

VALLEY VIEW APARTMENTS, LLC
MONROE COTTAGES
JOHN R. WILSON
313 ALDERSON STREET

RESIDENTIAL RENTAL AGREEMENT

THE FOLLOWING IS A MEMORANDUM OF AGREEMENT BY AND BETWEEN JOHN R. WILSON, HEREINAFTER CALLED THE OWNER, AND _____, HEREINAFTER CALLED THE RENTER. THE OWNER AGREES TO RENT THE PROPERTY LOCATED AT:
_____ MONROE AVENUE, LEWISBURG, WV 24901.

THE OWNER AND THE RENTER ALSO AGREE TO THE FOLLOWING:

1. THE RENT SHALL BE _____ PER MONTH. THE LEASE SHALL BE IN EFFECT FOR A TERM OF TWELVE (12) MONTHS COMMENCING ON _____ AND TERMINATING ON _____. THIS LEASE MAY BE RENEWED ON A YEARLY BASIS AT THE DISCRETION OF THE OWNER.
_____ (INITIAL)
2. THE RENTER SHALL PAY A _____ SECURITY/DAMAGE DEPOSIT, DUE AT SIGNING OF THE LEASE. THE DEPOSIT WILL BE HELD BY THE OWNER AND REFUNDED TO THE RENTER WITHIN THIRTY (30) DAYS AFTER THE RENTER MOVES, LESS ANY RENTS DUE AND LESS ANY DEDUCTIONS FOR DAMAGES. THE SECURITY/DAMAGE DEPOSIT MAY NOT BE USED IN LIEU OF RENT FOR THE LAST MONTH OF OCCUPANCY.
_____ (INITIAL)
3. THE RENTER SHALL BE RESPONSIBLE FOR ALL UTILITIES, INCLUDING WATER, SEWER, ELECTRIC, AND DATA CABLE. THE OWNER IS RESPONSIBLE FOR TRASH PICK-UP.
_____ (INITIAL)
4. THERE ARE TO BE NO ALTERATIONS TO THE PROPERTY PREMISE WHATSOEVER.
5. IT IS UNDERSTOOD THAT THE OWNER IS NOT LIABLE FOR ANY LOSS OF PERSONAL PROPERTY PLACED ON THE PREMISE BY THE RENTER IN CASE OF FIRE, THEFT, OR DAMAGES OF ANY KIND.
6. IT IS UNDERSTOOD THAT THE OWNER IS NOT RESPONSIBLE FOR ANY INJURY TO THE RENTER OR TO ANY OF THE RENTER'S VISITORS WHILE ON THE PREMISE.
7. IT IS UNDERSTOOD THAT THERE SHALL BE NO NAIL HOLES, SCREW HOLES OR OTHER DAMAGES TO CEILINGS, WALLS, FLOORS, OR WOODWORK.
8. IT IS UNDERSTOOD THAT THE RENT IS DUE AND PAYABLE ON THE **FIRST DAY OF EACH MONTH. A TWENTY- FIVE DOLLAR (\$25.00) LATE CHARGE WILL BE ADDED TO RENTS THAT ARE RECEIVED THREE (3) DAYS LATE.** AN EVICTION NOTICE WILL BE SERVED FOR RENTS THAT ARE MORE THAN TEN (10) DAYS LATE, UNLESS OTHER ARRANGEMENTS FOR PAYMENT HAVE BEEN MADE.
_____ (INITIAL)
9. IT IS UNDERSTOOD THAT THE OWNER WILL MAINTAIN THE EXTERIOR OF THE HOUSE. NO CARS OR VEHICLES WILL BE PARKED ON THE LAWN, NOR WILL ANY JUNK BE ALLOWED TO ACCUMULATE. LAWN AND SHRUBS ARE TO BE MAINTAINED BY THE OWNER.
10. THE RENTER FURTHER AGREES THAT:
 - A) UPON THE EXPIRATION OF THE LEASE, THE RENTER WILL RETURN POSSESSION OF THE LEASED PREMISE IN ITS PRESENT CONDITION, ALLOWING FOR REASONABLE WEAR AND TEAR. ALL CARPETING IS TO BE PROFESSIONALLY CLEANED. THE RENTER SHALL LEAVE NO TRASH ON PREMISE.
 - B) THE RENTER SHALL NOT ASSIGN OR SUB-LET OR ALLOW ANY OTHER PERSON TO OCCUPY THE LEASED PREMISE WITHOUT THE OWNER'S PRIOR WRITTEN CONSENT.
 - C) THE RENTER SHALL NOT MAKE ANY MATERIAL OR STRUCTURAL ALTERATIONS TO THE LEASED PREMISE WITHOUT THE OWNER'S PRIOR WRITTEN CONSENT.
 - D) THE RENTER SHALL COMPLY WITH ALL BUILDING, ZONING AND HEALTH CODES AND OTHER APPLICABLE LAWS FOR SAID PREMISE.
 - E) THE RENTER SHALL NOT CONDUCT BUSINESS OF ANY KIND UPON THE PREMISE.
11. IT IS AGREED THAT THE OWNER WILL GIVE A THIRTY (30) DAY WRITTEN NOTICE TO THE RENTER SHOULD A BUYER BE READY TO PURCHASE AND CLOSE ON THE SALE OF THE PROPERTY.

