

LEASE AGREEMENT

NorthSteppe Realty, Inc. (an Ohio- licensed Real Estate Company) and Owner, collectively known as "Management" and Tenants, whether one or more person(s), jointly and severally, agree to lease the Apartment, House, Townhome, or other dwelling hereinafter known as "Premise", for the Term and at the Lease Rate stated on these terms:

Date:

ADDRESS:

PRIMARY Tenant:

Additional Tenants:

TERM: Begins:

Ends: _____ at 12:00 p.m., **NOON**
hereinafter "Term"

Total Lease Rate:

«WORD_Total_Rent», to be paid in 12 equal periodic installment payments ("Rent") plus a security deposit due at the time of application.

Installment Amount:

Deposit:

Allocation of Periodic Installment Payments

Base Lease Rate

Installment Amount

Gas Periodic Amount

Electric Periodic Amount

Water & Sewer Amount

Pet Installment Amount

Other _____

Total of Each Rental Installment

Total due on or before move in date

Deposit

Prepaid Last Rent Installment (Due)

First Installment

Application Fee (\$30 per applicant)

Pet Fee (\$200 annual fee- nonrefundable)

Total

Parking Permit (Annual Fee – nonrefundable)

1) Use. By this Agreement, Management hereby leases to the individuals listed above, jointly and severally, (hereinafter called "Tenant") the Premise listed above as a private residence and for no other purpose. Only a Tenant signing this Lease may use or reside at Premise.

2) Rent. The Total Lease Rate will be paid in equal periodic installment payments ("Rent") on the first day of each and every calendar month. Tenant agrees to pay by electronic funds transfer or to pay in person, by a single check, cashier's check, or money order (No Cash) at or sent to **10 E. 17th, Columbus, Ohio 43201**. Rent sent by U.S. Mail, delivery service, or paid in person, will be credited only when received. Delivery is at Tenant's risk. **A late fee in the amount of 5% of the total Rent payment amount (minimum \$50.00)**, will be assessed if the total amount due is not paid in full on or before the first day of the month. A charge of **\$50.00** will be made for each item returned by the bank to Management plus any applicable late fee. Management reserves the right to demand all subsequent payments be made by cashier's check, certified check, or money order. Any utility fees, parking charges, late fees, Tenant charges, etc. will be paid out of the first moneys received, before acceptance of Rent. Management reserves the right to proceed with all legal remedies, including eviction procedures, if Tenant does not timely pay Rent or fees as agreed, including late fees that may also be applicable.

3) Condition and care. Tenant shall use reasonable care to keep Premise in such condition as to prevent health or sanitation problems from arising. Tenant shall notify Management promptly of any known need for repairs or of unsafe conditions in or about Premise. Except for normal wear and tear, Tenant agrees to pay charges for repairs to

Premise caused by Tenant, Tenant's family, dependents, invitees, licensees, or guests. Tenant agrees to have carpet steam cleaned annually and at the end of the Lease term.. No littering is permitted and all trash must be bagged and placed in proper trash containers. If Management removes trash or trash bags from Premise left by Tenant, Tenant shall be charged per bag or item as an additional fee. Tenant shall be responsible for the replacement of all cracked or broken glass, windows, window blinds, or doors to Premise regardless of cause, with or without a police report. Tenant will be responsible for the cost of any extermination of bugs, pests, or bedbugs as needed. All yards, sidewalks, halls, stairways and other areas outside Tenant's Premise shall not be obstructed or used except for ingress or egress. No waterbeds are permitted. Tenant is solely responsible for theft, loss, damage, or destruction of property or appliances furnished by Management. Moreover, Management is not liable for damages to person(s) on Premise under control of the Tenant, nor for damage to person(s) or property arising from the acts or negligence of other tenants, damage from the elements, or damage to persons or property arising from acts over which Management has no control.

