

# RESIDENTIAL LEASE AGREEMENT

In consideration of the mutual covenants contained in this Residential Lease Agreement ("this Lease") and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with respect to the real property described herein below ("the Property"), the Parties described herein agree, as follows:

1. **PARTIES:** This Lease is entered into and made effective on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between Properties Unlimited of Tennessee, as Landlord, and the following Tenant(s) and Guarantor(s). Guarantor(s) do not have the right to occupy the Property but Guarantor(s) do have the same financial obligations of Tenants.

Tenant(s): \_\_\_\_\_

Guarantor(s): \_\_\_\_\_

2. **PROPERTY:** Landlord hereby leases unto Tenant that Property commonly known as: \_\_\_\_\_.

3. **TERM:** The initial term of the lease ("Commencement Date") shall be for a period of \_\_\_\_\_ months, beginning on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and continuing until the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ ("Termination Date"). The Term may be extended or renewed by means of a writing signed by all Parties.

4. **RENT & LATE CHARGE:** All monies that Tenant are required to pay Landlord under this Lease are and shall be deemed "rent" for purposes of this Lease. Rent shall be due in the base amount of \$\_\_\_\_\_ per month for a total of \$\_\_\_\_\_ per year plus any other charges and / or fees accruing under this Lease. Tenant shall make all payments to Landlord in the form of **personal checks, money orders, cashier's checks, or electronic-draft payments** made payable to Properties Unlimited of Tennessee or P.U.T. Landlord does not accept cash, debit card or credit card payments. If two or more personal checks from the Tenant are ever returned for insufficient funds or because of a stop-payment order, all payments thereafter must be in the form of money orders or cashiers' checks. Payment may be mailed to Landlord or delivered in person or in the secure after-hours drop-box at Landlord's office, that is, the Payment Address: **Properties Unlimited of TN, 403 N Walnut St, Murfreesboro, TN 37130.**

Collected at move in: \_\_\_\_\_.

**Rent shall be due on the 1st day of each month** during the Term, in advance, and without demand and shall be deemed late if not received by Landlord in full **by 5:00PM on the 5th day of the month when due** or, if the 5th day is a Sunday or legal holiday, then by 5:00PM on the next regular business day. If late, tenant must pay a **late charge equal to 10% of the unpaid rent** on top of any rent received late by the Landlord. **PERSONAL CHECKS ARE NOT ACCEPTED AFTER THE 15TH OF THE MONTH.** Tenant shall not take possession of the Property without paying Landlord at least the security deposit and first month's rent under this Lease.

**TENANT HEREBY SPECIFICALLY WAIVE NOTICE OF TERMINATION OF TENANCY FOR NON-PAYMENT OF RENT AND/OR LATE FEES.** *Tenant/Guarantor Initials:* \_\_\_\_\_

5. **SECURITY DEPOSIT:** Upon approval of Tenant application and prior to execution of this Lease, Tenant shall pay unto Landlord a security deposit of \$\_\_\_\_\_, which Landlord shall hold in a separate bank account, at Pinnacle National Bank, 114 W College St, Murfreesboro, TN, until Tenant have vacated the Property. This deposit is not an advance payment of, or on account of any rental due, or any rental that might come due, or is it a measure of any damages to the premises. Tenant shall return the Property to Landlord in approximately the same condition as at the commencement of the term of this lease, reasonable wear and tear are accepted. Prior to or at the time of vacating the Property, Tenant shall contact Landlord to schedule a move-out inspection of the Property to identify any physical damages to the Property or, **by failing to schedule a move-out inspection or failing to appear at a scheduled move-out inspection, Tenant shall thereby waive their right to contest any physical damages identified by Landlord.** Said inspection shall be scheduled and conducted in accordance with law. Following said inspection, Landlord may demand payment from Tenant for any physical damages identified. If Tenant fails to make payment within 7 days after written demand has been made, Landlord may turn Tenant's account over to an attorney for collection. **A cleaning fee of \$150 will be deducted from deposit.** Said deposit shall be applied toward those expenses incurred by Landlord resulting from the breach of the covenants, conditions, and terms of this agreement by Tenant before being refunded to Tenant.

