

Residential-Lease Agreement

Notice: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from an attorney or other qualified person.

We agree that Ian Girard, Landlord, leases to _____, Tenant, the following premises to be used for private residential purposes only (225 N. 4th Street, Marquette, MI, 49855) month-to-month beginning _____, 20__.

- A. RENT: Tenant shall pay Landlord or his Representative, as rent for the entire term, a total of (\$345 for a single room) or (\$265 for a shared room) beginning _____, 20__, and the same amount on or before the 1st day of each succeeding month. In the event of late rent payment, a fee of \$5 shall be assessed for each day. After 30 days of unpaid rent, the lease is terminated effective immediately. Rent must be paid to the Landlord or his Representative, at the following address: 225 N. 4th Street, Marquette, MI, 49855.
 - a. At the beginning of the lease, the Tenant is only liable for base rent and the security deposit.
 - b. At the termination of the lease, the Tenant is liable for the following month's utilities payment due to the overlapping billing cycle.

- B. DISCOUNTED RENT: If the Tenant fulfills chore duties on a weekly basis, the Tenant will be granted \$5 discount for each week the duties were fulfilled. The Landlord or his Representative will determine if the discount is to be applied. When there are more than five tenants at the premises, with each additional person rent is \$5 cheaper.

- C. SECURITY DEPOSIT: Tenant must pay Landlord or his Representative \$100 on _____, 20__, or arrange for payment of the security deposit into 4 monthly payments of \$25 for the first 4 months of the Residential-Lease Agreement, which Landlord holds as a Security Deposit for Tenant's performance of all the terms of this lease. The security deposit must be deposited at the following financial institution and may be mingled with the security deposits of Landlord's other tenants: Honor Credit Union 2424 West, US-41, Marquette, MI, 49855.

Notice: You must notify your Landlord or his Representative in writing within 4 days after you move of a forwarding address where you can be reached and where you will receive mail; otherwise your Landlord shall be relieved of sending you an itemized list of damages and the penalties adherent to that failure.

- D. OCCUPANCY: Only the person who signs a lease for these premises may reside in the Tenant's bedroom.

Tenant must initial each page: _____

- E. UNAUTHORIZED USE OF MAILING ADDRESS: Only a Tenant may use the mailing address of the premises.
- F. CONDITION OF PREMISES AT THE BEGINNING OF TENANT’S OCCUPANCY: Tenant accepts the premises, and the appliances, and furnishings, in good condition.
- G. ALTERATIONS: Tenant is responsible for damage to the walls, and flooring, and furnishings, beyond reasonable wear and tear.
- H. REPAIRS AND MAINTENANCE: All tenants collectively assume all responsibility for reasonable repairs and maintenance.
- I. USE OF THE PREMISES: Tenant must not do any of the following, or allow someone else to do any of the following:
 - a. Harass, annoy, or endanger any other tenant or neighbor, or their guests, or create any excessive noise or public nuisance,
 - b. Do anything to the structure or its surroundings that may be hazardous or that will cause Landlord’s insurance to be canceled or premiums to increase,
 - c. Keep any flammable or explosive materials or any dangerous, hazardous, or toxic substance in or around the premises,
 - d. Deface or damage, or allow another to deface or damage, any part of the premises
 - e. Change the locks or install any additional locks or bolts without Landlord’s or his Representatives’ consent.
- J. PETS: Dogs, cats, or other pets are allowed on the premises with the other Tenants' approval. Tenant assumes responsibility for all damages created by their pet(s).
- K. PARKING: Landlord or his Representative, will provide parking for Tenant’s automobile. Tenant must keep the parking area free from debris. Automobiles must be parked only in assigned areas as follows:
 - a. Year:
 - b. Make:
 - c. Model:
 - d. Plate Number:
- L. MISCELLANEOUS COSTS AND OBLIGATIONS:
 - a. Tenant pays for their proportional share of electricity.
 - b. Tenant pays for their proportional share of gas.
 - c. Tenant pays for their proportional share of water.
 - d. Tenant pays for their proportional share of wi-fi.
 - e. Tenant pays for their proportional share of trash removal.
 - f. Tenant pays for their proportional share of Family Grocery.
 - g. Tenant must dispose of all trash by placing in a designated container.
 - h. Tenant must mow the lawn.