4) Renter's Insurance and Tenants Premises and Legal Liability Insurance: Tenant agrees to carry Renter's Insurance (HO-4 or greater) and Tenant Premises and Legal Liability Insurance acceptable to Management (minimum \$100,000 per occurrence), listing Management as an additional insured. Tenant shall provide a copy of the policy and/or certificate of insurance to Management at or before occupancy. Management may, but is NOT required to, place Tenant Premises, Legal Liability, and/or Renter's insurance if Tenant does not timely notify Management of coverage. Estimated placed costs for Tenants Premises and Legal Liability Insurance are \$15 per first resident plus \$12.50 per each additional resident. Tenant hereby relieves Management of all risks that may be insured thereunder. Further, in cases where the apartment is severely damaged or dirty (extreme clutter and filth) including, but not limited to, damage by Tenants or animals, broken doors, damaged appliances, soiled carpet (e.g., cigarette burns, uncleanable stains), or multiple holes in walls, floors, or ceilings, Management reserves the right to demand Tenants vacate the apartment.

5) Alterations. Satellite dish or similar equipment must not be placed on buildings. Tenant shall not replace, remove, or alter any existing locks or place additional locks upon any doors of Premise. Tenant shall not change or alter plumbing, ventilation, air-conditioning, electric, or heating systems; or paint or paper any walls, cabinets, or woodwork without Management's prior written consent. If consent is given, the alterations and installations shall become the property of Management. Alterations or installations shall remain with and as part of Premise at the end of the Term. Management has the right to demand that Tenant remove such alterations

before the end of the Term, at Tenant's own cost, and return Premise to the same or better condition than before the alteration or installation. Tenant will be responsible for the cost of repairs or repainting if Tenant paints or repairs. Management is not required to do or pay for any work unless stated in the Lease.

6) Security deposit. Management acknowledges Tenant has given a security deposit in the amount stated above. The Security deposit may be used by Management at any time, toward a breach of any covenant in this lease, or reimbursement of repairing any intentional, negligent, or reckless damages to Premise beyond normal wear and tear caused by the Tenant, Tenant's family, dependents, invitees, licensees, or guests; or charges for cleaning not performed at or prior to vacating, unpaid Rent or other charges owed by Tenant, and as otherwise permitted by law. Management agrees the balance, after payment of items as provided for above, if any, shall be returned, along with an itemized statement of the deducted costs, to the Tenant within 30 days after the end of the Term or after Tenant vacates Premise whichever is later. This security deposit is not an advance payment of Rent and does not relieve Tenant from any obligation to pay, including for the last month of occupancy. No interest is paid on amounts held as a security deposit.

7) Inspection. Tenant agrees Premise is in good, clean, and safe condition and in satisfactory order and repair, including all appliances and fixtures provided therein, unless otherwise specified in writing returned to Management within five (5) days of possession. Tenant further agrees that no representation as to the condition of Premise has been made, and no promise has been made to paint, decorate, alter, repair, or improve Premise unless otherwise specified in writing and attached and made part of this Agreement.

8) Services. Tenant must pay for all electric, gas, and other utility services used in Premise and equitably apportioned common areas, if any. Tenant agrees to have a cellphone or telephone maintained for Premise, and to provide email contact information for each Tenant to Management prior to move in, and to notify Management within three days of any change(s). Tenant must not use any dishwasher, washing machine, dryer, freezer, heater, ventilators, air-cooling equipment, or other appliance unless installed or provided by Management or with Management's prior written consent. No kerosene, propane, or oil burning heaters are permitted. Prior to move in, Tenant shall have all utilities placed in their name and shall be responsible to pay for all utility services for the entire Term and/or occupancy. Tenants must keep sufficient heat in Premise to keep the inside temperature at a minimum of sixty (60) degrees Fahrenheit to prevent damage from frozen pipes and related problems. If there are not separate meters, the gas and electric costs for tenants, and apportioned common area utility expenses will be equitably apportioned among

premises at that location and will include service-processing fees. Tenant agrees to pay Management for gas, electric, water, sewer, storm water, allocated common area expenses, other related utility charges, and processing fees monthly in advance as additional fees. Included gas and electric payments, water, and sewer fees are charged on a flat fee minimum basis, and are not refundable. Tenant acknowledges that non-payment of utilities or service fees may result in utilities being turned off.