*Tenant/Guarantor Initials:* \_\_\_\_\_

6. **PET PRIVILEGE FEE:** Tenant shall not be allowed to possess or keep a pet on the Property without prior authorization by Landlord and payment of a pet privilege fee in the amount of \$200 per pet (maximum of three domestic dogs and/or cats). **This is a non-refundable privilege fee not a refundable security deposit. Landlord reserves the right to hold any deposit refund for a period of up to 14 days from inspection date** to determine existence of fleas, odour, or other pet-related damages. Refer to "Pet Agreement" Addendum for additional restrictions and/or requirements.
7. **RIGHT TO OCCUPY:** Only Tenant and their minor children have the right to occupy the Property. At the execution of this Lease and at the time of any changes thereafter, Tenant must promptly identify by name and birthday all minor children occupying the Property.
8. **SUBLEASING:** Unless otherwise agreed in writing, Tenant shall not pledge, assign, sublet or otherwise allow anyone else to occupy or use the Property. **Tenant must obtain advance, written approval from Landlord before any non-Tenant adult occupies the Property for 10 or more days.** Said approval may be conditioned upon the receipt of satisfactory rental applications, the fees required to process said applications, and subsequent execution of an amendment to this Lease, which may include additional rent, costs, or fees.
9. **CONDITION OF PROPERTY:** Landlord has not warranted and does not warrant, by signing hereto or otherwise, that the Property is in any particular condition. The Parties have examined the Property prior to the execution of this Lease and, by signing hereto and by taking possession of the Property, Tenant indicate their satisfaction with the physical condition of the Property. Landlord has made no representation as to the condition of the Property and has not offered or promised to make repairs, decorate, alter, repair, or improve the Property beyond its present condition unless otherwise described herein.
10. **TENANT DUTIES, MAINTENANCE & CARE:** Tenant shall not make or cause any repairs to be made to the Property without advance, written permission from the Landlord. Tenant may NOT deduct repair costs from rent. Tenant shall be responsible for all damages occurring to the Property during the Term of the Lease, including but not limited to broken windows and lost keys. Tenant shall take good care of the Property and not waste or permit others to waste the Property. If Landlord ever undertakes repairs, then the cost of said repairs shall be deemed additional rent and Tenant shall promptly reimburse Landlord for the same. Failure of Landlord to make immediate repairs or improvements shall never be deemed sufficient grounds for Tenant to withhold Rent. **Tenant shall maintain the Property in the same condition, order and repair throughout the Term of the Lease**, excepting reasonable wear and tear and damages caused by acts of God, and so surrender it to Landlord at the termination of the Lease. Tenant shall give Landlord written notice of all non-emergency maintenance requests in person or **by first-class U.S. Mail** delivered to the Payment Address. Tenant may suffer delays and incur costs and fees resulting from improper or untimely maintenance requests. **Tenant shall not make any improvements to the Property without express written permission of Landlord.**
- 10A. LAWN CARE & EXTERIOR MAINTENANCE:** If lawn care is not provided by Landlord, Tenant shall cut and maintain the yard in a fashion that is customary to other homes in the neighbourhood or, failing to do so, be liable to Landlord for the costs of doing so. Tenant must comply with all City and/or County codes and any applicable Home Owner's Association ("HOA") restrictions related to maintenance of the exterior of the property. One printed copy of the HOA restrictions shall be provided to Tenant upon request. **PARKING IS NEVER PERMITTED ON THE GRASS.**
11. **INSPECTION & REPAIRS:** For purposes of documenting the move-in condition of the Property, within seven days after taking possession of the Property, Tenant shall complete and deliver to the Landlord a completed Move In / Move Out inspection form or, failing that, Tenant shall be deemed to have accepted the Property in as-is condition and Tenant shall be held liable to Landlord for all damages discovered after Tenant vacate the Property. In order to verify conditions identified by Tenant, Landlord may conduct its own inspection within a reasonable time after receiving said Form. Landlord shall always have an absolute and immediate right of entry into and upon the Property in order to address emergencies or, even in the absence of emergency, when necessary to ascertain the condition of the Property if Landlord believes that the utilities have been turned off or disconnected. Finally, Landlord may inspect the Property at any time agreed upon by Tenant or, after giving 24-hours advance notice, at any reasonable time to make repairs or to verify condition of the Property or to verify Tenant compliance with this Lease.

