

Rental Agreement

THIS LEASE, made on the _____ day of **August**, 2021.

The Landlord hereby agrees to lease to the Tenant, and the Tenant hereby agrees to hire and take from the Landlord, the Leased Premises described below pursuant to the terms and conditions specified herein:

LANDLORD:

Address:

TENANT(S):

Address:

1. Leased Premises: The Leased Premises are those premises described as: Single-wide home located at _____ NY _____ (Town of _____ County).

2. Term: Term of the Lease shall be TWELVE (months), commencing on September 1, 2021 and ending on August 31, 2022.

3. Rent: Tenant shall pay Landlord the (monthly) rent of \$_____/month, during said term, each payable monthly on the first day of each month in advance. Landlord need not give notice to Tenant regarding Tenant's obligation to pay rent.

4. Security Deposit: Tenant shall pay(paid) a security deposit of \$_____ to Landlord in order to ensure that Tenant complies with all terms and conditions of the Lease. If Tenant fully complies, Landlord will return the security deposit within ONE week(s) after the date Tenant delivers possession of the Leased Premises to Landlord. If Tenant does not fully comply with the terms of the Lease, Landlord may use the security to pay amounts owed by Tenant, including damages.

5. Occupants: The Leases Premises shall be occupied by the following persons only:

6. Repairs: Tenant must take good care of the Leased Premises and all equipment and fixtures contained therein. Tenant is liable for damages caused by his acts or neglect and any acts and neglect of his family, invitees or guests. Tenant must make all repairs and replacements when it results from an act or neglect. If Tenant fails to make a needed repair or replacement, Landlord may do it and add the expenses to the rent.

7. Alterations: Tenant must obtain Landlord's prior written consent to paint or wallpaper the Leased Premises or to install any paneling, flooring, partitions, railings or make any other alterations. Tenant must not change the plumbing, ventilation, air-conditioning, heating or electric systems. All the alterations, installations and improvements shall become property of the Landlord when completed and paid for, and shall be surrendered as part of the Leased Premises at the end of the term. Landlord is not required to pay for any of the work performed under this section unless he has agreed to pay as indicated in his prior written consent.

8. Maintenance of Leased Premises: Tenant shall maintain the premises in a clean and sanitary condition at all times. At the end of the term, Tenant will leave the Leases Premises clean and in good condition, subject to ordinary wear and tear. Tenant shall remove all Tenant's belongings. **Tenant is responsible for snow removal and lawn mowing.**

9. Assignment/Subletting Restrictions: Tenant may not assign this agreement or sublet the Leased Premises without the prior written consent of the Landlord.

10. Utilities/Services: Tenant is responsible for the payment of all utilities and services, except for the following: **WATER/SEWER**, which shall be paid by Landlord.

11. Pets: Tenant may not bring or keep pets in the Leased Premises without the prior written consent of the Landlord **(except one dog and one cat, which are currently present).**

12. Laws and Regulations: Tenant shall comply with all building, zoning and health code and other applicable laws for the use of the Leased Premises. Tenant shall not conduct on premises any activity deemed extra hazardous, or a nuisance, or requiring an increase in fire insurance premiums.

13. Default/Abandonment: If Tenant defaults in the payment of rent or any other term or condition of this Lease, Landlord may give Tenant written notice to cure such default. If Tenant fails to cure such default within **TEN (10)** days of receiving notice, Landlord may elect to terminate the Lease, re-enter the Leased Premises and remove the Tenant, all other occupants and their possessions.

If Tenant abandons or vacates the Leased Premises during the Term of this Lease, Landlord may elect to re-enter the premises, without liability for prosecution or owing damages to Tenant, and, at his option, relet the Leased Premises. If the Landlord opts not to relet the Leased Premises, Tenant shall be liable for the remainder of the rent due under the Lease until its expiration. If the Landlord relets the Leased Premises but is unable to relet the Leased Premises for as much rent as would have been paid by Tenant during the period between Tenant's abandonment and the end of the Term, Tenant shall be liable to Landlord for the difference. Landlord may also dispose of any property left by Tenant after abandonment without liability and apply the proceeds to reduce such difference.

14. Legal Fees: In any action or proceeding instituted by the Landlord relating to the non-payment of rent or recovery of possession of the Leased Premises, the Landlord shall be entitled to recover all reasonable attorney's fees, in addition to damages, costs and disbursements.

15. Quiet Enjoyment: If the Tenant promptly pays the rent and obeys all of the other terms of this Lease, the Tenant may remain in and use the Leased Premises without interference by Landlord.

16. Binding Obligations: This lease agreement is binding on the Landlord and Tenant and those that lawfully succeed to their rights or take their place. Tenant and Landlord have both read this lease and all promises made by the parties are contained in this lease.

17. Joint & Several Obligations: If more than one person signs this Lease as Tenant, the obligations of all Tenants shall be joint and several, with each Tenant assuming full liability for all of the obligations under this Agreement.

18. Additional Terms & Conditions Agreed Upon:

Signed this _____ day of August, 2021.

In the presence of:

Landlord

Tenant

Tenant