

Residential Lease Agreement

Leased property: _____

Date of agreement: _____

Owner information: G2SM Management, LLC., PO Box 504, Bloomsburg, PA 17815
Website: <https://g2smrentals.com/>
570-764-7355 (Sam) – Primary
570-764-1200 (Mike) – Secondary
911 – Emergency

Tenants

1. _____
2. _____
3. _____
4. _____
5. _____

Term

Starting: _____

Ending at noon: _____

Rent

Rent of \$ _____ is payable monthly. Rent checks are to be made out to G2SM Management, LLC and are to be mailed to the above PO Box.

Rent must be received on or before the 1st day of each month. If rent is not received before the 5th day of each month, the Tenant will be charged a late fee of \$50. An additional \$15 will be applied if rent is not received in full before the 10th; another \$15 will be applied if not received in full by the 15th of the month. Late fees may total \$80 as of the 15th of the month.

The Tenant will be charged a fee of \$50 for any dishonored check returned. If personal checks continue to be a problem, Tenant will be required to pay rent by money order or cash.

The postmark on the envelope is the determining date as to whether or not the rent is on time.

If rent will be paid in cash, please call. We will make arrangements to have it picked up.

Tenants may also utilize online payment portal. Please request account from Landlord if this is the preference.

Deposit

A refundable security deposit of \$ _____ has been received by the Owner. This deposit will be held by the Owner as security and may be kept by the Owner for the cost of any trash removal,

Tenant's initials _____

Owner's initials _____

housecleaning and repair or correction of damage in excess of normal wear and tear or for any violation to this Lease Agreement.

No keys shall be given by the Owner to the Tenant before all rents and deposits have been paid in accordance with the terms of this Lease Agreement.

Return of deposit

The deposit or any balance of the deposit will be returned within 30 days after the Tenant has vacated the leased property provided the property is left in acceptable condition as determined by the Owner who will do a personal inspection of the property and after all keys have been returned. **A \$50 per key fee will be applied for any key that is not returned.**

Any violation of this lease may result in the forfeiture of all security deposits.

Maintenance of deposit

If the owner must utilize any or all of the security deposit to correct any issues during the term of the lease, the Owner will notify the Tenant of the amount. The Tenant agrees to replenish the deposit amount to always maintain the full amount of the security deposit. If the Tenants continue to reside in the apartment for more than one year, the Tenants agree to replenish the security deposit for the new Lease so that the Deposit will always retain a balance as defined above.

Eviction/Notice to quit

If rent has not been paid in full within 15 days of the due date, the Owner will automatically have the right to start the eviction process and have the Tenant(s), family, and possessions removed from the leased property.

This is the **NOTICE TO QUIT**. No posting or letter is required as this is automatically stated in this lease and accepted by the Tenant upon signing of this lease.

The Tenant is given a 10-day notice from the 5th to the 15th of the month. The Tenant again acknowledges this Notice to Quit upon signing this lease.

At any time the Tenant breaches this lease (unpaid rent, damaging property, not paying utilities, uncleanliness, being loud and disorderly, etc.), Owners have the right to start the eviction process.

Utilities

The resident is responsible for the following utilities/services as marked:

- | | | |
|--------------------------------------|---------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Water | <input type="checkbox"/> Trash removal | <input type="checkbox"/> Furnace Maintenance |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Snow removal (parking) | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Gas (stove) | <input type="checkbox"/> Snow removal (sidewalks) | <input type="checkbox"/> Lawn/yard care |
| <input type="checkbox"/> Gas (heat) | <input type="checkbox"/> Cable/internet | |

The Tenant is responsible to contact each utility company prior to the start of the term of the lease. Utilities must be placed in the name of the Tenant who will be billed directly by the utility.

Applicable; Not applicable. Resident must have walks cleared from snow and ice within a 12 hour period after storm stops. Any fees incurred from failure of keeping walks cleared will be the Tenant's responsibility and any and all charges must be paid in full by the Tenant immediately upon

receipt. At no time is rock salt to be used on the walkways/driveways; only products such as Quick Joe or sand are permitted. Rock salt will damage concrete.

