

STRONG'S STUDENT RENTALS FALL/SPRING LEASE AGREEMENT Fall/Spring 2020-2021

This lease, made this _____ day of _____ between Strong's Student Rental, the "Landlord", "Owner" or "Agent", AND _____

Here in after whether one or more referred to as "Resident(s)" or "Tenant(s)", jointly and severally:

WITNESSETH: That Landlord hereby leases to Resident and the latter lets from the former, the premises designated as _____ hereinafter called the "premises" for the term of two semesters beginning on the **Friday prior to the first day of fall semester classes and ending on spring graduation day. Please note that move in and move out dates are final.** The Residents are each responsible for a rental fee in the amount of \$ _____ per Resident per semester for a total of \$ _____ per semester. **Payments may be: cash, check, Visa, Master Card, or Discover.** All checks returned NSF will be charged a \$50 fee. The premises has a legal occupancy of up to _____ non-related residents.

All residents must choose one of the following payment plans as indicated on the parental form. Residents must adhere to the plan they choose. All penalties and late fees will be applied according to the dates indicated with each plan.

_____ Plan #1: A lump sum payment for each semester due on or before September 14th for the fall and February 4th for the spring.

_____ Plan #2: Two equal payments for each semester. Payments for the fall semester would be due July 1st and on or before September 14th. Payments for the Spring semester would be due November 1st and on or before February 4th.

1. Resident agrees to pay to Owner or Agent the rent set forth above. All Residents have a period of 10 days after the date of the lease signing to void the lease without obligation. All Residents have a period of 10 days after the date of the lease signing to return the "Parental Consent Form for Permission to Sign Strong's Rental Lease" to the Owner or Agent. If the "Parental Consent Form for Permission to Sign Strong's Rental Lease" is not returned by the indicated date, Strong's Student Rental has the option to remove that Residents name from the lease. The Owner or Agent has a period of 10 days after the date of receiving the "Parental Consent Form For Permission To Sign Strong's Rental Lease" to perform a credit check on Resident and Parental Co-Signer and if necessary void the lease without obligation. The Parental Co-Signer is only financially responsible for the resident for whom the Co-Signer document applies.

The remaining Residents may replace a member who has left during this time period only with the approval of the landlord, or the total rent due per semester will be divided equally. After 10 days, all Residents are responsible for payment of the lease even if they do not reside at the above house or apartment. Resident agrees with Owner or Agent that this Lease Agreement DOES NOT entitle the Resident to occupy the leasehold premises between the end of the first semester and the beginning of the second semester unless Owner or agent gives permission. Housing during breaks must be arranged far in advance with the owner. Residents who stay during breaks will be charged \$95/per Resident per week. **Fall Semester Rent Must Be Paid In Full by September 14th, 2020. Spring Semester Rent Must Be Paid In Full by February 4th, 2021.**

Replacement Resident Policy:

Any resident who is party to the lease agreement and requests removal from said lease agreement for any reason must find a suitable replacement resident to take their place in the agreement. If the resident is unable to find a suitable replacement, both the resident and their parental cosigner are financially responsible for all of the terms and conditions of the lease agreement even if the resident chooses not to reside at the residence. Any potential replacements will have to be approved in writing by the other residents who are party to the lease agreement as well as Strong's Student Rental. The potential replacement resident is required to sign the lease, pay a security deposit and turn in a completed parental form. Subletting is not permitted. The resident requesting removal will not be removed from the lease until all of these requirements are completed and said resident will forfeit their security deposit upon removal from lease agreement.

2. Each person signing this lease as a Resident shall pay **\$250.00 as a security deposit** at the time of signing of this lease. The security deposit shall be held by Owner or Agent as security for the payment of all rent and other amounts due from Resident to Owner or Agent, for the Resident's performance of this lease, and against any damages caused to the apartment or any other party of Owner's or Agent's property by Resident, his family and guests. **Resident understands**

and agrees that the security deposit may not be applied as rent or against any other amount due from Resident to Owner or Agent, or any other expense incurred by resident during the term of the lease, without Owner's or Agent's written consent. Residents understand and agree that said deposit is forfeited if a resident desires to be removed from the lease agreement and finds a suitable replacement who meets all of the terms and conditions of a replacement resident as determined by Landlord. Within thirty (30) days following termination of this lease, Owner or Agent shall return the security deposit, less any deductions from it on account of amounts owed by Resident or Owner or Agent to Resident by check payable to all persons signing this lease mailed to a forwarding address which must be furnished by Resident in writing. RESIDENT IS ADVISED TO BE AWARE OF HIS RIGHTS UNDER "THE LANDLORD AND TENANT ACT OF 1951,'ACT OF APRIL 6, 1951, P.L.69, AS AMENDED BY THE ACT OF DECEMBER 29, 1972, P.L.No. 363.