9) Entry by Management. Management (including authorized contractors) may enter Premise at reasonable hours to repair, inspect, exterminate, install, or work on Premise, systems, equipment, make inspections and/or estimates, and/or perform other work that Management deems necessary or desirable. At reasonable hours, Management may show Premise to possible buyers, lenders, appraisers, or prospective tenants. Entry by Management will be on reasonable notice, except in an emergency. If the Tenant requests maintenance or service in their unit, such requests shall be deemed as authorization for Management (or contractor) to enter, inspect, and make necessary repairs. If Tenant installs an alarm system on Premise, Tenant either shall provide Management with the code or, upon reasonable notice, deactivate the alarm system for entry by Management authorized by this Paragraph.

10) Assignment and sublease. Tenant must not assign all or part of this agreement or sublet all or any part of Premise, or permit any other person to use Premise without the prior written consent of Management. If Tenant assigns or sublets in violation of this paragraph, Management has the right to cancel the Lease as stated in the Default section. Any prospective subtenant must complete a credit application provided by Management. Tenant remains bound to the terms of this lease after an assignment or sublet is permitted, even if Management accepts money from the assignee or subtenant. The amount accepted will be credited toward money due from Tenant, as Management shall determine. All assignments or subleasing shall be at Management's sole discretion. **Management reserves the right to exclude any individual from Premise (including guests, invitees, and licensees of Tenant) at Management's sole discretion.**

11) Liability. Management shall not be liable for theft, loss, damage, or destruction of property or appliances, or damage to any person on Premise under the exclusive control of the Tenant, nor from the damage to person or property arising from acts or negligence of Tenant, other tenants of said building, or the elements, or damage to person or property arising from acts over which Management has no control. Tenant agrees to hold Management harmless from any liability by reason of personal injury to any person and for property damage occurring in, on, about or connected with Premise or resulting from the Tenant's use thereof. Tenant

agrees to carry Renter's Insurance and hereby relieves the Management of all risks that may be insured thereunder.

12) Pets. No dogs, cats, animals or other pets (including comfort animals) are allowed in Premise or on the grounds of the property unless Tenant and Management have completed a written agreement that is attached hereto as an Addendum and made a part of this Lease prior to the pet entering the Premise or grounds. If Addendum guidelines are not followed, Management reserves the right to withdraw the Addendum and Tenant agrees to immediately remove the pet from Premise. Tenant agrees that if flooring replacement is necessary or advisable for any pet related reason (including, but not limited to, fleas, odor, or successive Tenant's allergic reaction, or any fear or concern that these may be present), Tenant agrees to pay for replacement flooring. No visiting pets are permitted. Violations will result in a fine of \$500.00 plus \$50.00 per day until pet is removed. Tenant and Management agree that the same carpet replacement specified above applies to any violations of this section by Tenant bringing pets into Premise without Management's prior written agreement.

13) Objectionable Conduct. Tenant agrees not to permit or commit any objectionable, disorderly, hazardous, or unlawful conduct, noise, or nuisance whatsoever in or about Premise, including by Tenant's guests, invitees, or licensees, that will disturb or interfere with the rights and safety of other residents, neighbors, or the general public. Further, Tenant agrees to observe the previously stated covenants, Rules and Management Policies in respect to the Management's property, employees, agents, contractors, or any other persons authorized by Management to be present on or about Premise or the grounds. Tenant agrees to conduct themselves according to local, Ohio, and federal law at all times.