Applicable; Not applicable. Tenant must provide their own closed trash receptacle(s) within one week of moving in. Failure to do so will result in a \$10 charge weekly by the Owners until the Tenant complies.

If the Owners are paying for heat, windows are to be closed at all times while the heating system is on. The Owners reserve the right upon a 60 day notice to increase the rent within this lease term due to increased expenses (heat, water, sewer, garbage, or other). If the Tenant is judged to be the cause of said increases (i.e. having the windows open with the heating system on), the Owners will increase the Tenant's rent as necessary.

Pets

Pets of any kind are not permitted to live inside/outside the premises at any time unless prior approval from Management (this includes family/friends bringing pets along for a visit). If Tenant or any Tenant's guest violates animal restrictions (with or without Tenant's knowledge), Tenant will be subject to charges, damages, eviction, and other remedies provided in this Lease Agreement. If an animal has been in the apartment at any time during the term of this lease (without Owner consent), Owner will charge Tenant for de-fleaing, deodorizing, and shampooing. Initial (\$250) and daily (\$25) animal-violation charges and animal-removal charges will be charged for Owner's time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. Owner may remove an unauthorized animal by posting a 24 hour written notice on the door of the apartment of the intent to remove the animal. Owner may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, Owner won't be liable for loss, harm, sickness, or death of the animal unless due to Owner negligence. Owner will return the animal to Tenant upon request if it has not already been turned over to a humane society or local authority. Tenant must pay for the animal's care and kenneling charges. Owner has no lien on the animal for any purpose.

Approval is given on an individual basis only and will be marked below. If approval is given, there will be an additional charge per month for having a pet plus additional pet deposit (see pet agreement form).

Approved – See pet agreement form; Not approved

Right of access

The Owners have the right of access for inspection, repair and for showing of the property with reasonable notice. Management may enter at any time to protect life and property.

Fire/casualty

If the property becomes uninhabitable by reason of fire or other casualty, the Owners may, at its opinion, terminate the Lease Agreement or repair damages within 30 days. If the property is fully destroyed, the Lease Agreement is terminated. If the Owners elect to repair damages, rent shall be prorated from the date of fire/casualty to the date of re-occupancy proving during repairs the Tenant has vacated the property and removed possessions as required by the Owners. If fire/casualty is caused by the Tenant, rent will not be prorated and the deposit will not be returned.

Property loss

The Owners are not liable for damage to the Tenant's property of any type for any reason or cause. The Tenant is aware he/she is responsible for obtaining desired insurance for fire, theft, and liability or other. **Renter's insurance is highly recommended by the Owners.**

Use of property

The leased property is to be used for residential purposes only and is only to be occupied by the Tenant(s) named on this Lease. The presence of anyone residing within the property not listed on the Lease is grounds for termination of the Lease. Additional monies will be applied for additional residents not on the Lease.

Resident must comply with all state, county and municipal laws and ordinances.

Resident will not interfere with neighbors' quiet enjoyment of their residence. If illegal conduct (including illegal substances) is conducted at the premises, this agreement will terminate immediately, and the deposit will not be returned.

Lease not to be recorded

This Residential Lease will not be entered or record by either party in any public office for the recording of such documents.

Repairs

The Tenant is responsible for minor repairs such as light bulbs, batteries, clogged pipes/toilets, and other. The Owners will make necessary major repairs (leaks, appliances, etc.) to interior, as necessary, with written notice from the Tenant. The Owners will make necessary repairs to the exterior with reasonable promptness with written notice from the Tenant. If the Owners are required to repair damages caused by the Tenant, the Tenant will be charged the cost of correction.

Tenant acknowledges the Landlord has provided for Tenants usage of the following appliances:

If an appliance fails, the landlord will follow the below procedure:

- Tenant contacts landlord in writing regarding failed appliance.
 - Please include complete description of issue along with pictures/video (if applicable), make and model of appliance.
- Either the landlord himself or contractor will inspect the failed appliance (this step may be waived if submitted description of the problem is adequate)
- If required, appropriate appliance repair person will be contracted. The speed at which the appliance is repaired is dependent on the contractor's schedule.
- If appliance is found to be non-functional, a new appliance will be supplied. The speed at which a new appliance is provided is dependent on supply chain lead times (ie. Some items may be backordered)
- If appliance is found to be damaged due to misuse by the tenant, the cost of correction will be charged to the tenant (repair/replacement)

Surrender

The Tenant agrees to and shall, on expiration or sooner termination of the terms above or any extended term hereof, promptly surrender and deliver the Leased Premises to the Owner without demand therefore in good condition, ordinary wear and tear excepted.

