

N Property Group, Inc

218 Ardmore Avenue • Ardmore, PA 19003
(215) 825-2509



1. RESIDENCY AND FINANCIALS

1.1 PARTIES

This **LEASE**, dated <<Lease Creation Date>> is between **LANDLORD**, N Property Group, as authorized agent of owner of record (<<Owner Name(s)>>) called "Landlord" and **TENANT(S)**, <<Tenants (Financially Responsible)>>, called Tenant(s) for the Property located at <<Unit Address>> called "Property". Each Tenant is individually responsible for all obligations of this Lease, including rent, late fees, damages and other costs.

1.2 CO-SIGNERS

Co-signers: <<Co-Signer(s)>>

Each Co-signer is individually responsible for all obligations of the Lease, including rent, late fees, damages and other costs. Co-signers do not have the right to occupy the Property as Tenants without the Landlord's prior written permission.

1.3 LANDLORD CONTACT INFORMATION

Rental Payments:

N Property Group

218 Ardmore Ave

Ardmore, PA 19003

ONLINE www.npropertygroup.com

Maintenance Requests:

N Property Group

(215) 825-2509

info@npropertygroup.com

ONLINE: www.npropertygroup.com

1.4 RENTAL TERM

START AND END DATES OF LEASE (also called "Term")

- **Start Date:** <<Lease Start Date>>, at 2 pm
- **End Date:** <<Lease End Date>>, at 10 am

RENEWAL TERM:

- This lease will **NOT** automatically renew.
- **No holdovers after the date and time listed above will be permitted. Any holdovers past the end of the lease end date will be assessed a charge of \$850 plus the cost of any vendors being delayed.**

1.5 RENT AND DEPOSIT

(A) Rent is due in advance, without demand, on or before the **1st** day of each month.

(B) The total Rent due each month is: <<Monthly Rent>>

(C) If rent is more than <<Grace Period Days>>days late, Tenant pays a Late Charge of <<Late Fee Rule>>

(D) All other payments due from Tenant to Landlord, including Late Charges or utility charges, are considered to be Additional Rent. Failure to pay this Additional Rent is a breach of the Lease in the same way as failing to pay the regular Rent.

(E) Tenant agrees that all payments will be applied against outstanding Additional Rent that is due before they will be applied against the current Rent due.

(F) Tenant will pay a fee of \$35.00 for any payment that is returned by any financial institution for any reason. Any Late Charges will continue to apply until a valid payment is received.

(G) Landlord will accept the following methods of payment:

- Money Order
- Personal Check
- Credit Cards
- ACH Autodraft

****Landlord may refuse Personal Checks if Tenant had a history of Insufficient Funds****

(H) Tenant is not permitted to direct the use of security deposits for any purpose and in particular, to cover outstanding balances during the term of the lease. Landlord has sole discretion on the use of these funds based on the terms herein.

1.6 PAYMENT SCHEDULE

(A) Security Deposit, held in escrow at: **Royal Bank:** <<Monthly Rent>> due ASAP

(B)First Month's Rent: <<Prorated Rent>> due 30 days prior to <<Lease Start Date>>

(C) Last Month's Rent: <<Monthly Rent>> due 30 days prior to <<Lease Start Date>>

Total Charges due before move in: <<Total Charges Due at Move-in>>

Total Monthly Charges Due: <<Monthly Charges>>

1.7 RETURN OF SECURITY DEPOSITS

(A) When Tenant moves from the Property, Tenant will return all keys and give Landlord written notice of Tenant's new mailing address where Landlord can return the Security Deposit.

(B) Within 30 days after Tenant moves from the Property, Landlord will give Tenant a written list of any damage to the Property that Landlord claims Tenant is responsible for.

(C) Landlord may deduct repair costs and any unpaid rents from Tenant's Security Deposit. Any remaining Security Deposit will be returned to Tenant within 30 days after Tenant moves from the Property.

(D) All communications regarding Security Deposits must be in writing. A link will be provided to you via email that must be used to submit any disputes. All disputes will be communicated in writing. Our determination in these disputes is final.

(E) Landlord shall not be held liable for tenants' failure to provide forwarding address.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2. CARE AND USE OF PROPERTY

2.1 USE OF PROPERTY AND AUTHORIZED OCCUPANTS

(A) Tenant will use Property as a residence ONLY.

(B) No one other than Tenant(s) listed in section 1.1 of this Lease, and <<Other Occupant(s)>> listed here will live on the property. Unauthorized tenants are a violation of this lease.

2.2 POSSESSION

(A) Tenant may move in (take possession of the Property) on <<Lease Start Date>> of this Lease. Possession will be permitted when all move in requirements are met by all tenants.

(B) If Tenant cannot move in within 7 days after Start Date because the previous tenant still occupies the property, Tenant's exclusive rights are to:

- Change the starting date of the Lease to the day when Property is available. Tenant will not owe rent until Property is available; **OR**
- End the Lease and have all money already paid as rent or security deposit returned, with no further liability on the part of Landlord or Tenant.

