



Lily Pond Rentals

Rental Agreement

Dwelling address: _____, Portland, OR 97203

Tenancy: Fixed term lease beginning _____ ending _____. Rent payment due on 1st of each month for \$_____. Failure to complete the term of lease will result in a charge equal to 2 month's rent or until new tenant has been accepted.

Notices will be deemed served when either personally delivered or mailed by first class mail. In addition, nonpayment and applicable 24 hr. notices may be posted on the main entrance of the dwelling and mailed by first class mail. If rent is 7 days in arrears, after 72 hours' written notice, the owner may immediately terminate the rental agreement and take possession of the premises.

- Payment of Rent: Ruth Tuttle, 7306 N. Willamette Blvd., Portland, Or 97203
- Utilities Responsibility: Tenant will be responsible for water, electricity, gas and communications. Garbage service will be retained and paid for by tenants.
- Only signers on this agreement will be allowed occupancy of this home for more than 3 days without notification of landlord.
- Appliances: appliances need to be kept clean.
- Financial Terms: Rent of \$_____ due and payable on the 1st of each month. A late fee of \$100.00 will be assessed if rent is received at the place of payment after the 4th of the month.
- Move-in Accounting: Fee for reasonable anticipated landlord's expenses: \$1000
An example of items and repairs the fee will be used for:
 - Repainting the dwelling
 - Cleaning of floor surfaces
 - Cleaning of windows and coverings
 - Lock changing
 - Move-out inspection
 - Contract processing

- Move-in fee: \$1000.00
- First Month's rent _____ .00
- Last Month's rent: _____ .00
- First and last month's garbage at \$34.55 69.10
- Smoking is not permitted in the dwelling or on the premises. No pets.
- Maintenance and repair charges for tenant caused damage and/or cleaning above ordinary wear and tear will be billed as subcontracted by the landlord and/or up to \$50 per hour. All tenant repairs must have permission of the landlord before providing.
- Landscape Maintenance will be provided. Tenants are required to keep yard free of debris and lawn furniture to be placed on concrete patio to facilitate landscaping weekly maintenance.
- Half of the move-in fee is refundable if the house and yard are left in the same condition as 1st day of move-in.
- Parties are prohibited and you will receive a 24-hour notice to vacate the property if one occurs.
- Not responsible for damage to personal property. Please secure renter's insurance.
- Date: _____ We have read and agree to this rental agreement and the terms and conditions on the additional sheets attached.

Tenant: _____ Date: _____ Tenant: _____ Date: _____

Tenant: _____ Date: _____ Tenant: _____ Date: _____

Landlord: Ruth Tuttle _____ Date: _____