3. Resident agrees to use the apartment only as the personal residence of Resident and not to assign this lease or sublet the apartment, without the written consent of Owner or Agent. Resident agrees not to alter or make additions to the apartment, its painting or its fixtures and appliances without Owner's or Agent's written consent. Resident agrees not to do or to permit any act or practice injurious to the building, which may be unreasonably disturbing to other residents, which may affect the insurance on the building or which are contrary to any law. Residents are not permitted to enter or have access to basements or other areas of the premises that are locked by the owner. The Rules and Regulations on the attached Schedule "A" are incorporated herein. Tenant agrees to obey all Rules and Regulations for the leased property. If Tenant violates any Rules or Regulations for the leased property, Tenant violates this lease. The Rules and Regulations are hereby incorporated into and made an integral part of this Lease.

Landlord reserves the right to alter, amend, and/or supplement the Rules and Regulations from time to time, and Tenant shall be subject to such altered, amended, and supplemented Rules and Regulations as provided to Tenant on Landlord's website.

4. Residents understand that the equipment for utilities to serve the premises is installed therein and Resident agrees that the cost of the utilities shall be paid as follows:

Electricity for premises	to be paid by	Landlord	Resident
Natural gas for premises	to be paid by	Landlord	Resident (if applicable)
Water consumption for premises	to be paid by	Landlord	Resident
Cable T.V. and or Internet service	to be paid by	Landlord	Resident
Garbage Service	to be paid by	Landlord	Resident
Sewer and Recycling Fee	to be paid by	Landlord	Resident

Any utilities paid for by Resident must be paid in full upon termination of this lease, and Resident understands and agrees that the Security Deposit is not to be used for any unpaid balance due any utility company. Resident agrees that Owner or Agent shall have the right temporarily to stop the service of electricity or water in the event of accident affecting the same or to facilitate repairs or alterations made in the premises or elsewhere in Owner or Agent's property. Owner or Agent shall have no liability for failure to supply heat, air conditioning, hot water or other services or utilities when such failure shall be beyond Owner's or Agent's control or to enable Owner or Agent to service or repair installations. Owner shall not be responsible for any related damages to Resident's personal property.

5. Resident agrees to use due care in the use of the apartment, the appliances therein, and all other parts of Owner's or Agent's property, and to give notice to Owner or Agent of the need for repair thereof. Owner or Agent will make necessary repairs to the apartment and the appliances therein within reasonable time after Resident notifies Owner or Agent of the need for repairs. The owner is responsible for the cost of routine repair and maintenance. Resident is responsible for the cost of any repair or maintenance which is necessary due to any act or lack of care on the part of Resident, members of Resident's family, or his visitors. The cost of repairs shall mean the cost of materials plus installation. Any repair done by Owner or Agent as a result of an act or lack of care on the part of the Resident, shall be paid for by Resident within five (5) days after Owner presents bill to Resident.

6. Resident agrees that Owner or Agent shall not be liable for property damage, personal injury or losses due to theft occurring in the apartment or elsewhere on Owner's or Agent's property.

7. Occupancy of the premises prior to the beginning of the term of this lease is at the discretion of the Owner or Agent. If

a Resident shall occupy the premises prior to the beginning of the term, such occupancy shall be subject to the terms of this lease, and Resident shall pay prior to occupying the premises rent for the same period from the date of such occupancy to the beginning of said term at a rate of \$40 per day. The Resident shall be responsible to place required utilities as outlined in number four (4) in their name prior to the move in date.

8. If the apartment is damaged by fire or other casualty, Owner or Agent shall repair it within a reasonable time and rent shall continue unless the casualty renders the Apartment uninhabitable, in which case this lease shall terminate and Resident, upon payment of all rent to the date the apartment is surrendered, shall not be liable for any further rent. If only a portion of the apartment is rendered uninhabitable, the Resident may, with mutual agreement of Owner or Agent, alternatively choose to continue in possession and shall thereupon be entitled to a pro rate reduction in the amount of rent, provided that election to proceed under this alternative shall not be a waiver of the Resident's right to terminate the lease if repairs are not made within a reasonable time. If the fire or other casualty is caused by the act or negligence of Tenant, Tenant's family or persons who are on the leased property with the permission of Tenant, Tenant shall pay for all repairs and all other damage and this Lease will remain in effect and Tenant will be required to continue paying rent even if Tenant cannot occupy the leased property.

9. Tenant shall be responsible for the prevention of growth and accumulation of mold within the leased property. Tenant is advised to keep the dwelling area clean and free of visible moisture and/or mold on any surfaces within the leased property including wood structures, windowsills, floors, bathroom ceilings, bathroom walls, and other surfaces. Should any water leak or any other water damage occur within the leased property, Tenant is required to notify Landlord immediately so that remedial measures can be taken to avoid any further damage to the unit that may result from either the water or any mold that may increase damage. In the event that Tenant fails to comply with this notification requirement, Tenant will be held responsible for any physical as well as monetary damages that accrue to the leased property and any adjacent areas. Physical property and health related damages can result in substantial economic consequences to the responsible party.