**Tenant/Guarantor Initials:** \_\_\_\_\_

- 12. UTILITIES:** Unless otherwise agreed in a writing signed by the Parties, Tenant bear sole responsibility for establishing and maintaining all utility services in their name(s), including but not limited to telephone, cable, Internet-access, electricity, gas, and water / sewer. Tenant is responsible for any damage caused to property as a result of Tenant's failure to maintain utilities as required by lease agreement. Any utility service installation that causes a physical change to the Property, including but not limited to installation of cable and/or satellite connections, must be approved in advance and in writing by Landlord.
- 13. PERSONAL INJURY & PROPERTY DAMAGE:** Landlord shall not be liable for any injuries or damages to the person or property sustained by Tenant or Tenant(s') family, servants, guests, or any other persons upon the premises, or for any damages to personal property belonging to such person, done on, occasioned by or from any plumbing, mechanical, refrigeration, water, or other pipes, or electrical stove or electrical fixtures or appliance, or from the leaking of any tank, commode, or waste line, in, above, upon, or about said building or premises, nor for damages or injuries through the roof, or otherwise for any damages or injuries occasioned by water, snow or ice, being upon or coming through the roof, or otherwise for any damage to any person or property arising from the act of negligence of co-tenants or any other persons from any cause whatsoever, or on account of any loss of any property by theft, it being expressly understood and agreed between the parties that Landlord does not warrant the condition of the leased premises in any respect, makes no representation as to the same and are not to be liable for any damages or injuries to any person whomsoever, or to any property whatsoever, occurring in or about said property, or in or about said building and Tenant hereby agree and bind themselves, their heirs and representatives to hold Landlord harmless from any and all such injuries, and from any and all claims, damages or litigation arising from any claims whatsoever, on, in, or about said premises.

**TRAMPOLINES AND SWIMMING POOLS DEEPER THAN 36" ARE PROHIBITED.**

**LANDLORD DOES NOT FURNISH INSURANCE FOR TENANT BUT STRONGLY RECOMMENDS THAT TENANT SECURE ADEQUATE RENTER'S INSURANCE AT THEIR OWN EXPENSE.**

*Tenant/Guarantor Initials:* \_\_\_\_\_

- 14. FIRE & OTHER CASUALTY:** In case of partial damage by fire, explosion, tornado, or other casualty, of the demised Property, or any part thereof, such damage shall be repaired by Landlord with all reasonable dispatch, and if by reason of such casualty the demised Property shall not be in a wholly tenantable condition, the rent shall be proportionated; abated until the demised premises are again in a tenantable condition. In the event the demised Property shall be substantially destroyed or damaged by fire, explosion, tornado, or other casualty so as to render the Property completely unliveable, Landlord shall have the sole and absolute option to restore the premises or to declare the lease cancelled. If Landlord shall elect to restore the premises, then Tenant rent shall be abated during the period of such restoration, which shall be accomplished with reasonable dispatch. If Landlord shall elect to cancel the lease, then the rent shall abate as on the date of the casualty.
- 15. RENEWAL:** Landlord will mail or email Tenant a renewal offer prior to first day of the last rental period, containing renewal terms or statement of non-renewal. The failure of Tenant to receive notice does not relieve Tenant of their duty to give notice. In the event Tenant or Landlord fail to **give notice at least 30 days prior to the expiration of this Lease**, or any renewal thereof, of their intention to terminate this Lease, it is mutually understood and agreed that this letting and renting shall be deemed to be and shall be extended and renewed by and against the parties hereto from month to month upon the expiration of each term with a 10% increase of rent rate and upon all the terms and conditions and covenants herein contained.
- 16. NON-RENEWAL, TERMINATION & SURRENDER:** To facilitate Landlord showing of the Property, if Tenant has occupied the Property for at least 12 months, **Tenant must give Landlord at least 30 days-notice to terminate the Term of the Lease.** During the last 30 days of the Term of the Lease, with reasonable advance notice given to Tenant, Landlord shall have the right to immediately access and show the Property to prospective tenants. Upon the termination of this Lease Agreement, or the termination of any renewal, in whole or in part hereof, Tenant shall return the Property to Landlord in as good state of order and repair as of the date of the commencement of the term of this Lease, reasonable wear and tear excepted. Tenant shall be responsible for the cost of any redecorating or repairs necessitated by the Tenant misuse or neglect or by the misuse or neglect of guests. Tenant shall not make any physical changes to the Property without advance written consent of Landlord.

