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**Edinboro Country Square Realty Co.**  
*415 Waterford Street, Apt 315*  
*Edinboro, PA 16412*

***LEASE AGREEMENT / Country Square Apartments***

Made and entered into by and between EDINBORO COUNTRY SQUARE REALTY CO., hereinafter referred to as EDINBORO COUNTRY SQUARE, and \_\_\_\_\_ hereinafter referred to as **TENANT**, this day of \_\_\_\_\_, 20\_\_.

IN CONSIDERATION of the rents and covenants hereinafter expressed, EDINBORO COUNTRY SQUARE has demised and leased and does hereby demise and lease to the **TENANT** the following premises, viz: Apartment No. \_\_, EDINBORO COUNTRY SQUARE APARTMENTS, Waterford Street, Edinboro, PA., with the privileges and appurtenances, for a term beginning \_\_\_\_\_, 20\_\_ and ending \_\_\_\_\_, 20\_\_.

**RENT: TENANT** covenants and agrees that he will pay EDINBORO COUNTRY SQUARE for the use of said premises the rent of \$\_\_\_\_ per month to be paid in advance with the first payment due on the execution of this lease, and all subsequent payments due on the 1st day of each and every month thereafter. EDINBORO COUNTRY SQUARE reserves the right to raise the monthly rental at the expiration of this lease, but notice must be given to the **TENANT** in writing 20 days prior to the expiration of this lease. The notice shall be mailed to the **TENANT** at the apartment rented.

**DEPOSIT: TENANT** hereby agrees to deposit the sum of \$\_\_\_\_ upon the execution of this lease to be held by EDINBORO COUNTRY SQUARE and to be returned within 30 days of the lease if all conditions are fully met.

**PETS:** EDINBORO COUNTRY SQUARE policy is not to allow **TENANT** to have pets in the building. Violation of this covenant constitutes a breach of this lease, for which the landlord may demand immediate repossession of the premises plus forfeiture of any security deposit.

**TV: TENANT** shall not be permitted to use outside TV antennas.

**CHRISTMAS TREES: TENANT** shall NOT be permitted to have a real Christmas Tree inside the complex.

**TAXES:** EDINBORO COUNTRY SQUARE agrees to pay all taxes assessed on said premises during the term of this lease.

**WATER:** EDINBORO COUNTRY SQUARE agrees to pay all water \_\_\_\_\_ bills for water used in the apartment during the term of this lease.

**ELECTRICITY: TENANT** agrees to pay all electrical bills which will be billed directly to said **TENANT** by the electric company.

**TERMINATION: TENANT** covenants that at the expiration of said term, he will surrender up the premises to EDINBORO COUNTRY SQUARE in as good condition as now, necessary wear and damage by the elements expected.

**USE: TENANT** agrees that he will not use or occupy said premises for any purpose except as a dwelling, or in any manner deemed extra hazardous on account of fire, nor use said premises in an improper manner, and will not assign this lease, or sublet the said premises, or any portion thereof, without the consent in writing of EDINBORO COUNTRY SQUARE. **TENANT** shall not conduct any "apartment sales".

**ORDINANCES: TENANT** agrees to conform to all Ordinances and Regulations, to observe all rules for prevention of fire; to keep said premises in a neat and clean condition, free from all refuse and garbage and does hereby agree not to hold EDINBORO COUNTRY SQUARE or agent responsible for accident or injury arising from or occurring on said premises, or inability to keep any agreement herein by reason or causes beyond the control of EDINBORO COUNTRY SQUARE.

**HALLS:** TENANT shall not keep or permit any garbage cans, toys, bikes, or other household items in the halls or on the front or rear entrance of the apartments. No swings, sandboxes or swimming pools are permitted on the exterior grounds of the apartment complex. The landlord will make final decision on the determination regarding the items, or similar items, covered in this paragraph.

**SHOWING:** TENANT agrees that EDINBORO COUNTRY SQUARE or agent shall be permitted at reasonable hours, to examine said premises; to make any repairs EDINBORO COUNTRY SQUARE may deem proper; to show said premises to prospective tenants.

**DAMAGE:** TENANT agrees that the walls or woodwork of the leased premises shall not be unreasonable defaced by nails, tacks, screws, or otherwise; that nothing shall be thrown from or placed in the windows or doors of the leased premises (including air conditioning units); that no signs, advertisements, placards or notice shall be placed in or about any part of the building.