If Tenant is responsible for the water leak or damage and/or fails to notify Landlord, Tenant will be held responsible for any physical and/or monetary damages that accrue to the leased property, adjacent areas, or individuals affected thereby. Tenant hereby agrees to indemnify and hold Landlord harmless from any injuries (physical and/or economic) sustained by Tenant and/or any other individual that result from water damage and/or mold accumulation for which Tenant is responsible.

10. Landlord agrees to have insurance on the building where the leased property is located. Tenant's own personal property is not insured by Landlord's insurance. Tenant is responsible for Tenant's own personal property, as well as the person property of Tenant's family and/or Tenants' guests that is located in or around the leased property.

Tenant agrees to do nothing to cause a cancellation or an increase in Landlord's fire or liability insurance. If Tenant causes an increase in insurance premiums on the leased property and/or the building of which the leased property is a part, Tenant agrees to pay as additional rent such increase. Non-payment of additional rent gives Landlord the same rights against Tenant as if Tenant failed to pay the rent.

11. Tenant agrees that landlord is not responsible to Tenant, Tenant's family or Tenant's guests for damage or injury caused by water, snow or ice that comes on the leased property except to the extent that such injuries are due to Landlord's gross negligence or failure to comply with the terms of this lease.

12. Tenant agrees that Tenant, Tenant's family, and all of Tenant's guests/invitees shall permit Landlord at any time to erect and maintain on the leased property "Sale", "Rent" or "Information" signs that inform the public that the leased property is available, and direct the public to the owner or agent.

13. The Owner, his Agent, or any person authorized by him, without the prior specific consent of Resident, which consent shall not be unreasonably withheld, shall have the right to enter the apartment at reasonable times to inspect, make repairs or alterations as needed, to enforce this lease, and to show the apartment to prospective residents; provided, however, that Residents consent shall not be necessary in case of emergency.

14. This lease confers no rights on Resident to use for any purpose any of the property of Owner or Agent other than the

interior of the apartment hereby leased, except the walks and roadways giving access thereto and such other areas, if any, as Owner or Agent may from time to time designate for the use of residents. When the use of Resident of any other portion of Owner or Agent's property is permitted it shall be subject to the rules and regulations established by Owner or Agent.

15. Resident agrees that he will comply and procure compliance of members of his family, and his guests with the occupancy regulations, which are printed hereon, and which are attached in SCHEDULE A.

16. If any monies due under this lease agreement are unpaid when due, resident authorizes any clerk of court, or any attorney of record, to appear for and confess judgment against Resident for the amount together with costs, interest and attorney's fees in the amount of 15% of the total rent due for the premises, collectable from any or all Residents, jointly and/or severally, or the amount of \$500.00 as attorney's fees, whichever amount is greater. This means confessed against Resident as many times as rent or monies due Owner under this lease agreement are unpaid. Owner will then have the right to proceed through legal action to collect monies due.

17. If Resident breaches a term or condition of this lease agreement or violates a rule as attached to this lease agreement, resident authorizes any attorney of record for Resident in any competent court to confess judgment against resident to recover possession of the real estate. This means that Owner will be entitled to possess the leased premises and Resident will have no right to remain on the premises. Owner will also have the right to recover damages for Resident's breach of the lease agreement or violation of a rule as attached to the lease agreement based upon the rent provided for the lease agreement. Owner may then proceed with legal action to obtain the right to immediate possession of the real estate through a writ of possession. The Owner may exercise these rights upon each breach by the Resident.

18. Resident agrees to make payment of rent due on the agreed time according to the payment plan chosen. If late payments occur a penalty will be imposed at the rate of \$50.00 first day late charge plus \$10.00 per day thereafter.

19. In the event that the premises demised or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemner, and rent shall abate in proportion to the square feet leased space taken or condemned or shall cease if the entire premises is taken. In either event the Resident waives all claims against the Owner by reason of the complete or partial taking of the demised premises, and it is agreed that the Resident shall not be entitled to any notice whatsoever of the partial or complete termination of this lease by reason of the aforesaid.

16. All notices required to be given by Owner to resident shall be sufficiently given by leaving the same upon the demised premises but notices given by Resident to Owner must be given by registered mail, and as against Owner the only admissible evidence that notice has been given by Resident shall be a registered mail return receipt by Owner to its agent.

20. It is expressly understood and agreed by and between the parties hereto that this lease and the riders attached hereto and forming a part hereof set forth all the promises, agreements, conditions and understandings between Owner or its agent and Resident relative to the demised premises and that there are not herein set forth. It is further understood and agreed that, except as herein otherwise provided, no subsequent alteration, amendment charge or addition to this lease shall be binding upon Owner or Resident unless reduced to writing and signed by them.

21. The term "Resident" used herein shall refer collectively to all persons named above, and signing this lease as Resident, and the liability of each such person shall be joint and several. Notice given by Owner or Agent to any person named as Resident, or any such person to Owner or Agent, shall bind all persons signing this lease as Resident.

