

Lease Agreement

I/We offer and agree to Rent from Johnny Faircloth, The property located at 37 Bargan lane Sanford 27332 Beginning 11-22-19 to N/A. Rent at the rate of \$ 225 per month, payable on or before the first of each month. Late fees after the 5th day of each month will be \$25.00(Due and payable with rent).

Renter further agrees:

1. To deposit with the owner, receipt of which is herewith acknowledged \$ 225 security to performing of all the conditions of this contract. Which sum, or so much thereof as may be necessary, may be applied by the owner toward the remedy of default by tenant, and the remainder thereof, if any shall be refunded to the tenant as soon as possible after tenant vacates the premises and terminates this contract.
2. The tenant must give a 30day notice prior to moving or he/she will be liable for rent up to 30da from the date they vacate the premises or until said property is rented.
3. That the premises have been inspected and found to be in good condition. Any damages other than normal wear and tear will be at the expense of the tenant.
4. That the property shall not be used for any unlawful activities, or immoral practice that would constitute a nuisance. *We can except partial payments*
5. **Not to sublet the premises or any part thereof, and that the premises shall be occupied only by these parties specified.**
6. To permit owner to inspect property with reasonable notice to tenants.
7. All utilities services to be paid by renter during occupancy and upon vacating, to pay for all utility services due, to see that the property is swept out, trash removed, home left secured and clean, keys returned to owner.
8. **No pets allowed indoors, No exceptions.** *No Pets NO MOVE IN*
9. If the premises is abandoned or becomes vacant during the term of this contract, or without notice, or the tenant fails to pay rent when due, or violates any other provision of this contract, the owner shall have the right to terminate this contract, reenter and take possessions of the premises. Any legal action required during the term of the contract will be at the tenant's expense.

Tenant Yvan Juan Penmroz Mendez Date 11-22-19

Tenant _____ Date _____

Day Time telephone number _____

Landlord: Johnny Faircloth Date 11-22-19

Property Manager: Margaret Lemons Telephone number: 919-353-2250

Address: 213 Dickens Rd., Broadway NC 27505

*** No refund. ***Cut grass.***Change filters!!!!!!

haul trash OFF

No house trash, metal, wood or any kind of debris in yard at any time.

Rent due 1st

*JA
20*