14) Default. If Tenant defaults in the payment of any installment due, or if Tenant defaults in the performance of any of the covenants and agreements contained herein, the entire rental obligation hereunder (including any previous concessions) shall immediately become due and payable at the option of the Management, and Tenant hereby expressly waives notice of exercise of such option. In the event legal proceedings are filed, Tenant will pay to Management a settlement fee and all costs connected with such legal proceedings. It shall be within the sole discretion of Management to accept the settlement stated above. Failure of the Tenant to pay all payments current until the last day of the Term of this Lease or any renewal thereof, shall, at the sole option of the Management, (1) make Tenant responsible for the cost to refurbish Premise for an incoming resident and (2) make Tenant responsible for all Rent and late charges Management shall be entitled to between the time Tenant vacates Premise and the time said Premise are reoccupied, said payment shall not exceed the Total Lease

Rate, and (3) Tenant must pay One Hundred Fifty Dollars (\$150.00) processing fee. Tenant waives the right to a jury trial and shall submit all claims to arbitration. Tenant shall be responsible for one-half the cost of arbitration and their own cost of representation. In the event the Tenant is given a Notice to Vacate Premise and/or the Tenant is evicted from Premise, the Tenant is and shall remain liable for Rent accruing pursuant to the Lease Agreement until Premise are re-rented or, if Premise is not re-rented despite reasonable efforts by Management, until the end of the Lease term.

15) Rules and Management Policies. Tenant covenants and agrees that all Rules and Management Policies attached hereto as Exhibit A and made a part hereof, or hereafter adopted by Management and made known to Tenant, shall have the same force and effect as covenants of this lease, and Tenant covenants that Tenant, invitees, licensees, and guests will observe all such Rules and Management Policies. Management may reasonably amend the rules and policies, as it deems necessary. Said amendments, in whole or in part, to the Rules and Management Policies shall be deemed effective when distributed to the Tenant.

16) Availability/Failure to give possession. Rent is due as of the beginning of the Term. Management shall not be liable for failure to give Tenant possession of Premise on the beginning date of the Term. If possession is delayed, Management will notify Tenant as to the date possession is available. If possession is not available within **10** days, Tenant may cancel and obtain a refund of money deposited. If possession is significantly delayed (beyond 10 days), rent shall then be payable as of the date possession is available. Even if Possession is delayed, the ending date of the Term will not change.

17) End of Term. At the end of the Term, Tenant agrees to return Premise in a vacuumed and broom clean condition subject only to normal wear and tear, with stove clean and free of grease; refrigerator defrosted and cleaned (all food removed) all trash, furniture, and discards removed from Premise and grounds; all rooms, including kitchen and bathroom, to have walls, floors, cabinets (inside and outside), tops, fans, and fixtures totally cleaned and sanitary. Carpets are to be professionally cleaned. A copy of the carpet-cleaning invoice shall be attached to the Premise keys when returned to Management. If no invoice is so attached, carpets will be cleaned by Management at a minimum cost of \$100.00, which shall be charged to Tenant's account. Immediately upon vacating Premise, all keys, parking permits, etc., are to be turned into the Rental office. Failure to do so will result in a \$75 per door lock charge and/or a \$50 mailbox lock charge for replacement.

17) Holding over. If Tenant retains possession of Premise or any part thereof after termination of the lease by lapse of time or otherwise without the prior written consent of

Management, Tenant agrees to pay Management an amount equal to double the Rent installments specified herein above for each holdover period, even if said holdover is one day or less. In addition, since it is difficult to determine precisely the miscellaneous costs involved with holding over, Tenant and Management hereby agree that the sum of \$500.00 (Five Hundred Dollars), plus any legal fees incurred by Management in removing Tenant from Premise shall be immediately due and payable.

19) Representations, changes in Lease. Tenant has read this Lease. All promises made by Management are in this Lease. There are no other promises, either oral or written. This Lease, including, but not limited to, Tenant's obligation to pay Rent and fees as set forth herein and the Rules and Management Policies, contains the sole agreement between Management and Tenant. No oral statement between Management and Tenant or between Tenant and any agent of Management shall be construed as a binding agreement between Management and Tenant. This Lease may be changed only by an agreement in writing signed by and delivered to each party.