22. WAIVER OF NOTICE TO QUIT, ETC.: Tenant hereby waives the usual notice to quit and agrees to surrender said premises at the expiration of said term, or the termination of this lease without any notice whatsoever and expressly waives all notices and demands which may or shall be required by any statute of this Commonwealth relating to forcible entry and detainer, or to landlord and tenant, or any other statute of law.

23. Bulk Beer, open house parties, and stolen property is forbidden. Smoking is prohibited inside the Property.

24. Any fines or fees levied on the Landlord by the Indiana Borough or the Indiana Police department which occurs as a

direct result of the actions of the Residents shall become the financial responsibility of the Residents.

25. If the Resident receives two or more notices of violation either written or verbal from the Indiana Borough or Indiana Police Department this will be cause for immediate termination of this lease agreement and eviction, and money paid will be forfeited.

26. The Resident agrees to abide by all Indiana borough code enforcement regulations pertaining to garbage and refuse storage and collection. If the Landlord or the Resident receive notice of violation either written or verbal from the Indiana Borough all fines will become the responsibility of the Resident and may be cause for immediate termination of this lease agreement and eviction, and money paid will be forfeited.

27. Resident agrees that Owner or Agent has the right to ask any guest of resident to leave premises if owner or agent feels guest is behaving inappropriately or violating the terms of this lease agreement. Please behave as responsible adults.

Overnight Guest Policy- Overnight guests are limited to no more than two (2) guests per resident but never exceeding four (4) guests at one time at or around the premises. Guests cannot stay over for more than two consecutive nights twice a month. Guests are only permitted if all other tenants are in agreement. Landlord has the right to ask overnight guests to leave if they are violating the terms and conditions of the lease.

28. The premises will receive a basic cleaning prior to the move in date. Tenants are responsible for any additional cleaning which they feel is necessary as well as a thorough cleaning (as described in the moving out packet) upon vacating the premises.

29. All smoke alarms are in working order. Tenant is responsible for periodically testing alarms to ensure the battery is in working order. To test battery, press and hold the test button until it beeps. It is the responsibility of the Tenant to replace any nonfunctioning batteries. Tenants are prohibited from removing batteries from any and all smoke detectors or carbon monoxide detectors. Tenant must notify Landlord immediately if a smoke detector or monoxide detector continues to beep or chirp even with a new battery.

Owner and or Agent: _____ Date: _____

Strong's Student Rental

442 Kimmel Rd

Home PA, 15747

(724) 463-7222

ssriup@hotmail.com

www.StrongStudentRentals.com

_____ Resident

_____ Resident

_____ Resident

_____ Resident

_____ Resident

Parking is available upon request at the premises for up to _____ cars at a rate of \$_____ per assigned spot for the term of this lease agreement. **Parking spots are assigned on a first come first serve basis.**

Additional parking is available on a first come first serve basis at 314 South 11th Street and 848 Wayne Ave. at a rate of \$_____ per assigned spot for the term of this lease agreement. Two additional parking spots are available at 931 Garman at a rate of \$_____ per term of lease on a first come, first serve basis.

Residents are not required to rent a parking spot.

Residents of 1077 Church St are permitted to purchase an Indiana Borough on street parking permit from the Borough. Only one permit per unit is available. Permission to purchase the permit from the Borough will be given by the Landlord on a first come first serve basis. All Borough parking regulations will apply.

