LEASE AGREEMENT WITH PARENT CO-SIGNATURE

1. This lease is entered into the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 201x between Ted Mulligan of SEJ Properties, hereinafter referred to as the landlord, and **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**referred to as the tenant/leasee,
2. All obligations under this lease, including total rent and utilities, shall be binding upon each leasee and co-signer jointly and severally, their heirs, executors and assigns.
3. The landlord agrees to rent and lease to the tenants a unit located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_, Durham, NH, in Strafford County, described as follows: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
4. The term of the lease shall be from the **1st day of June, 20xx at 1:00pm to the 20th day of May, 20xx at 1:00pm.**
5. The tenants shall pay as rent in accordance with the following payment schedule outlined below:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Due 6/1/XX | Due 8/1/XX | Due 1/1/XX |
|  |  |  |  |

1. A **security deposit of $700** is required throughout the term of the lease. In no case is the security deposit considered rent.
2. Tenants shall make all arrangements and pay for all gas, oil, heat, light, power, telephone, cable, and all other utility services supplied to the premises together with any taxes thereon and for all connection charges during the term of this lease except those utilities provided by the landlord. Landlord shall provide water and sewer. Landlord to mow lawn.
3. Payments shall be made in cash or check to: SEJ Properties PO Box 211 Durham, NH. 03824. **Late payments for rent are subject to a 10% additional rent payment. Rent payment is considered late if received after the 2nd day of the month.**
4. It shall be understood and agreed that tenants shall be jointly and severally liable for the performance of all conditions contained herein including the payment of rent
5. The landlord shall have the right to enter dwelling at any reasonable time to examine or exhibit the same and make repairs or alterations that may be necessary for the safety or preservation of the premises.
6. In the event the premises, or any part thereof, shall be destroyed by fire or other unavoidable casualty during the term of this lease, so that the same shall be rendered unfit for habitation, then the rent outlined above, or a proportional part thereof according to the nature and extent of the damage sustained, shall be abated until the said premises shall have been put in a proper condition for habitation by the landlord, or this lease shall thereby be terminated at the election of the landlord.
7. The tenant shall not sublease the said premises without the consent of the landlord and the filing of the appropriate sublease.
8. The tenant shall not carry on any offensive trade or business or make or permit any waste on said premises. The tenant shall peaceably deliver up the premises to the landlord at the termination of this lease in as good condition as the same are now or may be put into by the landlord, reasonable were and tear excepted. The tenant shall be responsible for an undue breakage beyond normal wear and tear. Tenants will be charged $100 for each bulky waste item left on premises after expiration of lease period. This includes but is not limited to couches, chairs, desks, beds, dressers, lamps, air conditioners and bookshelves. Caution is advised when hanging items on the walls. This type of damage will not be classified as normal wear and tear. Any alterations to premises must be approved by the landlord. Tenant will acquire appropriate bath and kitchen equipment (bath mats, shower curtains, dish drainers, etc) to prevent water damage.
9. Any violation of the law, including disturbing the peace (excessive noise leading to the use of a police officer will result in termination of the lease at the option of the landlord, with all financial obligations of this lease remaining in place until the landlord can find a replacement for evicted tenant. Disconnecting smoke alarms are subject to a $50.00 re-connect service charge.
10. The living unit is not designed to accommodate large gatherings of people. No tenant shall permit more than 8 persons to occupy the unit at any time. Tenants shall be assessed, as reasonable liquated damage, $400 for each occurrence exceeding the social occupancy limit.
11. The premises shall be kept clean and quiet. All tenants agree to participate in house cleaning duties, emptying of garbage, participate in municipal trash collections and recycling, clean common areas such as kitchen, bathrooms, living rooms, hallways, stairs, and grounds.
12. Tenants shall not engage in any activities which infringe upon other tenant’s rights of quiet enjoyment. **If the Police, Landlord or a representative of the Landlord responds to a noise complaint and it is determined that the tenant or any of their guests caused excessive noised which disturbed other tenants or neighbors, the offending tenants shall be assessed, as reasonable liquidated damages, $300 for each violation.**
13. Parking is available but not guaranteed. All cars on the property must be registered with landlord. Cars are towed at owners expense.
14. The following items are not allowed and cannot be kept in the unit: Pets, household animals, waterbeds, portable heater, halogen lamps, alcohol bars, alcohol board games, table games (foosball, pool table) fireworks or other incendiary devices,
15. Lead Paint Warning: Housing built before 1978 may contain lead-based paint. Lead paint, lead chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women.
16. Tenants are responsible for snow and ice removal from their entrance and walkway.

We the undersigned agree to the terms and conditions of this lease.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant Signature Cell Phone GSS Box #

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant Email Address

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Parent Co-Signature Cell Phone/Contact Phone

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Parent Address

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Parent Email Address

Registered Vehicle

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