

VALLEY VIEW APARTMENTS, LLC

"Monroe Cottages"

JOHN R. WILSON

1703 Jefferson St N Suite 3

Lewisburg WV 24901

ONE YEAR RESIDENTIAL LEASE AGREEMENT

THE FOLLOWING IS A MEMORANDUM OF AGREEMENT BY AND BETWEEN **JOHN R. WILSON**, HEREINAFTER CALLED THE OWNER, AND XXXX, HEREINAFTER CALLED THE RENTER. THE OWNER AGREES TO RENT THE PROPERTY LOCATED AT:

**XXX MONROE AVENUE
LEWISBURG, WV 24901**

THE OWNER AND THE RENTER ALSO AGREE TO THE FOLLOWING:

1. THE RENT SHALL BE **ONE THOUSAND THREE HUNDRED FIFTY DOLLARS (1,350.00)** PER MONTH. THE LEASE SHALL BE IN EFFECT FOR A TERM OF TWELVE (12) MONTHS COMMENCING ON **07/01/2026** AND TERMINATING ON **06/30/2027**. THIS LEASE MAY BE RENEWED ON A YEARLY BASIS WITH A **THREE PERCENT (3%) INCREASE**. ALL RENEWAL LEASES MUST BE SIGNED AND RECEIVED BY THE OWNER **SIX (6) MONTHS PRIOR** TO THE TERMINATION DATE.
____ (INITIAL)
2. THE RENTER SHALL PAY A **ONE THOUSAND THREE HUNDRED FIFTY DOLLARS (1,350.00)** SECURITY/DAMAGE DEPOSIT DUE AT THE SIGNING OF THE 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 RENTER SHALL BE RESPONSIBLE FOR ALL UTILITIES, INCLUDING WATER, SEWER, ELECTRIC, AND DATA CABLE. THE OWNER IS RESPONSIBLE FOR TRASH PICK-UP.
____ (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. NO CARS OR VEHICLES WILL BE PARKED ON THE LAWN, NOR WILL ANY JUNK BE ALLOWED TO ACCUMULATE. LAWN AND SHRUBS ARE TO BE MAINTAINED BY THE OWNER.
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 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 **06/30/2027**. 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 NO MORE THAN TWO (2) PEOPLE 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. AT THE DISCRETION OF THE OWNER, **ONE (1) PET IS ALLOWED** AND SHALL WEIGH NO MORE THAN 50 LBS. AN ADDITIONAL FEE OF **ONE HUNDRED DOLLARS (\$100.00)** PER MONTH WILL BE ADDED TO YOUR RENT PAYMENT. CHECK HERE IF YOU ARE BRINGING A PET. _____
_____(INITIAL)
21. RENT CHECKS WILL BE MADE OUT TO **VALLEY VIEW APARTMENTS** AND MAILED TO:
VALLEY VIEW APARTMENTS, 1703 JEFFERSON ST N, STE 3, LEWISBURG, WV 24901 OR PLACED IN THE SECURE DOCUMENT BOX LOCATED AT THIS ADDRESS.
22. FURTHER AGREEMENTS: IT IS UNDERSTOOD THAT xxxx, 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

VALLEY VIEW APARTMENTS, LLC
wilsonpllc@gmail.com
304-661- 6001

SIGNATURE _____ DATE _____
JOHN R. WILSON, OWNER
OR

SIGNATURE _____ DATE _____
REBECCA POWERS, PROPERTY MANAGER

SIGNATURE _____ DATE _____
_____, RENTER

CURRENT ADDRESS: _____

PHONE: _____

EMAIL ADDRESS: _____

SIGNATURE _____ DATE _____
_____, RENTER

CURRENT ADDRESS: _____

PHONE: _____

EMAIL ADDRESS: _____

REMIT RENT PAYMENTS TO:
VALLEY VIEW APARTMENTS
1703 JEFFERSON ST N STE 3
LEWISBURG, WV 24901
(SECURE DOCUMENT DROP BOX IS LOCATED AT THIS ADDRESS)

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JOHN R. WILSON

1703 Jefferson St N Suite 3

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THE OWNER AND THE RENTER ALSO AGREE TO THE FOLLOWING:

1. THE RENT SHALL BE **ONE THOUSAND TWO HUNDRED FIFTY DOLLARS (1,250.00)** PER MONTH. THE LEASE SHALL BE IN EFFECT FOR A TERM OF **TWENTY-FOUR (24) MONTHS** COMMENCING ON **07/01/2026** AND TERMINATING ON **06/30/2028**. THIS LEASE MAY BE RENEWED ON A TWO-YEAR BASIS WITH A **THREE PERCENT (3%) INCREASE**. ALL RENEWAL LEASES MUST BE SIGNED AND RECEIVED BY THE OWNER **SIX (6) MONTHS PRIOR** TO THE TERMINATION DATE.
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2. THE RENTER SHALL PAY A **ONE THOUSAND TWO HUNDRED FIFTY DOLLAR (1,250.00)** SECURITY/DAMAGE DEPOSIT DUE AT THE SIGNING OF THE 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.
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SIGNATURE PAGE TO FOLLOW

VALLEY VIEW APARTMENTS, LLC
wilsonpllc@gmail.com
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SIGNATURE _____ DATE _____
JOHN R. WILSON, OWNER
OR

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REBECCA POWERS, PROPERTY MANAGER

SIGNATURE _____ DATE _____
_____, RENTER

CURRENT ADDRESS: _____

PHONE: _____

EMAIL ADDRESS: _____

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