SCHEDULE A - LIST OF RULES

1. NO PETS ARE PERMITTED \$100 FOR LIQUIDATION OF DAMAGE EACH DAY.
2. NO NAILS SHALL BE DRIVEN IN THE WALLS OR WOODWORK AND NO PAINTING DONE, OR MODIFICATIONS MADE TO ELECTRIC, WATER OR GAS SERVICE UNLESS APPROVED BY OWNER.
3. PORTABLE HEATING UNITS ARE PROHIBITED. REFRIGERATORS AND WINDOW AIRCONDITIONER UNITS ARE PROHIBITED UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE. A FEE OF \$50 PER SEMESTER PER A/C UNIT WILL APPLY IF PERMISSION FOR THE USE OF AN A/C UNIT IS GRANTED BY THE LANDLORD. THIS FEE MUST BE PAID PRIOR TO MOVE IN.
4. NO MULTIPLE OUTLET PLUGS. SURGE PROTECTION DEVICES ARE PERMITTED.
5. NO FURNITURE SHALL BE DISASSEMBLED OR REMOVED WITHOUT NOTIFICATION OF OWNER. FURNITURE AND HOUSING FIXTURES (EXAMPLE: CLOSET DOORS) ARE NOT TO BE USED FOR ANYTHING OTHER THAN THEIR INTENDED PURPOSE (EXAMPLE: DRINKING GAMES).
6. DISCHARGED FIRE EXTINGUISHERS WILL BE RECHARGED BY OWNER IF EXTINGUISHER WAS USED ON A FIRE, AND THE OWNER IMMEDIATELY INFORMED OF SUCH USE. ALL OTHER DISCHARGED EXTINGUISHERS WILL BE RECHARGED AT TENANT'S EXPENSE.
7. KEEP ALL WINDOWS AND DOORS CLOSED DURING HEATING SEASON TO SAVE UTILITY COSTS. VIOLATIONS OF THIS RULE CAN LEAD TO ADDITIONAL ASSESSMENTS OF TENANTS.
8. TENANTS ARE TO OCCUPY PREMISES ONLY DURING SPECIFIC TERM OF LEASE. HOUSING DURING BREAKS MUST BE ARRANGED FAR IN ADVANCE WITH THE OWNER. RESIDENTS WHO STAY DURING BREAKS WILL BE CHARGED \$95 PER RESIDENT PER WEEK.
9. OWNER RESERVES RIGHT TO INSPECT THE APARTMENT ON SHORT NOTICE, AND ALSO DO ROUTINE MAINTENANCE WORK, AND TO SHOW APARTMENT TO PROSPECTIVE TENANTS.
10. ANY DAMAGES TO OWNER'S PROPERTY OR LEASE VIOLATIONS NOT CLAIMED BY A SPECIFIC RESIDENT WILL BE EQUALLY CHARGED AND EQUALLY HELD RESPONSIBLE BETWEEN ALL TENANTS.
11. DAMAGES OR OTHER CHARGES MUST BE PAID FOR RIGHT AWAY, SO THAT YOUR SECURITY DEPOSIT IS MAINTAINED IN FULL.
12. YOUR APARTMENT MUST BE THOROUGHLY CLEANED PRIOR TO VACATING. IF THIS IS NOT DONE TO THE SATISFACTION OF THE OWNER, AN APPROPRIATE AMOUNT WILL BE RETAINED FROM DEPOSITS. DETAILED CLEANING INSTRUCTIONS WILL BE PROVIDED.
13. CHRISTMAS DECORATIONS AND TREES MUST BE REMOVED AND DISPOSED OF PROPERLY BEFORE LEAVING FOR BREAK. OUTDOOR LIGHTS MUST COMPLY WITH BOROUGH CODE. THOSE WHICH DO NOT ARE SUBJECT TO IMMEDIATE REMOVAL BY LANDLORD.
14. GARBAGE DISPOSAL IS THE RESPONSIBILITY OF THE TENANT EXCEPT WHERE NOTED ON LEASE. IF LANDLORD OR AGENT IS FORCED TO REMOVE TENANT'S GARBAGE, TENANTS WILL BE CHARGED A FEE OF \$30 PER BAG.
15. THE RECYCLING SERVICE WILL ONLY ACCEPT CLEAN UNBROKEN GLASS, ALUMINUM AND TIN in the green bin and #2 plastics such as water bottles and milk containers in the blue bin. **DO NOT PLACE CARDBOARD OR PAPER ITEMS IN YOUR RECYCLING BINS! IF LANDLORD OR**

AGENT IS FORCED TO SORT YOUR RECYLCING BIN, YOU WILL BE CHARGED A FEE OF \$30.