(C) If there are any property damage issues that affect occupancy at the time of move in, Landlord shall have an opportunity to remedy within fourteen (14) days after the Start Date. Tenant shall not refuse possession for any cosmetic issues or minor issues that do not effect habitability of Property.

2.3 LANDLORD'S RIGHT TO ENTER

(A) Tenant agrees that Landlord or Landlord's representatives may enter the Property at reasonable hours to inspect, repair, or show the Property. Tenant does not have to allow possible tenants to enter unless they are with the Landlord or Landlord's representative, or they have written permission from the Landlord.

(B) When possible, Landlord will give Tenant 24 hours notice of date, time and reason for the visit.

(C) In emergencies, Landlord may enter Property without notice. If Tenant is not present, Landlord will tell Tenant who was there and why within 24 hours of the visit.

(D) Landlord may put up For Sale or For Rent signs on or near Property.

2.4 CONDITION OF PROPERTY AT MOVE IN

- Property shall be in move in condition.
- Washer/Dryer will be installed.

Tenant will inspect property upon move-in and provide landlord in writing any issues or concerns within 48 hours of move in date.

2.5 APPLIANCES INCLUDED

<<Appliances Included>>

Landlord is responsible for repairs to appliances listed above unless: Tenant(s) are subject to charges if repairs are due to abuse, misuse, or damage.

2.6 UTILITIES AND SERVICES

Landlord agrees to pay for the charges for utilities and services provided for the Property as listed below.

<<Utilities Included>>

All other utilities are the responsibility of the Tenant. Tenant is also responsible for all communication utilities (internet/phone) and any Security System Monitoring fees, if applicable. Landlord is not responsible for loss of service if interrupted by circumstances beyond the Landlord's control.

Please contact utility companies PRIOR to your lease start date.

2.7 TENANT'S CARE OF PROPERTY

(A) Tenant will:

- Keep the Property clean and safe.
- Dispose of all trash, garbage and any other waste materials as required by Landlord and the law.
- Use care when using any of the electrical, plumbing, heating, ventilation or other facilities or appliances on the Property, including any elevators.
- Tell Landlord immediately of any repairs needed and of any potentially harmful health or environmental conditions.
- Obey all laws.

(B) Tenant will not:

- Keep any flammable, hazardous and/or explosive materials on the Property.
- Destroy, damage or deface any part of the Property or common areas.
- Disturb the peace and quiet of other tenants or neighbors.
 - Courtesy "Quiet Hours" are observed 10pm - 8am.
- Make changes to the property, such as painting or remodeling, without the written permission of Landlord. Tenant agrees that any changes or improvements made will belong to the Landlord.
- Perform any maintenance or repairs on the Property unless otherwise stated in the Rules and Regulations, if any.

(C) Tenant is solely responsible to pay the costs for repairing any damage that is the fault of Tenant or Tenant's family or guests.

2.8 SUBLEASING AND TRANSFER

(A) Landlord may transfer this Lease to another landlord. Tenant agrees that this Lease remains the same with the new landlord.

(B) Tenant may not transfer this Lease or sublease (rent to another person) the Property or any part of the Property without Landlord's written permission.

2.9 PETS

Tenant will not keep or allow any pets on any part of the Property unless written permission is granted from Landlord.

2.10 RULES AND REGULATIONS

(A) Rules and Regulations for use of the Property and common areas are attached.

(B) Any violation of the Rules and Regulations is a breach of this Lease.

(C) Landlord may change the Rules and Regulations if the change benefits the Tenant or improves the health, safety, or welfare of others. Landlord agrees to provide all changes to Tenant in writing.

(D) Tenant is responsible for Tenant's family and guests obeying the Rules and Regulations and all laws.

2.11 SMOKE DETECTORS AND FIRE PROTECTION SYSTEMS

(A) Landlord has installed smoke detectors in the Property. Tenant will maintain and regularly test smoke detectors to be sure they are in working order, and will replace smoke detector batteries as needed.

(B) Tenant will immediately notify Landlord or Landlord's agent of any broken or malfunctioning smoke detectors.

(C) Failure to properly maintain smoke detectors, replace smoke detector batteries or notify Landlord or Landlord's agent of any broken or malfunctioning smoke detectors is a breach of this Lease.

(D) Landlord may provide additional fire protection systems for the benefit of Tenant. Responsibility for maintaining these systems is stated in the Rules and Regulations, if any.

(E) Tenant will pay for damage to the Property if Tenant fails to maintain smoke detectors or other fire protection systems.

2.12 DESTRUCTION OF PROPERTY

(A) Tenant will notify Landlord or Landlord's agent immediately if the Property is severely damaged or destroyed by fire or by any other cause. Tenant will immediately notify Landlord or Landlord's agent of any condition in the Property that could severely damage or destroy the Property.

