

RESIDENTIAL LEASE

By this agreement made and entered into on, _____, between _____

herein referred to as **lessor**, and _____,

herein referred to as **lessee**, Lessor leases the premises situated at _____, in the city of _____, TN.

Together with all appurtenances, for the term of **One** year, to commence on _____, and to end on _____, Twelve o'clock p.m.

1. **Rent.** Lessee agrees to pay, without demand, to lessor the sum of _____ per month in advance of the _____ day of each calendar month. Rent is late if not paid within 5 days of the due date and a 10% late charge will be assessed.
2. **Security Deposit and NSF Charge.** Will be \$ _____. ½ of this amount is non-refundable. There will be a \$25 fee for all returned checks.
3. **Quiet Enjoyment.** Lessor agrees that on paying the rent, and performing the covenants herein contained, the Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
4. **Use of Premises.** The premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family residence. Lessee shall comply with all the sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.
5. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by _____, No additional tenants may live on the premises without the Lessor's written consent.
6. **Assignments and Subletting.** Premises shall not be sublet without prior written consent of the Lessor.
7. **Alterations and Improvements.** Lessee has been given permission to make alterations to the buildings on the demised premises with consent of the lessor. All alterations, changes and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of the lease.
8. **Damage to Premises.** If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to the lessee's negligence or willful act or that his employee, family, agent or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which the leased property may have been unable to be occupied.

9. **Dangerous Materials:** Lessee shall not keep or have on the leased premise any article or thing of a dangerous, flammable or explosive character that might unreasonable increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
10. **Utilities:** Lessee shall be responsible for arranging for and paying for all utility services required on the premises.
11. **Right of Inspection:** Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon after giving 48 hours notice.
12. **Animals:** Lessee shall keep no domestic or other animals on or about the leased premises without written consent of the Lessor. Any damages caused by animals on the premises, with or without permission, will be the responsibility of the renter to repair.
13. **Holdover on lease:** Should Lessee remain in possession of the demised premises with the consent of the Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on 30 days written notice served by either Lessor or Lessee on the other party.
14. **Surrender of Premises:** At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in a good state and condition, reasonable use and wear thereof and damages by the elements expected.
15. **Default.** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made is the performance of or compliance with any other term or condition hereof, the lease, at the option of the Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises after the lawful period of time has passed and remove all persons there. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonable likely to effect such correction within a reasonable time. If Lessee has to obtain a attorney to collect rent owed or for any other reason regarding eviction of Lessor the Lessor shall be liable for any and all attorney fees and court costs.
16. **Abandonment.** If at any time during the term of the lease Lessee abandons the premises or any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution thereafter. Lessor my consider any personal property belonging to Lessee and left of the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor deems proper and is hereby relieved of all liability for doing so.

Lessee

Co-Lessee

Lessor

ADDENDUM TO LEASE

There are to be no changes to flooring, lighting or paint without owners written permission. Any changes made without permission will be the renters responsibility to bring back to original condition or there will be a \$400 penalty per room.

Renter acknowledges doors, windows, light fixtures are in good repair and will be renters responsibility to repair if damages.

Renter acknowledges that there is no trash or debris in the apartment, on the grounds or in the storage building.

If the renter moves out and leaves any trash behind, there will be a \$500 penalty to the renter.

There will be no cars on the property that will not run or do not have current license tags. No auto parts or auto debris on property.

There will be no parking allowed in any part of the yard.

There will be a \$25 a day fee until above mentioned cars are removed from the property.

If the owner of the property has to file a detainer warrant to collect the rent or secure the property the apartment, there will be a \$500 penalty to the renter.

If the renter breaks the lease during the 12 month leasing period, there will be a 2 month penalty assessed.

The renter is responsible for purchasing and changing the filters on the air conditioning system each month.

Owner will not be responsible for pest control.

No boats, trailers, campers or motorcycles parked on the property .

Owner allowed to file a detainer warrant for failure to pay rent without a notice.

Renter _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing 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, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d 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.

_____ Lessor	_____ Date	_____ Lessor	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date