20) Application. The Tenant agrees that Management has tendered this lease to the Tenant on the basis of the representations contained in Tenant's application submitted to Management for the purpose of inducing Management to enter into this lease. The Tenant further agrees that in the event that any of the representations contained in said application are or become misleading, incorrect, or untrue, Management shall have the right to terminate this lease.

21) Lease binding effect. Management and Tenant agree that the covenants and agreements as contained herein, including the Rules and Management Policies attached here to, shall inure to the benefit of the heirs, executors, and personal representatives of the parties hereto, and that the Tenants and Guarantors shall be jointly and severally responsible for the Rent and all terms and conditions as contained herein.

22) Space "as is". Tenant has inspected Premise and Building. Tenant states that they are in good order and repair and takes Premise as is except for latent defects.

23) Limit of recovery against Management. Tenant is limited to Management's interest in the Building for payment of a judgment or other court remedy against Management.

24) No waiver, illegality. Management's acceptance of Rent or failure to enforce any term in this Lease is not a waiver of Management's rights hereunder. If a term of this Lease is found illegal, void, or otherwise unenforceable, the rest of this Lease remains in full force.

25) Liability. Management is not responsible for loss, expense, or damage to any person or property. Management is not liable to Tenant for permitting or refusing entry of anyone into the Building. Tenant is responsible for all acts or negligence of Tenant's guests, licensees, or invitees. Tenant must pay for damages suffered and for reasonable expenses of Management relating to a claim arising from any act or negligence of Tenant, guests, licensees, or invitees. If an action is brought against Management arising from Tenant's, guests, licensees, or invitees act or negligence, Tenant shall defend Management at Tenant's expense with an attorney of Management's choice.

26) Liability for property left with Management. Management or its agent or employees are not permitted to drive Tenant's car or care for Tenant's cars or personal property. Tenant must not leave a car or other personal property with Management. Management is not responsible for (a) loss, theft, or damage to the property, or (b) injury caused by the property or its use.

27) Lead based paint warning. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Tenants acknowledge they have received the federally approved pamphlet on lead poisoning prevention and have been given the opportunity to read it prior to executing this Lease.

28) Smoke detectors. Tenant acknowledges that there are smoke detectors in Premise that have been provided by Management. It is Tenant's responsibility to check the smoke detectors and to replace the batteries as needed. ***Tenant must not remove the batteries or otherwise disable the smoke detectors.*** Tenant must promptly inform Management of any defects or problems with smoke detectors.

29) Damages. It is further understood and agreed by and between Management and Tenant that charges for damages will be made. Failure to pay these charges upon receipt of invoice thereof by Tenant, is a default of payment of Rent, and Management may then, without further demand, exercise any of its rights and remedies of default as provided above.

30) Guaranty. Tenant agrees to have his or her parents or legal guardians execute the guaranty on the Addendum to this lease agreement within ten (10) days after the primary tenant receives it. If the tenant's parent or guarantor fail to execute the guaranty, Management has the right to terminate

this Lease at any time by giving notice thereof to Tenant, and to retain any monies paid, in addition to other rights and remedies to which Management is entitled.

31) Total Number of Occupants. If the total number of occupants is greater than the number of bedrooms and/or the Tenants listed on this lease, the Rent shall increase by \$300 per month for each additional occupant.

32) Strict Compliance. Management shall have the right at all times to require strict compliance with all covenants and provisions of this lease, notwithstanding any conduct or custom on the part of the Management to not notify or enforce any breach or condition of this lease by Tenant. Any action by Management shall not be or effect any change in the terms hereof or constitute or become a waiver of subsequent breach, and Management may discontinue any facilities furnished and services rendered by Management, not expressly covenanted for herein, it being expressly understood that they constitute no part of the consideration for this lease.

33) Multiple Originals, Facsimile & Electronic Signatures. Tenant and Management agree that this Lease shall be executed in multiple originals with each Tenant executing a separate original copy, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A facsimile or electronic version of a signature shall be deemed an original and shall be enforceable as if it is an original signature. Each Tenant and Management shall receive one copy of the fully executed Lease.