Tenant must initial each page: _____

- i. Tenant must water the lawn.
 - j. Tenant must rake the leaves.
 - k. Tenant must remove snow and ice from driveways, parking areas, and walkways.
- M. PEACEFUL AND QUIET USE OF PREMISES: In exchange for Tenant’s timely payment of rent and performance of all the terms of this lease, Landlord or his Representative must provide peaceful and quiet use of the premises throughout the tenancy from the hours of 10 pm to 8 am.
- N. SUBLET AND ASSIGNMENT: Tenant must not sublet the premises or assign any interest in this lease without the Landlord or his Representatives’ explicit written consent.
- O. CONDITION OF THE PREMISES AT THE END OF TENANT’S OCCUPANCY: At the end of Tenant’s occupancy, Landlord must complete a termination inventory checklist to assess damages that Landlord claims were caused by the Tenant. This includes unpaid rent, unpaid utilities, unpaid balance of Family Grocery, and damages beyond reasonable wear and tear. Tenant may ask to be present when the termination inventory checklist is to be completed. Landlord must mail to the Tenant, within 30 days of Tenant’s termination of occupancy, an itemized list of damages claimed for which the security deposit may be used—provided, of course, that the Tenant has given a forwarding address.
- P. END OF LEASE TERM: When the lease term ends, Tenant must promptly vacate the premises and remove all personal property. Tenant must dispose of all trash and leave the premises clean.
- Q. CHANGES TO THIS LEASE: This lease, and any additional pages or rules and regulations incorporated, contains the entire agreement between Landlord and Tenant; no oral agreement is valid. Changes to the terms of this Lease **must be in writing, signed by all parties.**
- R. ENFORCEMENT OF LEASE PROVISIONS: Failure to strictly enforce any provisions of this lease, by either the Landlord or the Tenant does not constitute acceptance of a change in its terms. Landlord and Tenant are still obligated to perform as indicated in this lease.
- S. RENTER’S INSURANCE: Tenant is strongly advised to carry renter’s insurance on their personal property. Landlord is not responsible for damages to Tenant’s personal property.
- T. TERMINATION OF LEASE AGREEMENT: Tenant shall provide written notice to Landlord or his Representatives two months prior to termination date of lease. If two months notice is not provided, the Tenant willingly forfeits their Security Deposit.
- U. ADDITIONAL PROVISIONS:
- a. Kitchen use and clean up: Food and general goods expenses shall be shared by all roommates, known as Family Grocery. The preparation of meals shall be flexible.
 - b. Personal Property: All roommates agree to refrain from borrowing roommates’ personal items without prior approval. Exceptions to this should be clearly stated, with the roommates reserving the right to change their minds about the sharing. Property that is borrowed will be

Tenant must initial each page: _____

used respectfully and returned in the same condition. If damage is done to personal property, the roommate responsible for damage will be held liable.

- c. Cleaning and yard work: All roommates agree to share the responsibilities of cleaning and maintenance of the premises. This includes dusting, vacuuming, emptying trash/recycling/compost, mopping/waxing floors, cleaning bathrooms, and yard work.
- d. Participation expectations: Tenants agree to fulfilling responsibilities of their Role(s) and attending all events hosted by the Tenants in good faith.

This residential-lease agreement is signed on _____, 20__.

Each person who signs it acknowledges, by their signature, that they have read it, understand it, and voluntarily agree to it. Further, each person is mentally competent and 18 years or older.

Landlord or his Representative's Signature: _____

Tenant's Signature: _____

Tenant must initial each page: _____