

AGREEMENT OF LEASE

Owner/Lessor Date

Lessee: _____

Address of Property: _____

Security Deposit: _____

Term of Lease: _____ Months, _____ Years, _____ Optional 30 day renewal monthly

Consideration of Lease \$ _____ Payable to: Burrier's Rentals, LLC.
1701 Hutto Street
Conway, AR 72032

Upon signing, your Pro-Rated rent will be \$ _____ Plus the above Security Deposit. Total now due _____ Rent of \$ _____ will be due on the 25th of each following Month. We cannot be responsible for payments received late if Post marked after the 25th.

Lessor/Owner will pay no utilities, unless noted. _____

Furnishings by Lessor: ___ Stove ___ Refrigerator ___ Dishwasher ___ Washer ___ Dryer

Conditions

*****READ BEFORE YOU SIGN*****

Ask questions if you do not understand. This contract contains the entire agreement between both parties and there are no other agreements expressed or implied.

The lease is executed in duplicate between said Lessor and Lessee as described above.
All Responsible for payment must sign.

Lessee agree to pay a late charge of \$25.00 if rent payment is not received or post marked before the close of business on the 25th of each month, and agrees that if said payment is not received by the 30th, an additional charge of \$25.00 for the cost of serving a late notice and eviction, will be due also. The Lessee understands that if this action is necessary, the total charges added will be \$50.00 in addition to the rent.

Lessee agrees that this lease is renewed at the option of the Management. Time is of the essence for all monthly payments and Lessee agrees that Management may cancel at their option, without further notice, this entire contract if payments are not made by the 10th day following the due date. Lessor will take any and all legal actions that may be deemed necessary for the immediate eviction of the Lessee/persons, and the collection of any rents, damages or late payments.

Lessee shall not permit additional persons to move into the premises other than those declared herein.

Lessee will not sublet any part of said premises without written consent of the Property Manager. Lessee understands that if additional persons are allowed and approved, that the rent could increase.

Lessee agrees to give Management at least a full 30 day written notice of intent to vacate said premises, remembering that all leases expire as noted at Term of Lease. Lessee agrees to return all keys to Burrier's Rentals, LLC. No refunds until keys are returned. Rent continues until keys are returned.

Lessee will accept the premises in its present condition, unless otherwise noted, _____ Ordinary wear and tear expected.

Should there be damages in excess; Lessee agrees to reimburse Lessor for said damages upon demand. No deposit refund will be reimbursed until corrected. Lessee agrees to permit Lessor or any assign to enter for inspection, repairs, or any other reason deemed desirable or essential by the Management. Lessee agrees that no alterations or redecoration of any kind to the dwelling shall be made without prior written consent of the Owner/Lessor.

Lessee agrees that if the premises consist of a single family dwelling, that Lessee is responsible for maintenance of the lawn, shrubbery, at all times, and upon vacating, remove all rubbish from said premises.

Lessee agrees that if the property should become uninhabitable due to Fire or other acts of God during the term of the lease, then the only liability of the Lessor shall be the refund of all unearned rent. This is a disclaimer of liability to which Lessee agrees.

Lessee is responsible for the unstopping of plumbing and the lighting of gas fixtures after the first three days of occupancy. Lessee is responsible for frozen pipes, light bulb replacements, and continued pest control. This property is pest free or treated upon rental.

Lessee agrees that no vehicle will remain in an inoperative condition on premises for a period of over ten days.

Pets are not allowed in some units and that decision is made by the Owner. Pet deposit is Non-Refundable Fee for pest control. The fee for this unit is \$ _____. This does not exempt Lessee from any and all damages done by animal and Lessee is responsible and liable for repairs.

Lessor agrees to refund Security Deposit after the premises have been vacated and inspected and all conditions and terms of this contract have been met. **(See Security Deposit & Agreement)**

4
Lessee Understands and has been made aware that Lessor Mark Burrier holds an active Real Estate License with LEGACY REALTY, INC, located in Conway.

Illegal Drugs and/or paraphernalia will not be tolerated on premises and if found on said premises, constitutes a breach of contract and immediate eviction will ensue. Tenant will still be responsible for remaining lease agreement.

In the event it is necessary for Lessor to employ an attorney or collection agency to enforce any provisions of this lease or if management incurs any expenses in the exercise of any rights hereunder, then Lessee agrees to pay any and all reasonable attorneys fees, charges made by collection agency, or any other expenses the Lessor incurred as a result of this lease. Management reserves the right to release lessee's names for non-payment of rents, leaving the property damaged or unclean. I (we) the undersigned Lessees grant a lien on all personal property moved into or onto the subject property of this lease to the Lessor. The personal property will not be removed by the tenant until all payments are satisfied. However, Management reserves the right to move such property into storage, subject to storage rules. Cancellations are subject to charges of the loss of rents, and or security deposits.

I have read this contract and all questions about it have been answered to my satisfaction before I signed this contract. I have been made aware of my right to have an attorney review this agreement before I sign and waive this right. This is a legally binding instrument and upon execution all parties are bound.

All Leases Expire at the end of their Term of Lease. No Partial Final Months.

Lessee

Date

Lessee

Date

Lessee

Date

I certify that I have instructed the Lessee to read the above lease in its entirety before signing and ask questions on any part of this contract they do not understand. The Lessee states to me that they have no further questions and have acknowledged that they understand the rental agreement in its entirety.

Lessor/Owner

Date