

# WESTSIDE PARK RENTAL CONTRACT

James Cook  
17140 NC 27 West  
Sanford, NC 27332  
910-308-2492

Your Address is:

\_\_\_\_\_  
Cameron, NC 28326

Tenant agrees to rent from Westside Park, the residence located at 188 WESTSIDE DR on a monthly basis beginning on the 1<sup>ST</sup> day of July, 2022 at a rental rate of 175<sup>00</sup> per month, payable in advance on the 1st day of each month. IF RENT IS NOT PAID ON TIME A \$50.00 ADMINISTRATION FEE IS ADDED. Agent will proceed with eviction procedures if rent is not paid as scheduled.

## TENANT FURTHER AGREES AS FOLLOWS:

1. To deposit \$ 135 Pd to be used as a clean-up or damage fund, or if required, as a security for performance of all conditions of this contract, which sum may be applied by Agent toward remedy of any default by tenant, and the remainder, if any, shall be refunded as soon as possible after tenant terminates contract, landlord has 30 days for refund of deposit.
2. To give a minimum of 30 days advance written notice to vacate and to pay rent to termination of such notice EXACT POSSESSION DATA MUST BE GIVEN and any extension shall require payment for a full additional notice period. If Tenant does not honor length of contract and thus forfeits deposit, he is still responsible for clearing quarters properly and for all damages and cleaning. **Tenant is considered still in possession of premises and responsible for rent until keys are turned in.**
3. That the premises have been inspected and found to be in acceptable condition, excepting only those items described by Tenant's attached list. To maintain the property in as good condition as he found it, reasonable wear and tear excepted; and be responsible for and have repaired any damage caused by abuse or neglect immediately. TO KEEP SINK AND LAVATORY DRAINS, COMMODES AND SEWER LINES OPEN AND FREE OF TOYS, OBJECTS. ETC. TENANT WILL BE CHARGED IF PLUMBING REPAIRS ARE CAUSED BY TENANT NEGLECT.  
(All drains and sewer lines considered to be open and in good order if not reported to Agent within 5 (five) days from beginning of Contract.)
4. GOOD HOUSEKEEPING IS EXPECTED OF EVERYONE. To keep quarters clean and sanitary and yards clean and free of rubbish and in a representable condition; and to comply with policies concerning garbage collection, waste and other refuse.
5. That property shall not be used for any unlawful or immoral practice or to so occupy as to constitute as nuisance.
6. NOT to sublet nor assign the premises or any part thereof, and that premises shall be occupied only by parties names therein.
7. To permit Owner or Agent to inspect property, display "For Sale" or "For Rent" signs and to show to prospective purchasers or tenants.
8. Upon vacating, to pay all utilities services due and have same discontinued; to see that property is cleaned and readied for Agent's "Check Out" Inspection as required by "Rules and Regulations" on reverse side of this page.
9. If premises is abandoned or vacated during the term of contract, or if tenant fails to pay rent when due, or utilities are off, or violates any other provision of contract, or becomes insolvent or bankrupt, the Agent shall have the right, without notice or demand, to immediately annul and terminate this contract, re-enter and take possession of the premises, and shall have the right, immediately upon any breach of contract by tenant, to ready the premises for re-renting and to place a "For Rent" sign on the premises.
10. Management or its Agents have the right to inspect the property, as deemed necessary.
11. Evictions will be pursuant to Chapter 42 and will include the filing fee, a 15% compliance fee, a 10% court appearance fee and trial fee, and any other applicable fee(s) allowed by law.

Jeanie Marie Lidd  
(TENANT) Accepts Rental Contract, Rules & Regulations

AGENT:

L. M. Lidd  
(TENANT) Accepts Rental Contract, Rules & Regulations

Jimmy Cook

James Cook  
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The following are rules and regulations of all tenants. Please read carefully and observe to avoid any misunderstandings. Failure to comply with any of these rules will be breach of contract and results in any action that owner deems necessary to correct the situation. We reserve the right to eviction notice subject to violation of these rules.

