

BZ BOY ENTERPRISES, LLC

RENTAL AGREEMENT

Tenant _____ Address _____

Security Deposit \$ _____ (Paid _____) Late Charge \$ _____
Pet Deposit \$ _____ (Paid _____)
TOTAL DEPOSIT \$ _____ (Paid _____)

TENANT HEREBY AGREES TO THE FOLLOWING REQUIREMENTS IN RENTING PROPERTY LISTED ABOVE:

All rent is to be paid to BZ Boy Enterprises. Rent in full is due and payable the first of every month and considered late at the close of business on the fifth day of every month. Rent can be mailed or paid in person at 3710 Farnum Creek Rd., Milford, KS 66514 A LATE CHARGE OF 10% WILL AUTOMATICALLY BE DUE AND ADDED TO THE TENANT'S ACCOUNT IF RENT IS PAID AFTER THE CLOSE OF BUSINESS ON THE 5TH DAY OF THE MONTH. Tenant understands that rent must be received by the 5th of the month in order to avoid late fee assessment. Should the 5th fall on a Sunday or a holiday, rent must be paid by the previous business day.

RENT: Rent will begin _____. Security deposit in the amount of \$_____ and rent in the amount of \$_____ is due with amount collected being first applied to the security deposit. Tenant is paying \$_____ with the signing of this agreement with the balance due being paid as follows:

NOTICE: Tenant agrees to give a 30-DAY WRITTEN NOTICE from their next rent paying period of the intention to vacate the described property. Tenant's rent paying period begins on the first of each month and continues for that month. Notice must be received by the close of business on the first of the month or be considered in accordance with the rent paying period. Tenant must be vacated from the premises as of date indicated on written notice form. Notice will be waived to army personnel who receive PCS orders transferring them OUT of the Fort Riley area so long as tenant can provide a copy of written orders at time notice is given. Notice will only be valid on Vacating Form provided by rental manager.

REPAIRS: Tenant will be responsible for cleanliness and general appearance of the property and for all plumbing and expense caused by his negligence. Tenant will notify agent PROMPTLY of necessary repairs to the house or grounds to prevent further damage or expense. Tenant is aware that due to the repair companies' schedules it is difficult to give tenant an exact time when repairs will be made. Access to unit will be provided to repairman in order to assure optimum efficiency in making timely repairs.

PETS: Tenant shall NOT have pets of any kind at any time on the premises unless otherwise noted here:

Violation of this clause will result in immediate eviction and forfeiture of security deposit.

GARBAGE: Garbage disposal will be done as required by the City Ordinance. Racks and cans shall be kept in a neat condition. In multiunit complexes all tenants are responsible for helping maintain neat conditions of the exterior grounds, common hallways and laundry areas and dumpster locations.

LAWN CARE: Care will be given to yard and parking area during seasons. No parking on the grass is allowed. Weeds shall be cut and grass mowed regularly. _____ will be responsible for mowing. _____ will be responsible for snow and ice removal.

CARPET CLEANING: Tenant will leave property clean and orderly when he vacates property. It will be the responsibility of the tenant to have carpets professionally cleaned upon vacating by one of the approved companies. (Approved companies include Plaza Carpet, Braddock Carpet Cleaning, Restore of the Heartland, or Service Master. Any other company must be approved prior to cleaning by management.)

DAMAGES: Upon vacating inspection, any damage in excess of normal wear and tear will be deducted from security deposit. If deposit is not sufficient to cover said damages, tenant will be liable for difference between cost or repairs and deposit.

INSPECTION OF PREMISES: Landlord and Landlord’s agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof, to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual “for sale”, “for rent” or “vacancy” signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions that do not conform to the Agreement or to any restrictions, rules or regulations affecting the Premises.

CONDUCT: Tenant will conduct himself in an acceptable manner and give no cause for disturbance in neighborhood. Tenant is responsible for dependents and guests. Violation of this clause will result in immediate eviction as well as forfeiture of security deposit.

INSURANCE: Owner of property will carry insurance on the building only. Insurance of tenant’s personal contents is the tenant’s responsibility. **TENANT IS ADVISED TO OBTAIN RENTER’S INSURANCE.**

OCCUPANCY: Tenant agrees not to sub-rent apartment nor to allow anyone other than those noted on the rental application to reside in unit for more than 7 days without notification to and written approval of management. Violation of this clause will result in immediate eviction as well as forfeiture of security deposit. Tenant further agrees to vacate upon three (3) days notice if rent is past due. Tenant will return keys or pay for their replacement. Rent obligation will continue until keys are returned if date exceeds tenants otherwise specified obligation period.

UTILITIES: Tenant shall make necessary deposits on all utility meters with electrical, gas, and water departments PRIOR to occupancy. Rental Management will notify utility companies to cancel existing service upon the signing of this agreement. (Void if utilities are included in rent as indicated above.)

DEPOSIT RETURN: Security deposit shall be returned to Tenant upon termination of tenancy, unless tenant has not complied with the terms of this agreement in which event Rental Management may apply such deposit to the payment of the amount of any damages sustained by the owner.

COMPLIANCE: Upon any default by the Tenant, or his failure to comply with the conditions of this lease, or upon abandonment of the premises by the Tenant accompanied by nonpayment of the rent, Rental Management shall have all rights and remedies available to it under Kansas law to take possession of the premises, to collect past due rent or otherwise enforce its rights under this lease. Tenant shall be liable for the payment of rent until said premises is rented, sold or leased, in the event of the Tenant’s default. Tenant shall be liable for any other loss or damages to Owner resulting from any failure to comply with the terms of this rental agreement.

SIGNED AND ACCEPTED THIS _____ DAY OF _____, 20__.

BZ BOY ENTERPRISES, LLC

TENANT:

BY: _____

THIS ____ MONTH LEASE IS FOR THE TERM BEGINNING ON THE ____ OF _____, 20__ AND ENDING ON THE ____ OF _____, 20__.

In signing this lease tenant acknowledges obligation to pay rent for the entire term of the lease and Rental Management acknowledges that rent will not be raised during the term of the lease.

BZ BOY ENTERPRISES, LLC

TENANT:

BY: _____

LEASE SHALL BE EXTENDED FOR ANOTHER ____ MONTHS AND SHALL END ON ____ OF _____, 20__.

BZ BOY ENTERPRISES, LLC

TENANT:

BY: _____