**NOISE:** For the comfort of other tenants, no disturbing sounds shall come from the apartment leased, or anything permitted that might be a nuisance.

**DEFAULT:** If the TENANT defaults in making any payment for rent when the same is due, then the terms stated in this lease, and all rights and privileges of the TENANT thereunder shall, at the end of seven days from such default, cease and expire at the option of EDINBORO COUNTRY SQUARE.

**PAINTING, WALLPAPER AND REPAIRS:** TENANT shall be prohibited from painting, hanging wallpaper and performing non-emergency repairs. Landlord shall exclusively provide these services.

**PARKING:** The TENANT shall not park vehicles, other than passenger cars, in the parking area. Landlord's written permission must be obtained for campers, trailers and all vehicles not considered passenger cars. Each Unit is limited to two passenger cars and agrees any second car will not be parked immediately in front of any building. The landlord reserves the right to specifically designate parking spots. Additional vehicles will be assessed a \$15 per month fee.

**CONDITION OF APARTMENT WHEN VACATING:** Included in this apartment is the stove, refrigerator, dishwasher, garbage disposal, carpeting, air conditioning, etc. The TENANT agrees that the apartment was clean when they moved in. The apartment shall be left in the same condition when they vacate. When the tenant vacates, the owner will inspect the premises. If no work is required in the apartment, full deposit will be refunded. If the apartment is not left in a clean condition, the following cleaning deductions will be made: \$55.00 if the stove and oven need cleaning, \$95.00 if care needs scrubbing, \$25.00 if the refrigerator needs cleaning, \$35.00 for each cigarette burn in carpeting, floor, linoleum or on counter tops and window sills, \$25.00 if dishwasher needs cleaning, and \$25.00 if bath or kitchen needs cleaning, and \$250.00 if the entire apartment needs painting.

**NUMBER OF OCCUPANTS:** The lease states the number of people that will be residing in the apartment. If any additional person or persons moves into the premises, the landlord reserves the right to void the lease and to take immediate possession of the premises. This does not include relatives or friends visiting the tenant for a period of one (1) week. The monthly rental is based on the information furnished the landlord. If the tenant has an additional person or persons residing on the premises with him, there will be an additional charge of \$100.00 a month for each additional person with the consent of management.

Except as herein before provided, it is hereby covenanted and agreed that if said TENANT shall fail to pay rent above specified or any part thereof when it becomes due, or violates any of the covenants, agreements and conditions of this lease, that said EDINBORO COUNTRY SQUARE may sue for the same or reenter said premises, or resort to any legal remedy.

**PAYMENT:** Deposit and monthly rentals shall be made payable to: **Edinboro Country Square Realty Co.** and mailed or delivered to: **Manager, 415 Waterford Street, Apt 315, Edinboro, PA 16412.**

**LATE RENT:** If the rent is not received by the landlord by the fifth day of each and every month a \$20 late fee will be added.

**LOCK OUT FEE:** If the **TENANT** is locked out of their apartment requiring reentry by management there will be a \$10 fee charged.

**IN WITNESS WHEREOF** the parties hereto have set their hands and seals the day and year first above written.

**EDINBORO COUNTRY SQUARE REALTY CO.**

by \_\_\_\_\_ **L.S.**  
(Landlord/Agent)

\_\_\_\_\_ **L.S.**  
(Tenant)

\_\_\_\_\_ **L.S.**  
(Tenant)

Insurance notice executed: \_\_\_\_\_

Key Deposit executed: \_\_\_\_\_

EDINBORO COUNTRY SQUARE REALTY CO.  
415 WATERFORD STREET  
EDINBORO, PA 16412

*RENTERS INSURANCE RECOMMENDED*

Apartment No. \_\_\_\_\_

Edinboro Country Square Realty Co. advises that each resident provide liability insurance covering his or her personal property. According to the terms of this lease agreement, the landlord is not responsible for any loss or damage to Resident's personal property.

Please **sign below** as your acknowledgment of this policy.

\_\_\_\_\_  
Resident                      Date

\_\_\_\_\_  
Resident                      Date

\_\_\_\_\_  
Site Manager                  Date

Do you intend to install a washer?    yes    no

Do you currently own any water filled furniture?    yes    no

Do you currently have renter's insurance?    yes    no