(B) If the Property is severely damaged or destroyed for any reason:

- Tenant may continue to live on the livable part of the Property and pay a reduced rent as agreed to by Tenant and Landlord until the damages are repaired, OR
- If the law does not allow Tenant to live on the Property, this Lease is ended.

(C) If Lease is ended, Landlord will return any unused security deposit or advanced rent to Tenant.

(D) If Tenant, Tenant's family, or Tenant's guests cause damage by fire or by other means, this Lease will remain in effect and Tenant will continue to pay rent, even if Tenant cannot occupy the Property.

2.13 INSURANCE AND RELEASE

(A) Tenant understands that Landlord's insurance does not cover Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property. Tenant must have insurance policies providing property insurance and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. **Tenant will provide proof of insurance upon request.**

(B) Landlord is not legally responsible for any injury or damage to Tenant or Tenant's guests that occurs on the Property.

(C) Tenant is responsible for any loss to Landlord caused by Tenant, Tenant's family or Tenant's guests, including attorney's fees.

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____
Initial Here

3. ENDING LEASE

3.1 LANDLORD REMEDIES IF TENANT BREACHES LEASE

(A) If Tenant breaches Lease for any reason, Landlord's remedies may include any or all of the following:

- Taking possession of the Property by going to court to evict Tenant. Tenant agrees to pay Landlord's legal fees and reasonable costs, including the cost for Landlord or Landlord's agent to attend court hearings.
- Filing a lawsuit against Tenant for rents, damages and unpaid charges, and for rents and charges for the rest of the Lease term. If Landlord wins (gets a money judgment against Tenant), Landlord may use the court process to garnish Tenant's wages and take Tenant's personal goods, furniture, motor vehicles and money in banks.
- Keeping Tenant's Security Deposit to be applied against unpaid rent or damages, or both.

(B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice.

TENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS A DIFFERENT NOTICE PERIOD IS STATED HERE: _____

3.2 TENANT ENDING LEASE EARLY

Tenant is not permitted to end Lease before the End Date of the Lease or any Renewal Term.

3.3 ABANDONMENT

(A) If Tenant abandons Property while Rent is due and unpaid, Landlord has the right to take possession of the Property immediately and to rent the Property to another tenant.

(B) Any of Tenant's personal property or possessions remaining on the Property after Tenant moves out will be considered to be abandoned property. Landlord will have the right to remove and dispose of any abandoned property in any manner determined by Landlord. Tenant will pay for the cost of removal and disposal of abandoned property

3.4 SALE OF PROPERTY

(A) If Property is sold, Landlord will give Tenant in writing:

- Notice that the Security Deposit has been given to the new landlord, who will be responsible for it.
- The name, address and phone number of the new landlord and where rent is to be paid, if known.

(B) Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord.

(C) Landlord's responsibilities to Tenant under this Lease end and after the Property has been sold and the Lease transferred to a new landlord.

(D) If Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right to terminate this Lease if Landlord gives as least 30 days written notice to Tenant. Tenant is not entitled to any payment of damages.

3.5 IF GOVERNMENT TAKES PROPERTY

(A) The government or other public authority can take private property for public use. The taking is called condemnation.

(B) If any part of the Property is taken by the government, Landlord will reduce Tenant(s) rent proportionately. If all the Property is taken or is no longer usable, this Lease will end and Tenant(s) will move out. Landlord will return to Tenant any unused Security Deposit or advanced rent.

(C) No money paid to Landlord for the condemnation of the Property will belong to Tenant.

By initialing below, you acknowledge and agree to the terms in Section 3.

X _____
Initial Here

4. ADDITIONAL TERMS

4.1 TENANT HAS FEWER RIGHTS THAN MORTGAGE LENDER

Landlord may have a mortgage on the Property. The rights of the mortgage lender come before the rights of the Tenant. (Example: If Landlord fails to make mortgage payments, the mortgage lender could take the Property and end this Lease.)
TENANT MAY BE WAIVING OR GIVING UP TENANT'S RIGHTS. TENANT UNDERSTANDS THAT IF THERE IS A FORECLOSURE, THE NEW OWNER WILL HAVE THE RIGHT TO END THIS LEASE.

4.2 CAPTIONS

The headings in this Lease are meant only to make it easier to find the paragraphs.

4.3 ENTIRE AGREEMENT

This Lease is the entire agreement between Landlord and Tenant(s). No spoken or written agreements made before are a part of this Lease unless they are included in this Lease in writing. No waivers or modifications of this Lease during the Term of this Lease are valid unless in writing signed by both Landlord and Tenant(s).

4.4 NOTICE BEFORE SIGNING

If Tenant has legal questions, Tenant is advised to consult an attorney.
If Landlord or Tenant are represented by a licensed real estate broker, Tenant and/or Landlord acknowledge receipt of the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336 and/or §35.337.

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____
Initial Here

5. SIGNATURES

5.1 SIGNATURES

By signing below, Landlord and Tenant acknowledge that they have read and understand the notices and explanatory information set forth in this Lease.

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed