

WILSON PROPERTIES, LLC
313 ALDERSON STREET
LEWISBURG, WV 24901
304-661-6001
wilsonpllc@gmail.com

RESIDENTIAL RENTAL AGREEMENT

THE FOLLOWING IS A MEMORANDUM OF AGREEMENT BY AND BETWEEN JOHN R. WILSON, HEREINAFTER CALLED THE OWNER, AND _____, HEREINAFTER CALLED THE RENTER. THE OWNER AGREES TO RENT THE PROPERTY LOCATED AT: MONROE AVENUE, LEWISBURG, WEST VIRGINIA 24901.

THE OWNER AND RENTER ALSO AGREE TO THE FOLLOWING:

1. THE RENT SHALL BE _____\$1,025.00_____DOLLARS (\$0.00) PER MONTH. THIS LEASE SHALL BE IN EFFECT FOR A TERM OF TWELVE (12) MONTHS COMMENCING ON _____July 1, 2016_____, AND TERMINATING ON ___June 30, 2017_____. THIS LEASE MAY BE RENEWED ON A YEARLY BASIS AT THE DISCRETION OF THE OWNER.
_____(INITIAL)
2. THE RENTER SHALL PAY _\$1,025.00_____DOLLARS (\$0.00) SECURITY/DAMAGE DEPOSIT. THE DEPOSIT WILL BE HELD BY THE OWNER AND REFUNDED TO THE RENTER WITHIN THIRTY (30) DAYS AFTER THE RENTER MOVES LESS ANY RENTS DUE AND LESS ANY DEDUCTIONS FOR DAMAGES.
_____(INITIAL)
3. THE RENTER SHALL BE RESPONSIBLE FOR ALL UTILITIES, INCLUDING WATER, SEWER, ELECTRIC, AND DATA CABLE. THE OWNER SHALL SHALL BE RESPONSIBLE FOR TRASH PICK-UP.
_____(INITIAL)
4. THERE ARE TO BE NO ALTERATIONS TO THE PROPERTY PREMISES WHATSOEVER.
5. IT IS UNDERSTOOD THAT THE OWNER IS NOT LIABLE FOR ANY LOSS OF PERSONAL PROPERTY PLACED ON THE PREMISE BY THE RENTER IN CASE OF FIRE, THEFT, OR DAMAGE OF ANY KIND.
6. IT IS UNDERSTOOD THAT THE OWNER IS NOT RESPONSIBLE FOR ANY INJURY TO THE RENTER OR ANY OF THE RENTER'S VISITORS WHILE ON THE PREMISE.
7. IT IS UNDERSTOOD THAT THERE SHALL BE NO NAIL HOLES, SCREW HOLES OR OTHER DAMAGES TO CEILINGS, WALLS, FLOORS, OR WOODWORK.
8. IT IS UNDERSTOOD THAT THE RENT IS DUE AND PAYABLE ON THE FIRST DAY OF EACH MONTH. A TWENTY FIVE DOLLAR (\$25.00) LATE CHARGE WILL BE ADDED TO RENTS THAT ARE RECEIVED THREE (3) DAYS LATE. AN EVICTION NOTICE WILL BE SERVED FOR RENTS THAT ARE MORE THAN TEN (10) DAYS LATE, UNLESS OTHER ARRANGEMENTS FOR PAYMENT HAVE BEEN MADE.
_____(INITIAL)
9. IT IS UNDERSTOOD THAT THE OWNER WILL MAINTAIN THE EXTERIOR OF THE DWELLING, INCLUDING THE LAWN IN AN ORDERLY MANNER. NO CARS OR OTHER TYPES OF VEHICLES WILL BE PARKED ON THE LAWN, NOR WILL ANY JUNK BE ALLOWED TO ACCUMULATE. LEAVES, GRASS AND SHRUBS ARE TO BE MAINTAINED BY THE OWNER.
10. THE RENTER FURTHER AGREES THAT:
 - A) UPON THE EXPIRATION OF THE LEASE, THE RENTER WILL RETURN POSSESSION OF THE LEASED PREMISE IN ITS PRESENT CONDITION, ALLOWING FOR REASONABLE WEAR AND TEAR. ALL CARPETING SHALL BE PROFESSIONALLY CLEANED. THE RENTER SHALL LEAVE NO TRASH ON THE PREMISE.

- B) THE RENTER SHALL NOT ASSIGN OR SUB-LET OR ALLOW ANY OTHER PERSON TO OCCUPY THE LEASED PREMISE WITHOUT THE OWNER'S PRIOR WRITTEN CONSENT.
 - C) THE RENTER SHALL NOT MAKE ANY MATERIAL OR STRUCTURAL ALTERATIONS TO THE LEASED PREMISE WITHOUT THE OWNER'S PRIOR WRITTEN CONSENT.
 - D) THE RENTER SHALL COMPLY WITH ALL BUILDING, ZONING, AND HEALTH CODES AND OTHER APPLICABLE LAWS FOR SAID PREMISE.
 - E) THE RENTER SHALL NOT CONDUCT BUSINESS OF ANY KIND UPON THE PREMISE.
11. IT IS AGREED THAT THE OWNER WILL GIVE A THIRTY (30) DAY WRITTEN NOTICE TO THE RENTER SHOULD A BUYER BE READY TO PURCHASE AND CLOSE ON SALE OF PROPERTY.
12. IT IS UNDERSTOOD THAT THE RENTER WILL GIVE A SIXTY (60) DAY WRITTEN NOTICE TO THE OWNER PRIOR TO VACATING PREMISES ON _____. IF THE RENTER IS NOT COMPLIANT IN THIS MATTER, THE SECURITY/DAMAGE DEPOSIT WILL BE FORFEITED. A SIXTY FIVE (65) DAY WRITTEN NOTICE TO THE OWNER DURING THE TERMS OF THIS LEASE MAY BE GIVEN IF THE RENTER'S EMPLOYER RELOCATES THE RENTER. WRITTEN PROOF OF RELOCATION MUST BE PROVIDED.
_____(INITIAL)
13. IT IS UNDERSTOOD THAT NO PAINTING IS ALLOWED WITHOUT THE CONSENT OF THE OWNER. THERE WILL BE NO PAINTING OF FLOORS OR WOODWORK UNDER ANY CIRCUMSTANCES.
14. IT IS UNDERSTOOD AND AGREED UPON THAT IF THE RENTER DOES NOT PERFORM ON THIS AGREEMENT OR VIOLATES ANY PROVISION OR COVENANT THEREOF, THE ENTIRE AMOUNT OF THE RENTAL AGREEMENT, PLUS THE SECURITY/DAMAGE DEPOSIT SHALL BECOME DUE AND PAYABLE THEREON AND SUCH PAYMENT SHALL BE RETAINED BY THE OWNER, PLUS ANY DAMAGES AFFORDED THE OWNER BY LAW.
15. IT IS AGREED THAT NO MORE THAN TWO (2) ADULTS AND ONE (1) CHILD SHALL OCCUPY THIS PREMISE.
_____(INITIAL)
16. THE RENTER AGREES THAT THE DWELLING IS RENTED "AS IS." ANY REPAIRS OR IMPROVEMENTS WILL BE AT THE OWNER'S OPTION AND CONVENIENCE.
17. IT IS AGREED THAT UNDER NO CIRCUMSTANCES ARE ANY AUXILIARY HEATING UNITS TO BE USED.
18. IT IS UNDERSTOOD THAT THE OWNER OR ANY AGENT OF THE OWNER SHALL HAVE THE RIGHT TO INSPECT THE PROPERTY BETWEEN THE HOURS OF 8:00AM AND 8:00PM ON ANY DAY AFTER GIVING THE RENTER A TWENTY FOUR (24) HOUR NOTICE.
19. IT IS UNDERSTOOD THAT IF THE PROPERTY IS FOR SALE AND APPOINTMENTS TO SHOW THE PROPERTY ARE MADE, THE RENTER MUST ALLOW THE SHOWING OF THE PROPERTY UPON REQUEST.
20. PETS ARE ALLOWED ON THE PREMISE, THERE IS A \$150.00 DEPOSIT, NON-REFUNDABLE.
_____(INITIAL)
21. **RENT SHOULD BE MAILED TO: WILSON PROPERTIES, LLC, 313 ALDERSON STREET, LEWISBURG, WV 24901.**
22. FURTHER AGREEMENTS: IT IS UNDERSTOOD THAT _____, NAMED AS THE RENTER, IS RESPONSIBLE TO THE TERMS OF THIS LEASE.
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JOHN R. WILSON, OWNER
313 ALDERSON STREET
LEWISBURG, WV 24901
304-661-6001 (CELL)
304-645-1476 (WORK)
304-645-3715 (EMERGENCY/HOME)

SIGNATURE _____ DATE _____

_____, RENTER
_____, RENTER
MONROE AVENUE
LEWISBURG, WV 24901
PHONE _____

SIGNATURE _____ DATE _____

SIGNATURE _____
DATE _____