ACCEPTED:

Tenant: _____ Soc. Sec # _____

Management: _____

NorthSteppe Realty, Inc.
10 East 17th Avenue
Columbus, OH 4320
www.NSROSU.com

EMAIL: NorthSteppe.NSR@gmail.com
OFFICE: (614) 299-4110
FAX: (614) 454-4166

Premise Address:

Tenant sign and write their social security number

NORTHSTEPPE REALTY, INC.
GUARANTOR CREDIT INFORMATION FORM AS ATTACHMENT TO LEASE

Name of Guarantor _____

Date of Birth _____ Social Security Number _____

Phone Number _____ Work Number _____

Current Address _____ Please Circle **OWN** **RENT**

City _____ State _____ Zip _____

Guarantor's Employer: _____ Phone number _____

City _____ State _____ Zip _____

Position: _____ Salary: \$ _____ per _____

Length of Employment: _____ Other Income: _____

Name of Tenant: _____ Over 18: **Y** **N** Relationship _____

GUARANTEE

I, Guarantor, do hereby guarantee rental payments for the tenancy of Tenant. I understand without my Guarantee NorthSteppe Realty would be unwilling to rent this property to Tenant. I make this Guarantee to induce NorthSteppe Realty to execute and deliver said lease. I do hereby absolutely and unconditionally guarantee to NorthSteppe, its successors and assigns, the full and prompt payment when due of all rents, charges, and additional sums due or accruing under the lease and any and all amendments, extensions, and substitute agreements thereto ("Lease") until such time as I have notified NorthSteppe Realty in writing.

In addition, I guarantee to pay for any repairs, or for other damages caused to said unit, or to any common areas for which Tenant is responsible. I guarantee to pay for any repairs or damages to said unit or common areas caused by guests of Tenant or by any other visitor, licensee, or invitee of Tenant or any person under the control of Tenant.

I understand that I am jointly and severally responsible for all rent and damages to unit and common areas, reasonable wear and tear excepted. The Lease shall be governed by and interpreted in accordance with the laws of the State of Ohio.

State of _____ Guarantor _____
County of _____ ss: _____

Guarantor for tenant fills out this information and signs in front of a notary. It is important that we can see the notary stamp and seal.

On this _____ day of _____, 20____, before me, personally appeared _____, proved to me through satisfactory evidence of identification, (Copy Attached) to be the person whose name is signed and acknowledged the preceding document in my presence.

Notary Public

Expiration

ATTACH COPY OF DRIVER'S LICENSE OR GOVERNMENT ISSUED ID TO FORM

Rules and Management Policies

We are happy to have you as a resident and glad that you chose our Premise. Please let us know what we can do to make your stay as enjoyable as possible. We welcome and appreciate your comments and suggestions. Violation of any of these rules and policies are a violation of your lease.

Quiet Enjoyment: The comfort and rights of other Tenants must not be interfered with. Annoying or excessive noise, sounds, smells, and lights are not allowed. More than ten guests/invitees/licensees on Premise at any time are prohibited. No beer kegs, guns, weapons, fireworks, or ordinance are permitted on Premise.

Guns: No guns, weapons, fireworks, or ordinance permitted on Premise.

Roof: No one is allowed on the roof of any structure. Nothing may be placed on or attached to fire escapes, sills, windows, or exterior walls of Premise or in the hallways or public areas.

Keys & Locks: Tenants are not allowed to change or add locks. Doors must be locked at all times. Windows must be locked when Tenant is out.

Waterbeds: No waterbeds allowed in Premise.

Pets: Dogs, cats, birds, iguanas and other animals are not allowed in Premise without prior written agreement from Management. Visiting pets are not allowed.

Garbage: Garbage must be taken out of Premise and placed in proper container. Garbage must be bagged. Tenant shall be charged per item for removal of any items left in yard or hallways. Any item left for more than 24 hours shall be deemed abandoned. Management shall not be held liable for the removal of abandoned items.