16. BICYCLES ARE NOT PERMITTED IN LIVING AREAS.
17. NO SUNBATHING IS PERMITTED ON ROOF.
18. NO PARKING OF VEHICLES ON LAWN.
19. APPLIANCES AND FIXTURES OF APARTMENT ARE TO BE USED FOR THEIR INTENDED PURPOSE ONLY. FOR EXAMPLE: BATHTUBS OR SINKS ARE NOT TO BE USED FOR COOLING BEVERAGES.
20. NO SANITARY NAPKINS TO BE FLUSHED DOWN TOILETS. ALSO STRAINERS ARE TO BE USED ON ALL DRAINS. CLOGGED PLUMBING WILL BE REPAIRED AT TENANTS' EXPENSE.
21. IN UNITS WHERE LANDLORD PAYS FOR HEATING EXPENSE, THERMOSTATS SHOULD BE SET NO HIGHER THAN 72* AND ALL THERMOSTATS SHOULD BE SET AT 55* DURING SEMESTER BREAK.
22. NO EXCESSIVE REFUSE SHALE BE STORED ANYWHERE ON THE PREMISIS.
23. INTERIOR FURNITURE IS NOT PERMITTED OUTSIDE OF RESIDENCE.
24. KEYS ASSIGNED TO YOU MAY NOT BE GIVEN TO ANYONE ELSE. TENANTS WILL BE CHARGED \$20.00 FOR LOST KEY REPLACED BY LANDLORD, AND AN ADDITIONAL \$25.00 IF LANDLORD HAS TO LET TENANT IN. ALSO, ENTRANCE INTO YOUR LOCKED APARTMENT IS BY KEY ONLY. NO BREAKINS.
25. OUTDOOR FIRES OF ANY TYPE AS WELL AS FIREWORKS AND BARBAQUE GRILLS ARE PROHIBITED.
26. SHOWER CURTAINS AND RODS TO BE PROVIDED BY TENANTS, AND DAMAGE FROM SLOPPY USE OF BATH AND SINKS WILL BE CHARGED TO TENANTS.
27. YOUR DWELLING IS TO BE USED AS A RESIDENCE ONLY BY THE PERSONS SPECIFIED ON THE LEASE.
28. ILLEGAL USE OF DRUGS AND ALCOHOL NOT PERMITTED.
29. TENANT IS RESPONSIBLE FOR HIS OR HER BEHAVIOR OR ACTIONS AS WELL AS FOR ANY GUEST IF DAMAGES OR OTHER COMPLICATIONS RESULT. PLEASE BEHAVE AS RESPONSIBLE ADULTS. OVERNIGHT GUEST POLICY- OVERNIGHT GUESTS ARE LIMITED TO NO MORE THAN TWO (2) GUESTS PER RESIDENT BUT NEVER EXCEEDING FOUR (4) GUESTS AT ONE TIME AT OR AROUND THE PREMISES. GUESTS CANNOT STAY OVER FOR MORE THAN TWO CONSECUTIVE NIGHTS TWICE A MONTH. GUESTS ARE ONLY PERMITTED IF ALL OTHER TENANTS ARE IN AGREEMNT. LANDLORD HAS THE RIGHT TO ASK OVERNIGHT GUESTS TO LEAVE IF THEY ARE VIOLATING THE TERMS AND CONDITIONS OF THE LEASE.
30. CANDLES AND INCENSE ARE NOT PERMITTED, EXCEPT BIRTHDAYS. SMOKING IS PROHIBITED INSIDE THE PROPERTY.
31. STORAGE OR PARKING BY NON-RESIDENTS IS NOT PERMITTED NOR BY TENANTS LEAVING APARTMENT AND NOT RETURNING.
32. ALL PERSONAL ITEMS MUST BE REMOVED FROM THE PREMISES BY THE ENDING DATE OF THE LEASE AGREEMENT UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE.

33. PARKING SPACES ARE FOR TENANTS ONLY, NOT VISITORS. A PERMIT IS REQUIRED WHETHER THE SPACE IS RENTED OR FREE.
34. FIREARMS AND WEAPONS OF ANYTYPE ARE PROHIBITED ON THE PREMESIS. THIS APPLIES TO GUESTS AS WELL AS TENANTS.
35. OWNER WILL MAKE ALL REPAIRS OR A PERSON SPECIFIED BY OWNER. NO REPAIRS BY TENANTS ARE PERMITTED.
36. VIOLATIONS OF RULES MAY BE CAUSE FOR IMMEDIATE TERMINATION OF LEASE AND EVICTION, AND MONEY PAID WILL BE FORFEITED.
37. FAILURE TO TURN CITY-PARKING PERMITS BACK TO LANDLORD AT TERMINATION OF LEASE WILL RESULT IN \$50 FINE PAID TO THE LANDLORD.
38. BLINDS AND WINDOW COVERINGS ARE TO BE TO BE PROVIDED BY TENANTS. AS A CURTSEY WE WILL LEAVE UP PREVIOUS TENANTS WINDOW TREATMENTS IF LEFT BEHIND (OUR CLEANING COMPANY IS NOT RESPONSIBLE FOR CLEANING THESE ITEMS).
39. RESIDENTS MUST NOTIFY STRONG'S STUDENT RENTAL TO SCHEDULE A PICK UP OF ANY ITEMS (FURNITURE, WINDOW BLINDS AND TREATMENTS, ETC...) ALREADY PROVIDED IN THE RENTAL WHICH THEY DO NOT WISH TO USE. PROVIDED ITEMS MUST BE KEPT IN THE APARTMENT/HOUSE UNTIL PICK UP AND MAY NOT BE PLACED ON THE PORCH OR ANYWHERE ELSE THAT MAY CAUSE DAMAGE TO THE ITEM.
40. RESIDENT AGREES THAT OWNER OR AGENT HAS THE RIGHT TO ASK ANY GUEST OF RESIDENT TO LEAVE PREMISES IF OWNER OR AGENT FEELS GUEST IS BEHAVING INAPPROPRIATELY OR VIOLATING THE TERMS OF THIS LEASE AGREEMENT. PLEASE BEHAVE AS RESPONSIBLE ADULTS.
41. OWNER OR AGENT IS NOT RESPONSIBLE FOR PLACING LOCKS OR PROVIDING KEYS FOR EXISTING LOCKS ON BEDROOM DOORS. A RESIDENT WHO DESIRES A LOCK ON HIS/HER DOOR MUST FIRST CONTACT OWNER OR AGENT FOR PERMISSION.
42. RESIDENTS ARE NOT PERMITTED TO ENTER OR HAVE ACCESS TO BASEMENTS OR OTHER AREAS OF THE PREMISES THAT ARE LOCKED BY THE OWNER.
43. BARS, BEER PONG TABLES, TUBS FOR KEGS AND ANY OTHER ITEMS ASSOCIATED WITH DRINKING GAMES OR MASS CONSUMPTION OF ALCOHOL IS PROHIBETED.
44. SWIMMING POOLS OF ANY TYPE OR SIZE ARE PROHIBITED. THIS RULE INCLUDES WADINGPOOLS AND/OR BABY POOLS.