12. IT IS UNDERSTOOD THAT THE **RENTER WILL GIVE A SIXTY (60) DAY WRITTEN NOTICE** TO THE OWNER PRIOR TO VACATING THE PREMISE ON _____. IF THE RENTER IS NOT COMPLIANT IN THIS MATTER, THE RENTER WILL FORFEIT THE SECURITY/DAMAGE DEPOSIT. A SIXTY FIVE (65) DAY WRITTEN NOTICE TO THE OWNER DURING THE TERMS OF THIS LEASE MAY BE GIVEN IF THE RENTER'S EMPLOYER RELOCATES THE RENTER. WRITTEN PROOF OF RELOCATION MUST BE PROVIDED.
_____(INITIAL)
13. IT IS UNDERSTOOD THAT NO PAINTING IS ALLOWED WITHOUT THE CONSENT OF THE OWNER. THERE WILL BE NO PAINTING OF FLOORS OR WOODWORK UNDER ANY CIRCUMSTANCES.
14. IT IS UNDERSTOOD AND AGREED UPON THAT IF THE RENTER DOES NOT PERFORM ON THIS AGREEMENT OR IF THE RENTER VIOLATES ANY PROVISION OR COVENANT THEREOF, THE ENTIRE AMOUNT OF THE RENTAL AGREEMENT REMAINING SHALL BECOME DUE AND PAYABLE THEREON AND SUCH PAYMENT INCLUDING THE SECURITY/DAMAGE DEPOSIT SHALL BE RETAINED BY THE OWNER, PLUS ANY DAMAGES AFFORDED THE OWNER BY LAW.
15. IT IS AGREED THAT NO MORE THAN TWO (2) PEOPLE SHALL OCCUPY THIS PREMISE.
_____(INITIAL)
16. THE RENTER AGREES THAT THE HOUSE IS RENTED "AS IS." ANY REPAIRS OR IMPROVEMENTS WILL BE AT THE OWNER'S OPTION AND AT THE OWNER'S CONVENIENCE. THE COST OF REPAIR FOR ANY DAMAGE(S) CAUSED BY THE RENTER(S) TO ANY APPLIANCE, HEATING AND COOLING SYSTEM AND/OR PLUMBING WILL BE AT THE RENTERS EXPENSE.
17. IT IS AGREED THAT AC/HEATING FILTERS ARE TO BE CHANGED ON A THREE (3) MONTH BASIS BY THE RENTER.
18. IT IS AGREED THAT UNDER NO CIRCUMSTANCES ARE ANY AUXILIARY HEATING UNITS TO BE USED.
NO SMOKING OR CANDLE BURNING OF ANY KIND SHALL BE DONE INSIDE THE PREMISE.
19. IT IS UNDERSTOOD THAT THE OWNER OR ANY AGENT OF THE OWNER SHALL HAVE THE RIGHT TO INSPECT THE PROPERTY BETWEEN THE HOURS OF 8:00AM AND 8:00PM ON ANY DAY AFTER GIVING THE RENTER A TWENTY- FOUR (24) HOUR NOTICE.
20. IT IS UNDERSTOOD THAT IF THE PROPERTY IS FOR SALE OR LEASE, THE RENTER MUST ALLOW THE SHOWING OF THE PROPERTY UPON REQUEST.
21. **RENT CHECKS SHOULD BE MADE OUT TO VALLEY VIEW APARTMENTS AND MAILED TO:
WILSON PROPERTIES LLC, 313 ALDERSON STREET, LEWISBURG, WV 24901**
22. FURTHER AGREEMENTS: IT IS UNDERSTOOD THAT _____,
NAMED AS THE RENTER(S), IS/ARE RESPONSIBLE TO THE TERMS OF THIS LEASE.
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JOHN R. WILSON, OWNER
313 ALDERSON STREET
LEWISBURG, WV 24901
wilsonpllc@gmail.com
304-661- 6001

SIGNATURE _____ DATE _____
JOHN R. WILSON, OWNER

SIGNATURE _____ DATE _____
, RENTER

_____ MONROE AVENUE
LEWISBURG, WV 24901

PHONE: _____

PERMANENT ADDRESS: _____

EMAIL ADDRESS: _____

SIGNATURE _____ DATE _____
, RENTER

_____ MONROE AVENUE
LEWISBURG, WV 24901

PHONE: _____

PERMANENT ADDRESS: _____

EMAIL ADDRESS: _____