*Tenant/Guarantor Initials:* \_\_\_\_\_

- 17. BREACH:** In case of failure by Tenant to pay the rent when due as aforesaid, or any part thereof, or of failure to comply with any of the terms, agreements, and conditions named in this lease, Landlord may in addition to any other remedies above provided or given him by law, recover damages for such failure as elected. Tenant shall surrender peaceable possession of the Property to Landlord.
- 18. ATTORNEY'S FEES:** In the event Landlord places this Lease with an attorney or collection agency for enforcement of its rights hereunder, then Tenant shall be liable to Landlord for a reasonable attorney's fee and/or collection fees.
- 19. ABSENCE OR ABANDONMENT:** If Tenant abandon or vacate the Property, leaving personal property of whatever description therein, or thereon, Landlord may deem the Property abandoned and dispose of contents pursuant to the terms of law without any liability to Tenant.
- 20. NOTICES:** All notices and demands authorized or required to be given to Tenant hereunder must be in writing and may be given either in person, by mail, or by email, as designated below. It is not necessary that Landlord prove actual receipt by Tenant if Notices are mailed to Tenant at the Property. All notices and demand authorized or required to be given to Landlord hereunder must be in writing personally delivered or mailed to Landlord at the Payment Address.
- 21. USE & OCCUPANCY:** Tenant shall not use or occupy or permit to be used or occupied, the Property for any purpose in violation of the law, including ordinances, statutes, or regulations, and shall indemnify, defend, and hold harmless Landlord from any resulting liabilities.
- 22. SECURITY:** Tenant agrees to be responsible for their own security and the security of their own personal possessions. Landlord is not responsible for any losses due to theft, vandalism, fire, or acts of God.
- 23. ENFORCEMENT OF TERMS, CONDITIONS AND COVENANTS:** Landlord's failure to immediately deem this Lease forfeited because of one breach shall not be a waiver or avoidance of Landlord's right to later declare this Lease forfeited because of that breach or any subsequent breach.
- 24. BINDING EFFECT AND CONTROLLING LAW:** The terms of this Lease bind and inure to the benefit of the Parties and their heirs, administrators, successors, representatives, and assigns. This Lease is governed by and shall be enforced under Tennessee law.
- 25. ACKNOWLEDGMENT:** Tenant hereby acknowledges that Landlord has received their application(s) and is relying upon the truthfulness of those applications to execute this Lease, and that Landlord may evict tenant if Landlord later discovers that those applications contain falsities or incomplete statements of fact. Tenants also hereby acknowledge that they have received and read or been offered an opportunity to read and discuss with their attorney full and complete copies of this Lease and all rules and regulations referenced herein.

IN WITNESS WHEREOF, this Lease Agreement has been executed by the parties hereto as of the day and year first above written.

**TENANTS and/or GUARANTORS:**

Signed _____	Date ____ / ____ / ____	Phone: (____) _____	Text Y / N
Email _____		Deposit Ownership _____	%
Signed _____	Date ____ / ____ / ____	Phone: (____) _____	Text Y / N
Email _____		Deposit Ownership _____	%
Signed _____	Date ____ / ____ / ____	Phone: (____) _____	Text Y / N
Email _____		Deposit Ownership _____	%
Signed _____	Date ____ / ____ / ____	Phone: (____) _____	Text Y / N
Email _____		Deposit Ownership _____	%

**LANDLORD:**

Properties Unlimited of TN, by \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

# DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

## Lead Warning Statement

Houses 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. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

## Landlord's Disclosure (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (*check one below*):  
Known lead-based paint and/or lead-based paint hazards are present in the housing (*explain*):

\_\_\_\_\_

\_\_\_\_\_ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (b) Records and Reports available to the Landlord (*check one below*):  
Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

\_\_\_\_\_

\_\_\_\_\_ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Tenant's Acknowledgment (initial)

\_\_\_\_\_ (c) Tenant has received copies of all information listed above.

