

VH, LLC
JOHN R. WILSON
1703 Jefferson St N Suite 3
Lewisburg WV 24901

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:

**1017 WASHINGTON ST E
LEWISBURG, WV 24901.**

THE OWNER AND THE RENTER ALSO AGREE TO THE FOLLOWING:

1. THE RENT SHALL BE _____ PER MONTH. THE LEASE SHALL BE IN EFFECT FOR A TERM OF TWELVE (12) MONTHS COMMENCING ON _____ AND TERMINATING ON _____. THIS LEASE MAY BE RENEWED ON A YEARLY BASIS AT THE DISCRETION OF THE OWNER. ALL RENEWAL LEASES MUST BE SIGNED AND RECEIVED BY THE OWNER NO LATER THAN JANUARY 1ST OR THE APARTMENT MAY BE LEASED TO SOMEONE ELSE FOR THE FOLLOWING LEASE TERM.

(INITIAL)
2. THE RENTER PAID A _____ SECURITY/DAMAGE DEPOSIT AT THE SIGNING OF THE ORIGINAL LEASE. 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. THE SECURITY/DAMAGE DEPOSIT MAY NOT BE USED IN LIEU OF RENT FOR THE LAST MONTH OF OCCUPANCY.

(INITIAL)
3. THE OWNER SHALL BE RESPONSIBLE FOR ALL UTILITIES, INCLUDING WATER, SEWER, ELECTRIC, GAS AND TRASH PICK UP. RENTER IS RESPONSIBLE FOR INTERNET AND/OR CABLE.

(INITIAL)
4. THERE ARE TO BE NO ALTERATIONS TO THE PROPERTY PREMISE 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 DAMAGES OF ANY KIND. IT IS UNDERSTOOD THAT THE OWNER IS NOT RESPONSIBLE FOR ANY INJURY TO THE RENTER OR TO ANY OF THE RENTER'S VISITORS WHILE ON THE PREMISE.
6. IT IS UNDERSTOOD THAT THERE SHALL BE NO LARGE NAIL HOLES, SCREW HOLES OR OTHER DAMAGES TO CEILINGS, WALLS, FLOORS, OR WOODWORK. SMALL NAIL HOLES OR OTHER DEVICES MAY BE USED TO ATTACH PICTURES TO THE WALLS BUT ANY DAMAGE CAUSED TO THE WALLS SHALL BE THE RENTER'S RESPONSIBILITY TO THE OWNER UPON MOVE-OUT.
7. 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)
8. IT IS UNDERSTOOD THAT THE OWNER WILL MAINTAIN THE EXTERIOR OF THE PROPERTY.

9. 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 IS TO BE PROFESSIONALLY CLEANED. THE RENTER SHALL LEAVE NO TRASH IN OR 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.
 - F) THE RENTER SHALL KEEP THE PREMISES SUFFICIENTLY HEATED TO PREVENT FREEZING OF WATER PIPES AND FIXTURES. **ANY AND ALL DAMAGES FROM FREEZING AND/OR BURSTING PIPES WILL BE REPAIRED AT THE RENTER'S EXPENSE.**
 - G) THE RENTER SHALL OBTAIN THE RENTER'S INSURANCE AND PROVIDE A COPY OF THE SAME TO THE OWNER PRIOR TO THE MOVE-IN DATE.
10. 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 THE SALE OF THE PROPERTY.

11. IT IS UNDERSTOOD THAT THE **RENTER WILL GIVE A SIXTY (60) DAY WRITTEN NOTICE** TO THE OWNER PRIOR TO VACATING THE PREMISE ON _____. IF THE RENTER IS NOT COMPLIANT IN THIS MATTER, THE RENTER WILL FORFEIT THE SECURITY/DAMAGE DEPOSIT.

(INITIAL)
12. IT IS UNDERSTOOD THAT PAINTING IS NOT ALLOWED WITHOUT THE CONSENT OF THE OWNER. PAINTING OF FLOORS OR WOODWORK IS NOT ALLOWED UNDER ANY CIRCUMSTANCES.
13. IT IS UNDERSTOOD AND AGREED UPON THAT IF THE RENTER DOES NOT ABIDE BY THIS AGREEMENT, OR IF THE RENTER VIOLATES ANY PROVISION OR COVENANT THEREOF, THE ENTIRE AMOUNT OF THE RENTAL AGREEMENT REMAINING SHALL BECOME DUE AND PAYABLE THEREON AND SUCH PAYMENT, INCLUDING THE SECURITY/DAMAGE DEPOSIT, SHALL BE RETAINED BY THE OWNER, PLUS ANY DAMAGES AFFORDED THE OWNER BY LAW.
14. IT IS UNDERSTOOD THAT **ONLY 1 (ONE) PERSON** SHALL OCCUPY THIS PREMISE.

(INITIAL)
15. THE RENTER AGREES THAT THE HOUSE IS RENTED "AS IS." ANY REPAIRS OR IMPROVEMENTS WILL BE AT THE OWNER'S OPTION AND AT THE OWNER'S CONVENIENCE. RENTER WILL SUPPLY AND MAINTAIN ALL LIGHT BULBS. THE COST OF REPAIR FOR ANY DAMAGE(S) CAUSED BY THE RENTER TO ANY APPLIANCE, HEATING AND COOLING SYSTEM AND/OR PLUMBING WILL BE AT THE RENTER'S EXPENSE. **ALL MAINTENANCE REQUEST SHALL BE IN WRITING FROM THE RENTER TO THE OWNER AND CAN BE EMAILED TO wilsonpllc@gmail.com**

(INITIAL)
16. IT IS AGREED THAT AC/HEATING FILTERS ARE TO BE CHANGED ON A THREE (3) MONTH BASIS BY THE RENTER.
17. IT IS AGREED THAT UNDER NO CIRCUMSTANCES ARE ANY AUXILIARY HEATING UNITS TO BE USED. **NO SMOKING OR CANDLE BURNING OF ANY KIND SHALL BE DONE INSIDE THE PREMISE.**
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 OR LEASE, THE RENTER MUST ALLOW THE SHOWING OF THE PROPERTY UPON REQUEST.
20. RENT SHOULD BE MADE OUT TO VH, LLC AND MAILED TO: **VH, LLC, 1703 JEFFERSON ST N, STE 3, LEWISBURG, WV 24901 OR PLACED IN THE SECURE DOCUMENT BOX LOCATED AT THIS LOCATION.**
21. FURTHER AGREEMENTS: IT IS UNDERSTOOD THAT _____, NAMED AS THE RENTER, IS RESPONSIBLE TO THE TERMS OF THIS LEASE. THE UNDERSIGNED RENTER IS JOINTLY AND SEVERALLY RESPONSIBLE AND LIABLE FOR ALL OBLIGATIONS UNDER THIS AGREEMENT.

SIGNATURE PAGE TO FOLLOW

VH, LLC

JOHN R. WILSON, OWNER
wilsonpllc@gmail.com
304-661- 6001

SIGNATURE _____ DATE _____
OWNER

OR

SIGNATURE _____ DATE _____
PROPERTY MANANGER

SIGNATURE _____ DATE _____
RENTER

1017 WASHINGTON ST E
LEWISBURG, WV 24901

PHONE: _____

PERMANENT ADDRESS: _____

EMAIL ADDRESS: _____

RENT PAYMENT ADDRESS:
VH, LLC
1703 JEFFERSON ST N, STE 3
LEWISBURG, WV 24901

A SECURE DOCUMENT DROP BOX IS LOCATED AT THIS ADDRESS.