Upon the termination of said Lease or vacating said apartment the Tenant has the following responsibilities:

1. Moving all furniture to vacuum all carpeting, this means behind and under all furniture, if furnished apartment.
2. Dust all drawers and heaters and polish all furniture, if furnished apartment.
3. Clean all closets.
4. Remove all garbage and unwanted items.
5. Kitchen: Cupboards cleaned inside and out; refrigerator to be defrosted and cleaned throughout; stove cleaned thoroughly, including oven and burner pans.
6. Bathroom: Tub, Showers, shower doors, vanity, medicine cabinet, toilet bowl and tank, to be cleaned thoroughly.
7. Light bulbs: All burned out light bulbs must be replaced.
8. Charges for any item above not completed will be deducted from security deposits.

The total cost of returning the apartment to its original condition, including odors, shall be borne equally by all Tenants of the apartment. The responsibility of cleaning the entire apartment to the standards of the Owner includes but is not limited to appliances, walls, floors, cabinets, windows, blinds, etc.

The Tenant will be responsible for total replacement costs, regardless of age, for damages to the apartment, appliances, and/or common areas by Tenant and/or Tenant's guests beyond Owner's determination of normal wear and tear, requiring replacement of equipment, repair of finishes, etc.

NOTE: THIS LEASE DOES NOT RECOGNIZE FAIR WEAR AND TEAR OR DEPRECIATION WHEN CALCULATING REPLACEMENT COSTS OR DAMAGE CAUSED BY TENANT. ACTUAL COST TO RETURN APARTMENT TO ORIGINAL CONDITION WILL BE CHARGED TO TENANT.

Early termination

The Tenant agrees to fulfill the term of this lease. If the Tenant terminates the lease before ending date, the following must occur:

1. Management must receive a 60-day notice in writing.
2. Premises must be left in clean, rentable condition.
3. Resident agrees to allow Owners to show the property.
4. All utility bills are paid in full.
5. Tenant is responsible for the monthly rent until the ending date of this lease or until the premises is rented.
6. If a Tenant leaves the premises before the lease expires, the Security Deposit paid by the Tenant will not be returned until the lease terminates or until a new Tenant replaces the one(s) leaving

and pays the required Security Deposit and rent due, at which time, the leaving Tenant's Security Deposit will be returned.

Subleasing

Subleasing is not permissible.

Lead based paint disclosure

At the signing of this Residential Lease the parties have signed a Disclosure of Information on Lead-Based Paint or Lead-Based Paint Hazards. TENANT ACKNOWLEDGES THAT TENANT HAS FULLY READ AND UNDERSTOOD THE DISCLOSURE. TENANT ALSO ACKNOWLEDGES RECEIVING A COPY OF THE FEDERALLY APPROVED PAMPHLET ON LEAD POISONING PREVENTION.

Rules

1. No satellite dishes are permitted on the leased premises.
2. Tenant may not display any signed, exterior lights or marking or attach awnings/projections to the leased property.
3. No water-type beds are permitted.
4. The resident is not permitted to change locks and/or in any way alter the locks installed on the doors. Any changes or additions must have written approval from the landlord.
5. No open flame heaters (kerosene, etc.) or candles are allowed to be burned within the house or apartment. The use of candles or other open flames will cancel the return of all security deposits. This includes but is not limited to the use of grills (charcoal, gas or other). Grills may not be on porches or near the building. Warming dishes without open flame are permitted.
6. No combustible or explosive goods/materials are allowed to be stored within residence and/or storage units on the premises.
7. Smoke detectors: It is the responsibility of the Tenant to test and change the batteries in the smoke detectors. Batteries must never be removed from the smoke detectors for any reason other than replacement.
8. If any nails, screws, or adhesive hangers are used, the holes/damages from such items are to be repaired appropriately by the Tenant.
9. Parking: Non-operative and/or unlicensed vehicles are not permitted on the premises. Management reserves the right to tow at Resident's expense.
10. No one other than the Tenants listed on the Lease are permitted to reside within the premises. Upon learning of any additional individual residing within the lease premises, without approval from the Owners, an additional \$10/day will be owed to the Owners and applied from the time the unapproved individual started to reside in the premises.
11. Noise: All television, radios, musical instruments, etc. must be used at a level of sound that does not annoy or interfere with neighbors.
12. The premises are to be kept in a clean and sanitary condition at all times and all recycling and other garbage which may accumulate must be removed on a weekly basis. At no time is garbage or recycling permitted to pile up and at any time the Owner may require the Tenant to clean parts of the property if at the Owner's determination, such action is necessary. At Owner's digression, a \$25/month penalty fee may be applied for garbage or recycling that continues to pile up.
13. Entrances are not to be obstructed or used for any purposes other than entrance or exit.
14. Resident will maintain premises in a neat and acceptable manner.