**PETS** – Pets are not allowed, unless you have manager written approval.

**CARS** – There will be no working on cars on the premises unless you have the managers written approval. Cars are not to be driven or parked on grass or lawns at any time. Vehicle tags will be current at all times. *Any violater will be towed away at the owner's expense.*

**LOCKS** – No resident shall alter any lock or install a new lock without the written consent of the management. Management has the right to enter the premises in cases of emergencies or when given permission for maintenance purposes, or for scheduled inspection.

**ALTERATIONS** – No alterations of any kind are permitted without the expressed written consent of management. (No painting, moving of furnishings, decals, contact paper, mirrored tiles, adhesive stick-ons or unusual picture hanging.) All pictures are to be mounted by small nails or small "metal-nail" combinations. Any picture mounts are to be left in the wall at time of vacating.

**MAINTENANCE CALLS** – Should unnecessary trips have to be made by Landlord or Agents for repairs due to the neglect of tenant then tenant will be held responsible for incurring charges. A few examples are: 1) unstop commode; 2) repair water line when heat was not left on; 3) repair of any underground line or cable due to tenant neglect. **DO NOT FLUSH FLUSHABLE WIPES DOWN THE TOILET.**

**OCCUPANCY** – The occupancy of rental units will be only the members at the time of the agreement with Landlord.

**LAWN MAINTENANCE** – Grass and weeds are to be kept shorter than 8", this includes trimming up against the home without damage to the skirting, if at any time management has to do this for a tenant, tenant shall be charged \$50.00.

**GARBAGE/TRASH** – will be put in plastic bags/containers and placed INSIDE the dumpster. Garbage WILL NOT be placed outside your home. This also includes, but not limited to, pet litter, charcoal, grease, oil, scraps, etc. No furniture, tires, batteries will be placed in dumpster.

**INSURANCE** – Your Landlord is not responsible for loss of personal property due to theft, fires, etc. THUS, it would benefit you to acquire some type of renter's insurance to cover your belongings. Ask your manager for suggestions.

**INQUIRIES** – Refer all questions, complaints and request for repairs of service to Jimmy Cook at 499-5100 or Buel Cook at 499-4274. Absolutely no notices will be taken over the phone. They must be in writing and within the allotted time period.

**TENANT** – Any member of the tenant's household, or a guest or other person on the tenant's lot shall not engage in any acts intended to facilitate criminal activity, including drug related criminal activity, on or near the property; nor shall they engage in acts of violence or threats of violence, including but not limited to, the unlawful discharge of firearms, on or near the premises.

**VACATING** – Tenant agrees to honor the terms of contract and give a written 30-day notice to Landlord. If receiving ETS or PCS orders, a 30-day written notice is required, along with a copy of the military orders. Upon vacating, tenant assures Landlord that all trash and refuse are removed from premises, that all doors and windows are properly locked or fastened, and that keys will be returned to Landlord or Agent. All cleaning to be done as outlined below. Tenant will be responsible for any cleaning and/or damage not listed expressly on his/her check-in sheet.

**RETURNED CHECKS** – If tenant's check is returned, he will be notified by phone or letter once. He has five (5) days from notice to redeem check. There will be a \$35.00 service charge. Only cash or money order will be accepted thereafter, for (3) consecutive months.

No antennas are to be attached to home.

No firearms are to be discharged on or near rental property.

No screens or storm windows are to be removed.

No pets permitted without a pet contract.

Your radio, TV or *stereo* must be played at moderate tones. And at no time should disturb your neighbor.

#### **CLEANING AND CHECK OUT**

1. Clean stove thoroughly. This means inside and out, drip pan and underneath drip pans, exhaust hood and fan.
2. Defrost and clean the refrigerator inside and outside. Refrigerator must be dry. Empty and clean drip pan underneath the refrigerator.
3. Clean out all closets, cabinets, and drawers. Remove any paper liners.
4. Clean all mirrors.
5. Clean all bathroom and kitchen fixtures.
6. Carpet must be vacuumed and professionally cleaned.

NOTE: Make sure you have read your contract, understand it, and are aware of your obligations. Your signature on the front of the Rental Contract represents your acceptance of the above Rules and Regulations.