ADDENDUM TO LEASE
TENANT DAMAGE/REPAIR AND SERVICE CHARGES

The tenant, intending to be legally bound, agrees that this list of charges shall be part of the lease:

Discharged Fire Extinguisher	\$35.00
Replace missing smoke detector	\$25.00 each
Replace missing smoke detector battery	\$12.00 each (includes \$10.00 fine)
Replace lost key	\$25.00 each
Re-Key apartment (keys not returned at move-out)	\$75.00 per door
Replace Parking permits	\$50.00 each
Broken single pane window	\$75 + labor @ \$45 per hour
Broken double pane window	Material cost +labor @ \$45 per hour
Missing or broken screen	Material cost +labor @ \$45 per hour
Debris or trash clean up (Including abandoned possessions, broken furniture, etc.)	\$30 per bag + \$45 per hour labor
Full apartment clean	\$300 minimum. Fees may be higher.
Partial clean (Fees apply if cleaning instructions are not followed.)	\$ 75.00 per room
Clean oven or refrigerator	\$50.00 each
Replace drip pans on stove	\$10.00 each
Carpet replacement (due to damages)	Prevailing price + labor
Flooring replacement (due to damages)	Prevailing price + labor
Painting (due to damages)	\$50.00 per room
Illegal pets	\$100 per day + damages
Pet damages	Material cost + labor @ \$45 per hour
Noise violations	\$ 100 per incident
Garbage violations	\$ 50 per incident
Bulk alcohol violation (keg, party ball, excessive cans, bottles or cups).	\$100 per incident
Do NOT leave cans, bottles, cups or garbage on porches	\$100 per incident
Damage repairs & replacement of damaged items.	Material cost + labor @ \$45 per hour

PLEASE READ THOROUGHLY

Return this signed parental form to our above listed address. Please make a copy of it for your records. Retain the copy of the lease given to your son or daughter for your records. Most questions can be answered on our website: www.strongstudentrentals.com

Parental Consent Form For Permission To Sign Strong's Rental Lease

Your son/daughter has signed the lease and has received a signed copy of the lease for your records. Please refer to it for all information (rental address, rent, late fees, and list of rules and regulations). All residents have a period of **10 days** after the date of the lease signing to return the "Parental Consent Form For Permission To Sign Strong's Rental Lease" to the owner or agent. **If the "Parental Consent Form for Permission to Sign Strong's Rental Lease" is not returned by the indicated date, Strong's Student Rental has the option to remove that Residents name from the lease. We have the option to NOT rent to a tenant who does not have parental co-signers.**

As Parental Co-Signer you are only financially responsible for your son or daughter. You will not be held financially responsible for the outstanding debt of any of the other residents who are party to the lease agreement incorporated by reference. Strong's Student Rental acknowledges and agrees that your financial responsibility is exclusive to the resident for whom this document applies.

PLEASE PRINT CLEARLY! ALL information is secure. It will NOT be shared with a third party. RESIDENTS MUST HAVE A PARENTAL/GUARDIAN CO-SIGNERS WHO WILL ASSUME ALL RESPONSIBILITIES AND PAYMENTS IF NEEDED. SIGNATURES FROM BOTH PARENTS/GUARDIANS ARE REQUIRED IF PARENTS ARE LEGALLY MARRIED.

Tenant's Information

Tenant's Complete Name: _____

Date of Birth (m/d/y) _____

Cell Phone: _____

Home Phone: _____

IUP Email (? @iup.edu): _____ Personal Email: _____

Home Address: _____

City: _____ State: _____ Zip code: _____

Have you rented with anyone in the past? Yes No

If yes, fill out the following: Rental Companies Name: _____

Contact person or landlord's Name: _____

Phone: _____

Please make sure this information is filled out by both Parental Co-Signers who will be held accountable for paying the rent if a problem arises with the tenant. Payments may be: cash, money order, check, Visa, Master Card, or Discover.

1st Parental/Guardian Co-Signer Information

Parent or Guardians Complete Name: _____

Are you a Jr. or a Sr. _____

Are you: Married (List spouse's name: _____) Single Divorced

Date of Birth (m/d/y) _____

Home Phone (if different from cell): _____ Cell Phone: _____

Email: _____ Place of Employment: _____

Work Phone: _____ Home Address: _____

City: _____ State: _____ Zip code: _____

If you are single or divorced (and have not remarried), and you are assuming FULL FINANCIAL RESPONSIBILITY for your son or daughter, a 2nd parental co-signer is not required. If you are single or divorced (and have not remarried) and your ex-spouse or another individual is assuming part or full responsibility for the rent, then that individual needs to fill out the 2nd Parental/Guardian Co-Signer Information. If you are married, your spouse must fill out the 2nd Parental/Guardian Co-Signer Information.

