LEASE AGREEMENT WITH PARENT CO-SIGNATURE

1. This lease is entered into the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 20XX between Ted Mulligan of SEJ Properties, hereinafter referred to as the landlord, and **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**referred

to as the tenant/leasee, with \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, as co-signer/guarantor. 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. It is recognized that the tenant is not fully employed, a full-time student, guaranteed by the co-signer.

1. The landlord agrees to rent and lease to the tenants a unit located at \_\_\_\_\_\_\_\_\_\_\_\_\_ Drive, Durham, NH, in Strafford County, described as follows: 4 bedroom Condex
2. The term of the lease shall be from the **23rd day of May, 20XX at 1:00pm to the 21st day of May, 20XX at 1:00pm.** The rental term requires 12 full months of rental payment.
3. The tenants shall pay as rent in accordance with the following payment schedule outlined below:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Due 5/1/xx | Due 8/1/xx | Due 12/1/xx |
|  |  |  |  |

 $xx $xx $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 cable and internet. Landlord to pay heat, electricity, water, sewer 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. Snow removal from stairs, walkway and driveway is the responsibility of the tenant(s). Landlord responsible for snow removal of frontage road and yard care.
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.
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.
10. The living unit has a social occupancy limit of (**\*\* Dependent on Property)** people. Do not exceed this number with friends and guests. Assessments will be applied if management has to address social disturbances on the property. Unauthorized tenants, people residing in the property not under contract, will be charged the same rental rate as lessee, payable by lessees.
11. Tampering or disconnecting smoke alarms and/or fire safety apparatus is a felony in the state of New Hampshire. Tenants shall immediately notify landlord of nonworking smoke alarms. Tenant shall only use the fire safety equipment in the event of a fire or other emergency on or upon the premises. Tenant shall be evicted from the premises and be responsible for any fines assessed as a result Tenant’s intentional triggering of a fire safety apparatus, including discharge of fire extinguisher in the absence of a fire or other emergency. A charge of $100 additional rent is assessed to the house for occupants tampering with smoke alarms. Tampering includes the removal of batteries. Additional rent in the amount of $100 will result due to the intentional discharge of the fire extinguisher in the absence of a fire. In the event of a false alarm called in by an unknown person, any resulting fine will be assessed to the unit where the false alarm originated. Landlord installs new batteries and smoke alarms at lease commencement. Tenant is responsible for replacing the smoke alarm batteries if needed during the lease term**.**
12. 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.
13. 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.
14. 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 the premises and there is evidence of a lease violation (e.g. noise complaint, over occupancy, party etc) the offending tenants shall be assessed, as reasonable liquidated damages, $400 for each violation.**
15. Parking is available but not guaranteed. All cars on the property must be registered with landlord. Cars are towed at owners expense.
16. 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,
17. 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.

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

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

Landlord

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

Tenant Signature Cell Phone Email Address

Registered Vehicle \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Parent Co-Signature Cell Phone/Contact Phone

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Parent Address

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

Parent Email Address