Bugs: Tenants are responsible for cost of removal of all bugs (including bedbugs) or critters from the beginning of the lease term.

Energy: Tenant shall conserve energy. Failure to conserve energy is a violation of your lease.

Snow removal: Tenant shall be responsible for debris and snow removal on properties less than four units.

Emergency Maintenance: Please call **614-617-0001**. We have a 24-hour answering service for *emergency maintenance only*. Routine maintenance calls will not be serviced as an emergency. We do not provide lockout service.

Parking: All cars that park in Management's parking lots require a current parking pass. Management reserves the right to revoke any parking pass. No trailers, motor homes, boats, or other vehicles are permitted. All automobiles must be in legal operating condition, have current registration and license plates, and be parked in proper areas - not blocking fire lanes, entry lanes, driveways, sidewalks, dumpsters, or other cars. Parking in yards or on grass surfaces is a violation of City Code. Any violation of the above may cause your automobile to be removed at Tenant's expense. Parking is not granted as a part of the leased Premise, but rather as a courtesy. The parking lot, at Management's option, shall be operated on a basis subject to unauthorized cars being towed by a private towing and storage company. Cars of persons who have violated any parking rule or any terms of the lease agreement will be towed regardless of whether a valid pass is properly displayed.

Grills: No fires, charcoal grill, or other heat source may be used on the stairs, porches, walkways, or wooden decks. Fire pits, fires, and leaf burning are prohibited.

Bikes: Bikes may not be chained or locked to porch or stair railings at any time. Locks will be cut and bikes removed.

Please pay on time to avoid late fees. Money orders, checks, or electronic transfers only. Sorry, cash payments cannot be accepted at the rental office. **Payments for units must be paid with one check.**

Renter's Insurance: All Tenants must have renter's insurance. Management reserves the right to place Renter's Insurance on tenants who fail to provide a copy of the policy or certificate of insurance at Tenant's expense.

Broken Glass: Tenant is responsible for all broken windows or glass regardless of cause.

Light bulbs: Tenants are responsible for the replacement of Light bulbs.

Lease Buyout: Should circumstances arise that do not allow you to complete the lease term, a Lease Buyout is an option for you to consider. Only one and two bedroom premises are eligible. All occupants must agree to terminate the lease agreement. A Lease Buyout may be paid at on the first of the month with a move out by the end of the same month. Please check with the office for exact details, costs, and terms. All Lease Buyouts are at the sole discretion of Management.

Early move-out: Rent must be paid in full until new renter takes over lease payments. Tenant will be liable for re-rental charges and costs to prepare the unit for a new occupant. If you authorize us to find a sublet occupant for you, the charge is equal to one installment. Please give us as much notice as possible. We often will be able to find someone to complete your lease term. Sorry, we cannot find roommates.

Sublet: Sublet fee is \$150 paid by Tenant. All sublet Tenants are subject to the same requirements as existing Tenants and must complete an application, pay security deposit, and payments to the office as existing Tenants are required to do. All sublets are at Management's sole discretion.

Move out: Carpeting is professionally cleaned prior to your occupancy. *Tenant must have carpets professionally cleaned at move out and a copy of the paid invoice must be submitted to the office with the keys.* Failure to do so will result in a minimum cost of \$100.00. Please be sure to leave Premise in a clean condition to avoid any charges. Dirt, stains and uncleanliness is not considered normal wear and tear.

All leases end at noon on the day of move out.

Please be sure to complete Intent to Move form with forwarding address to receive your refund.

Tenant must comply with these Rules/Policies. Notice of new Rules/Policies will be given to Tenant. Management need not enforce these Rules/Policies against other Tenants. Management is not liable if another Tenant violates these Rules/Policies. Tenant receives no rights under these Rules/Policies.

NorthSteppe Realty, Inc.

10 East 17th Avenue Columbus, OH 43201
OFFICE: (614) 239-4110 FAX (614) 454-4166

Tenant sign here

Sign here _____