASSIGNMENT, PARAGRAPHS 15-16

15. No rebate will be made for vacating the apartment prior to the end of the rent term. The LESSEES in the apartment and all guarantors of the lease shall remain on the lease and **there is no right to cancel at the end of the school semester unless the term of this lease ends contemporaneously therewith.** This lease does not automatically renew and LESSEES must re-sign a new 12-installment lease within the timeline offered by LESSOR.

16. The LESSEE shall not assign this lease or sublet the premises without the consent of the LESSOR.

SUMMER SUBLET: LESSOR shall not unduly withhold its consent for summer subleasing. All roommates must agree with the sublease. LESSOR requires a signed copy of the sublease agreement along with a sublessee's application and copy of their ID.

LESSEE REPLACEMENT for remainder of contract: requires written consent of LESSOR, updated Lease Agreement, and \$35 fee. Roommates must agree with replacement.

2.3 DAMAGES AND INSPECTIONS, PARAGRAPHS 17-25

17. The LESSEE shall be responsible for any damages in or on the premises whether caused by the LESSEE or visitors to the apartment, as further agreed and provided in paragraph 25 below.

18. The LESSEE shall keep the apartment, lawn and parking lot free from all filth, debris and refuse. If LESSEES allow garbage and/or personal effects to accumulate by their door or in the nearby halls/stairwells for more than 1 day, the management may remove everything with or without notice and charge LESSEES actual cost per removal.

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19. The LESSOR or its agent or employee may inspect the premises at any hour in the event of an emergency, but if there is no emergency situation a reasonable notice to the LESSEE shall be given for an intention to enter by the LESSOR, its agent or employee. Further, upon notice given to LESSEE, LESSOR may enter the leased premises for the purpose of exhibiting the same to potential tenants with notice given by email or text. LESSEE must promptly notify LESSOR of the need for repairs or mechanical failures. Any request for service or repairs made by LESSEE to LESSOR constitutes LESSEE'S permission for any person making such service or repair call to enter the premises during reasonable hours.

20. The LESSEE agrees that the hallways shall be kept clear and clean throughout, including the areas in and about the entrance to the apartment; that said duty shall be borne by the LESSEE and that LESSEE shall not store any boxes or containers in the hallways of the building, or in any furnace or mechanical room. In the event LESSEE violates this provision, and such violation causes, aggravates or contributes to any fire or other casualty, LESSEE shall be liable to LESSOR and/or any other LESSEE who may be damaged, as in paragraph 14A above, and such violation shall be conclusively presumed to be a negligent act on the part of LESSEE, LESSOR does not itself insure, nor does LESSOR have insurance from others which covers ANY LOSS to any property of LESSEE and LESSEE hereby agrees to adequately insure his own property against fire and extended perils.

21. The LESSEE shall not install equipment or make alterations, additions or improvements to the premises.

22. LESSOR agrees that LESSEES shall perform all of the covenants herein, they shall be entitled to possession of the herein premises during the term of this lease. Failure of LESSOR to exercise his rights in respect of any default shall not be construed as a waiver representing any subsequent default, nor otherwise prejudice any right to which LESSOR may be entitled.

23. The laws of the State of Ohio shall govern the construction and interpretation of this lease.

24. The execution of this lease by LESSEE, LESSOR, and GUARANTOR(S) shall constitute the transaction of business in Ohio within the meaning of the Ohio Civil Rule 4.3(A)(1) and Section 2307.382 of the Ohio Revised Code.

25. It is further understood and agreed by and between LESSOR and LESSEE that charges for damages will be made if/when applicable. Failure to pay these charges upon receipt of invoice therefore, by LESSEE, is a default of payment of rent, and LESSOR may then, without further demand, exercise any of its rights and remedies for default, as provided in paragraphs 2,13 and 13A above. Damages may also be withheld from the security deposit.

A. If steam cleaning is to be performed by a professional cleaning company due to dirty or stained carpet, then charges will be market rate. Unvacuumed carpet additional: \$35.00 per room, hallway is one room. Carpet with permanent stains, burns and/or pet odor and or dander will be replaced at Lessee's expense at a cost to Lessee of \$30 yd., payable at the time the damage is discovered.

B. If a professional cleaning company must be sent into your unit for any reason the following charges shall apply:

1- and 2-bedroom prices start at \$150.00 plus 10% management fee.

3- or more bedroom prices start at \$250.00 plus 10% management fee.

C. Holes in drywall, under 12 square inches: \$100.00; Holes larger than 12 sq. in. \$150

D. Repainting due to unnatural wear and tear: professional painting companies will be hired if they have to repaint one wall then the resident shall be charged based on painter's contract for a full paint in that room equaling \$160.00 per room. Living room and hall or extra-large bedroom \$220.00.

E. Any damages not outlined above are subject to charges equal to the cost of repair or replacement plus a management fee of 10%.

F. LESSOR's dumpsters are not depositories for any furniture or appliances you may throw away. If LESSEE throws furniture, appliances or any other items in the dumpsters which the city will not haul away on their regular route, LESSEE will be charged for the removal of these items: \$100.00 per item

G. Necessary extermination for roaches due to unclean conditions and/or extermination for fleas due to prohibited animals on premises: \$210.00 per treatment

1. Bedbug treatment due to negligence of resident: treatment cost x 150%. Addendum presented upon move in.

H. LESSEE shall arrange for free pickups of bulk items by calling the City of Columbus bulk refuse dept. and by following City of Columbus rules.

I. No PODS or any other storage unit on the property at anytime. This includes for purposes of moving out and moving in.

By initialing below, you acknowledge and agree to the terms in Section 2.



X _____
Initial Here

3. Sign and Accept

3.1 OTHER TERMS

OTHER TERMS: This lease and included addenda contains the final agreement between the parties hereto (including guarantors) and no party (including guarantors) shall be bound by any prior item, condition or representation, oral or written, not set forth herein. IN TESTIMONY WHEREOF THE PARTIES HAVE SIGNED THESE PRESENT ON THE DAY AND YEAR HEREIN BEFORE WRITTEN. (to the extent permitted by Ohio Law)

This lease may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. A facsimile, scan, or electronic version of a signature shall be deemed an original and shall be enforceable as if it is an original signature.

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed