

Harnett County Central Permitting

PO Box 65 Lillington, NC 27546 - Ph: 910-893-7525 - Fx: 910-893-2793 - www.harnett.org/permits

**Certification of Work Performed By Owner/Contractor
(Individual Trade Application)**

Owner (s) of Structure: Milton Bradley Turner Phone: 919 413 0673
Owner (s) Mailing Address: 124 Rowdell Ln Lillington NC 27546

Land Owner Name (s): Castle Operations Phone: 919 889-5728
Construction or Site Address: 124 Rowdell Ln Lillington NC 27546
PIN # _____ Parcel # _____

Job Cost: _____ Description of Work to be done: Service Reconnect

Mechanical: New Unit With Ductwork ___ New Unit Without Ductwork ___ Gas Piping ___ Other ___

Electrical*: 200 Amp ___ <200 Amp ___ Service Change ___ Service Reconnect ___ Other ___
* For Progress Energy customers we need the premise number

Plumbing: Water/Sewer Tap ___ Number of Baths ___ Water Heater ___

Specific Directions to Job from Lillington:

Subdivision: _____ Lot #: _____

I _____ will provide the _____ labor on this structure.
(Contractors Name) (Trade)

I am the building owner or my NC state license number is _____, which entitles me to perform such work on the above structure legally. All work shall comply with the State Building Code and all other applicable State and local laws, ordinances and regulations.

Contractor's Company Name _____ Telephone _____
Address _____ Email Address _____
License # _____

Structure Owner / Contractor Signature: Milton Turner Date: 6-4-19

By signing this application you affirm that you have obtained permission from the above listed license holder to purchase permits on their behalf. If doing the work as owner you understand that you cannot rent, lease or sell the listed property for 12 months after completion of the listed work.

***Company name, address, & phone must match information on license**

NORTH CAROLINA

RENTAL AGREEMENT

HARNETT COUNTY

THIS RENTAL AGREEMENT, made this the 1st day of June, 2019, by and between Ryan Casile of Castle Operations Inc., hereinafter "LANDLORD" and ~~Brad Turner~~ Milton Turner, hereinafter "TENANT":
NC MT

WITNESSETH

That in consideration of, and subject to, the terms and conditions hereinafter set forth, Landlord does hereby rent unto Tenant, and Tenant does hereby accept, as Tenant of the Landlord, the following

1. PREMISES This rental agreement applies to the property at 124 Randall Lillingston 27546
2. TERM This rental agreement shall begin on June, 1 2019 and continue for a twelve (12) month period unless different terms are set out in this paragraph
3. RENT Rent for the premises shall be \$ 350 per month. Rent is due and payable on the first day of each month for the current month. If any part of the rent is paid after the fifth day of the month, Tenant shall be assessed and pay a 5% or \$15 late fee, whichever is greater.
Rent is to be paid to Landlord at PO Box 1109, Fuquay Varina, NC 27526.
If Landlord receives rent by a check that is returned for insufficient funds or returned unpaid for any reason, Tenant shall pay a \$25 processing fee of \$25.
4. SECURITY DEPOSIT Unless other arrangements are made, Tenant shall before taking possession of the premises, deposit with Landlord, money in an amount equal to one month's rent as security for the faithful performance by Tenant of the terms hereof. The noninterest bearing deposit will be returned to Tenant on the full performance by Tenant of the provisions of the lease. The deposit will be used, as needed, for the purposes set out in NCGS 42-52. A full accounting for any or all of the deposit not refunded will be delivered to Tenant upon request or sent to Tenant's last known address within 30 days of termination of the lease.
5. REPAIRS AND MAINTENANCE Tenant shall, at Tenant's sole expense, keep and maintain the premises in a good and sanitary condition to include pest control. During the term of this agreement, major maintenance and repair of the premises, including the heating, air, plumbing, and electrical systems, not made necessary by the misuse, abuse, waste, neglect or intentional

damage done by Tenant, Tenant's family, or Tenant's invited guest, or anyone there with Tenant's actual or constructive consent, shall be the responsibility of the Landlord. Where applicable, Tenant shall replace heating and cooling unit air filters at least every 60 days.

6. **CONDITIONS OF PREMISES** Tenant stipulates that Tenant, or his or her agent, has inspected the premises and that the premises are, at the time of the execution of this agreement, in good repair and in a habitable condition unless set out below in this paragraph.
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7. **ASSIGNMENT AND SUBLEASE** Tenant may not assign this agreement nor may Tenant sublet any part of the premises without the prior written consent of the Landlord.
8. **ALTERATIONS** Tenant shall make no structural alterations to the premises, change any locks, or construct any building or make other "improvements" on the premises without the prior written consent of the Landlord.
9. **UTILITIES** Tenant shall be responsible for arranging for, and paying for ALL utility services rendered to the premises.
10. **DAMAGE OR DESTRUCTION** In the event the premises are damaged by fire or other casualty, and such damage is minor, the premises shall be repaired by Landlord as soon as is reasonably possible. If Tenant cannot live at the premises while repairs are made, no rent shall be charged until the repairs are completed. If the premises are damaged beyond repair, in the opinion of the Landlord, this agreement shall terminate as of the date of such damage.
11. **TAXES AND HAZARD INSURANCE** Landlord shall pay all ad valorem taxes and hazard insurance on the premises and Tenant shall pay all taxes and hazard insurance on Tenant's personal property located in or on the property. Tenant specifically acknowledges he/she is aware of Renter's insurance and releases Landlord from any liability for damage to or destruction of, or loss of any kind with respect to Tenant's property not caused by Landlord's intentional act.
12. **PETS** Landlord may or may not allow pets on this property. If Landlord allows pets, Tenant shall pay a **NONREFUNDABLE** pet deposit in the amount of \$200. If Landlord discovers pets for which no pet deposit has been made Tenant may make the pet deposit with his/her next rental payment. Failure to make the pet deposit shall constitute a breach of this lease. Tenant acknowledges that the \$200 pet deposit is not a limit on his/her liability for any damage done by his/her pet.
13. **SURRENDER OF PREMISES** At the termination of this rental agreement, Tenant shall surrender the premises in as good a condition as the same was at the outset of the lease, ordinary wear and tear excepted.
14. **BREACH** ***FAILURE TO PAY RENT, FAILURE TO KEEP THE PREMISES NEAT, DISTURBING YOUR NEIGHBORS OR ANY OTHER BREACH OF ANY CONDITION IN THIS LEASE SHALL CONSTITUTE A BREACH OF A CONDITION OF THIS AGREEMENT FOR WHICH REENTRY IS SPECIFIED.***

15. PARTIAL PAYMENT Partial payment of any rent due shall not prevent Landlord from initiating or continuing any action in Summary Ejectment at Landlord's discretion.
16. INSPECTIONS Upon reasonable notice and at reasonable times, Landlord reserves the right to inspect the premises. If Tenant is unavailable or makes himself/herself continuously unavailable, Landlord may put a notice in a conspicuous place on the premises giving Tenant 24 hours notice, with the time the notice is placed on the premises set out in the notice, that an inspection will be done not sooner than 24 hours, nor later than 48 hours, from the time set out in the notice.
17. FEES Landlord hereby reserves the fees allowed by statute with respect to filing fee, court appearance fee, and appeals fee in whatever amount is allowed by statute at the time of Landlord's appearance in Court

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS RENTAL AGREEMENT THE DAY AND YEAR WRITTEN ABOVE.

J. L.
LANDLORD

Milton Turner
MILTON TURNER

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