2nd Parental/Guardian Co-Signer Information

Parent or Guardians Complete Name: _____ Are you a Jr. or a Sr. _____

Date of Birth (m/d/y) _____

Home Phone: (if different from cell) _____ Cell Phone: _____

Email: _____ Place of Employment: _____

Work Phone: _____ Home Address: _____

City: _____ State: _____ Zip code: _____

Both Parental/Guardian Co-Signers need to read and sign for the below information. The below address and rent payments should be transferred from what was given to your son/daughter on their lease.

(Student's Name) _____ has my permission to sign a lease renting a house/apartment located at the following address: _____ for the time period of the Friday before the first day of fall semester classes through the day of spring semester graduation. The residents are each responsible for a rental fee in the amount of \$ _____ per resident per semester.

Please choose one of the following payment plans for your son or daughter. Residents must adhere to the plan they choose. All penalties and late fees will be applied according to the dates indicated with each plan. **Payments may be: cash, check, Visa or Master Card.**

_____ Plan #1: A lump sum payment for each semester due on or before September 14th for the Fall and February 4th for the spring.

_____ Plan #2: Two equal payments for each semester. Payments for the fall semester would be due July 1st and on or before September 14th. Payments for the Spring semester would be due November 1st and on or before February 4th.

Fall semester rent must be paid in full by September 14th, 2020. Spring semester rent must be paid in full by February 4th, 2021.

If the rent payment is received later than date, then a \$50.00 first day late charge plus \$10.00 per day thereafter is due in addition to the payment.

I further understand that the amount of \$250.00 in cash, money order, certified or cashier's check, visa or mastercard is due as a deposit on the date the lease is signed, subject to paragraph 10 on lease.

As legal guardians/parents of _____ we will accept full responsibility for the payment of the rent and utilities.

This permission form must be signed and dated by both parents and/or guardians co-signers who are sharing responsibility for the resident's rent. This form must be returned 10 days after the date of the lease signing.

Upon failure of the lessee, the student, to pay the installments of rent as due, keep all the covenants of the lease, which is hereby incorporated by reference, or remove from the premises at the determination of the same, then the lessee, and parents/guardians, hereby authorizes and empowers any attorney of any court of record of Pennsylvania, to appear in said court and confess a judgment in an immediate issuing of a writ of possession to include a clause for costs and rent due, without asking lease of court against the student and against the parents/guardians, an authorizes an attorney's commission of 15%.

(Information is continued on next page)

I understand and I agree that after signing the attached lease dated _____ between Strong's Student Rental and the student/resident _____, I have 10 days to void this lease. After 10 days I will be responsible for payment of this lease even if I do not live in the apartment or house located at _____ . I understand and I agree that if my son or daughter decides not to reside at the apartment or house for any reason that I as the parental co-signer am still financially obligated to the terms of the lease.

As Parental Co-Signer you are only financially responsible for your son or daughter. You will not be held financially responsible for the outstanding debt of any of the other residents who are party to the lease agreement incorporated by reference. Strong's Student Rental acknowledges and agrees that your financial responsibility is exclusive to the resident for whom this document applies.

As Parental Co-Signer I understand the Replacement Resident Policy. Replacement Resident Policy:
Any resident who is party to the lease agreement and requests removal from said lease agreement for any reason must find a suitable replacement resident to take their place in the agreement. If the resident is unable to find a suitable replacement, both the resident and their parental cosigner are financially responsible for all of the terms and conditions of the lease agreement even if the resident chooses not to reside at the residence. Any potential replacements will have to be approved in writing by the other residents who are party to the lease agreement as well as Strong's Student Rental. The potential replacement resident is required to sign the lease, pay a security deposit and turn in a completed parental form. Subletting is not permitted. The resident requesting removal will not be removed from the lease until all of these requirements are completed and said resident will forfeit their security deposit upon removal from lease agreement.

Student/Resident (Print)

Student/Resident (Sign)

1st Parent/Guardian Co-Signer (Print)

1st Parent/Guardian (Sign)

2nd Parent/Guardian Co-Signer (Print)

2nd Parent/Guardian (Sign)

Strong's Student Rental Owner or Agent _____

Date _____

STRONG'S STUDENT RENTAL
442 KIMMEL RD.
HOME, PA 15747
(724) 463-7222
ssriup@hotmail.com

Please return this signed parental form to our above listed address. Please make a copy of it for your records.

***Most questions can be answered on our website: www.strongstudentrentals.com**

Retain the copy of the lease given to your son or daughter for your records.