\_\_\_\_\_ (d) Pamphlet **Protect Your Family from Lead in Your Home** received.

## Agent's Acknowledgment (initial)

\_\_\_\_\_ (e) Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## Landlord Properties Unlimited of TN

By \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

OR, Does not apply; home built after 1978, in \_\_\_\_\_

**Tenant/Guarantor Initials:** \_\_\_\_\_

## LEASE ADDENDUM: CRIME & DRUG-FREE HOUSING

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Landlord and Tenant agree as follows:

1. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control **SHALL NOT ENGAGE IN CRIMINAL ACTIVITY, INCLUDING DRUG-RELATED CRIMINAL ACTIVITY**, on or near the dwelling unit. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).
2. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control **SHALL NOT ENGAGE IN ANY ACT INTENDED TO FACILITATE CRIMINAL ACTIVITY**, including drug-related criminal activity, on or near the dwelling unit.
3. Tenant or members of the household **WILL NOT PERMIT THE DWELLING UNIT TO BE USED FOR, OR TO FACILITATE CRIMINAL ACTIVITY**, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Tenant or members of the household **WILL NOT ENGAGE IN THE MANUFACTURE, SALE, OR DISTRIBUTION OF ILLEGAL DRUGS AT ANY LOCATION**, whether on or near the dwelling unit or otherwise.
5. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control **SHALL NOT ENGAGE IN ACTS OF VIOLENCE OR THREATS OF VIOLENCE**, including, but not limited to, the unlawful discharge of firearms, on or near the dwelling unit.
6. **VIOLATIONS OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern. This Lease Addendum is incorporated into the lease executed or renewed this day between the Landlord and the Tenant.

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Landlord Properties Unlimited of TN**

By \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## LEASE ADDENDUM: TENANT MAINTENANCE

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Landlord and Tenant agree as follows:

1. **PAINTING/WALLPAPERING:** Tenant agrees that **no painting, wallpaper stripping, or wallpaper additions** will be done to the unit during the lease term. Any such alterations to the property will be considered Tenant damage and will be charged to the Tenant.
2. **CENTRAL HEAT & AIR FILTER REPLACEMENT:** If the property has central heat and air, **Tenant is responsible for changing the filter once each month.** If the property has a window air conditioning unit(s), Tenant is responsible for washing or cleaning the filter once a month. **Tenant will be responsible for any damages to the unit if the air conditioning technician determines that failure to change the filter caused the problem.**
3. **SMOKING: Smoking is not allowed inside the house and/or garage.** If smoke smell is found at move out, a fee will be assessed to remove said odour from within the Property.
4. **INTERIOR:** Tenant shall keep the interior of the leased premises **clean, free of pests, safe, healthy, habitable,** and in substantially the same condition as existed when the Tenant took possession of the leased premises.
5. **PLUMBING:** Tenant shall not place in the water system on the Property any liquids or solids (including cooking grease) that are not water-based, except those specifically intended for such disposal or, failing to do so, shall reimburse Landlord for costs. Tenant shall not flush in commodes any man-made product except toilet paper. **Plugged sink and/or commode drains are often easily cleared by plunging, which is the Tenant's responsibility.** If plunging will not clear the stoppage, a maintenance call should be placed. If the stoppage is due to inappropriate items causing the stoppage, the cost of the repair service will be billed to the Tenant.
6. **PEST CONTROL:** Landlord strives to deliver property to Tenant free from pests and vermin. If pests are present prior to lease signing or **within 14 days of occupancy**, Landlord will order initial pest control service, if requested by Tenant, at Landlord's expense, and provide any necessary service for a period of 30 days from date of possession. Subsequent pest treatment will be Tenant's responsibility. Tenant is to maintain property in such a way to avoid future infestation.
7. **CEILING FANS & APPLIANCES:** Ceiling fans are not warranted and will be replaced with ceiling light fixtures only. Stoves, refrigerators, dishwashers, and built-in microwave ovens, when provided by Landlord, shall be maintained by Landlord. However, Tenant is responsible for cost of repair due to improper use or abusive treatment by Tenant.

The appliances noted below have been provided for tenant's convenience but are not to be considered part of the rental property. In the event the appliance breaks down, no repairs or replacements will be made.

---

In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern. This Lease Addendum is incorporated into the lease executed or renewed this day between the Landlord and the Tenant.

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Landlord Properties Unlimited of TN**

By \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## LEASE ADDENDUM: PET AGREEMENT

\_\_\_ Pets are allowed \_\_\_ Pets are **NOT** allowed \_\_\_ We have no pets

**If UNAUTHORIZED animals are found in the property, Tenant will be subject to eviction and charged a fee of \$250/animal. NO PET-SITTING OR VISITING PETS ARE ALLOWED. No exception.**

**Tenant/Guarantor Initials:** \_\_\_\_\_

Tenant desires to keep the following pet(s) in the dwelling they occupy:

Name \_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_ Sex \_\_\_\_\_ Date of last Rabies Shot \_\_\_\_\_

Name \_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_ Sex \_\_\_\_\_ Date of last Rabies Shot \_\_\_\_\_

Name \_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_ Sex \_\_\_\_\_ Date of last Rabies Shot \_\_\_\_\_

Name \_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_ Sex \_\_\_\_\_ Date of last Rabies Shot \_\_\_\_\_

Tenant has paid a non-refundable pet privilege fee of \$\_\_\_\_\_ for the above-named animal(s).

**This agreement specifically prohibits keeping animals without the Landlord's permission. For the privilege of allowing Tenant's pet(s), Tenant agrees to abide by the following terms and conditions:**

- 1. Pit Bull or any other breeds or mixed-breed dogs resembling Pit bulls are strictly prohibited.**
- Landlord reserves the right to approve pets based on size and breed.
- Pet(s) must be kept under control at all times.
- Pet(s) must be restrained, but not left tethered, when it is outside the dwelling.
- Tenant agrees to adhere to local ordinances, including leash and licensing requirements.
- Pet(s) may not be left unattended for any unreasonable periods.
- 7. Tenant will clean up after their pet(s) and dispose of their pet's waste properly and quickly.**
- 8. Tenant will keep their pet(s) from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through Landlord.**
- Tenant will provide their pet(s) with regular health care, to include vaccinations as recommended.
- Pet offspring will be removed from premises within eight weeks of birth.
- Tenant will pay immediately for any damage, loss, or expense caused by their pet(s). Any pet-related damages or damages unpaid or discovered upon move out will be charged to tenant and deducted from the security deposit.
- Tenant agrees to furnish Landlord with a picture of their pet(s) if required.
- This Agreement applies only to the specific pet(s) described above and that no other pet(s) may be substituted without prior authorization.
- 14. Landlord reserves the right to revoke permission to keep the pet(s) should the Tenant break this agreement.**

In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern. This Lease Addendum is incorporated into the lease executed or renewed this day between the Landlord and the Tenant.

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Landlord Properties Unlimited of TN**

By \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_



## LEASE ADDENDUM: EARLY TERMINATION

Unless otherwise prohibited by law and, if Tenant and Landlord mutually agree in writing, then Tenant may terminate this agreement before the expiration of the original term by:

- 1) **Giving Landlord at least 30 days written notice**; in addition, the notice must be made **on or before the 1st day of the final month** Tenant occupies the property; **PLUS**
- 2) **Paying a Lease Termination Fee equal to one month's rent**, such amount being paid by Tenant as additional consideration to Landlord in return for the relinquishment and release by Landlord of any claim it might have against Tenant or the balance of the rent due under the lease.

**PAYMENT OF THE LEASE TERMINATION FEE IS DUE WHEN THE 30-DAY WRITTEN NOTICE IS PRESENTED TO LANDLORD.**

- 3) Paying all monies due through date of termination; **PLUS**
- 4) **All Tenant's security deposit is forfeited** and shall become the unconditional property of Landlord, if not prohibited under law, not as penalty but as damages. The foregoing shall not relieve Tenant of his/her responsibilities and obligations regarding any damage to the Premises.

In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

This Lease Addendum is incorporated into the lease executed or renewed this day between the Landlord and the Tenant.

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Landlord Properties Unlimited of TN**

By \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_