15. Tenants are responsible for maintaining heat at a minimum temperature of 50 degrees in the apartment at all times. Damages to the property caused by temperatures below 50 degrees will be the responsibility of the Tenant.
16. The Owner provides fire extinguishers and if during the occupancy of said premises any of the fire extinguishers are discharged except for need or stolen and it becomes necessary for the owner to have the extinguishers refilled, recharged and/or replaced, the Tenant will be charged with the cost of recharging/replacing the fire extinguishers. It is the responsibility of the Tenant to notify the Owner of any fire extinguisher that needs refilling, recharged, and/or replaced.
17. All drains are in working order at the beginning of this lease. If Owner or Owner's agent needs to clear/clean any drain in the apartment, Owner may charge Tenant at a rate of \$30 per hour for the repair. Sanitary products of any brand are not to be flushed down toilet receptacles. If it is necessary to obtain the services of a professional plumber or other mechanic because of Tenant caused blockages, the cost will be the responsibility of the Tenant.
18. The Tenant may not make changes or improvements to the apartment without written permission from the Owner. If the Tenant does so without permission, the Tenant must pay to the Owner the full cost of restoring the apartment to its prior condition.
19. **Absolutely no smoking is permitted inside premises.**

Management reserves the right at any time to apply additional rules and regulations, as necessary.

Agreement

This agreement and any attached addendums, applications or lease extensions constitute the entire agreement between the parties and no oral statements are binding. If the Owners incur any legal expenses due to breach of this agreement, the Tenant will pay to the Owners all expenses incurred in connection.

Joint and several liability

The term Tenant used herein shall refer collectively to all persons named above in signing this Lease as Tenant, and the liability of each such person shall be joint and several. This means that each individual is responsible for the entire amount of the rental payment due and owing and the entire cost of any damage to the Leased Premises. Even if an individual pays his/her proportionate share of the rent or has no part in causing any damage to the Leased Premises, that individual is and still can be held responsible for the full amount of any rent due and owing and the full amount of the cost of any damage to the Leased Premises. This means that if one (1) individual moves out, Owner can make all of the Tenants or just one (1) Tenant responsible for the full rent. This means that the Owner can sue any one (1) Tenant or all Tenants for breaking the Lease.

Notice given by Owner to any individual person named as Tenant, or by any such person to Owner, shall bind all persons signing this Lease as Tenant.

By signing this Lease Agreement, each Tenant agrees that Owner has provided Tenant opportunity to read and understand the terms in this Lease, and to consult an attorney, if desired before signing. Tenants' signature constitutes affirmation that Tenant has read this Lease before signing.

Electronically transmitted copies of this lease with signatures via email and/or facsimile shall constitute delivery of a signed counterpart of this lease and shall be enforceable as an original executed counterpart.

IN WITNESS WHEREOF, the undersigned Owner and Tenant hereto execute this Lease as of the day and year first above written.

Signatures

_____, Tenant
_____, Tenant
_____, Tenant
_____, Tenant
_____, Tenant
_____, Owner

Additional Covenants and Obligations

Leased property: _____

Date of agreement: _____

In addition to the covenants and obligations set forth in the aforementioned Residential Rental Agreement, Tenant and Landlord hereby covenant and agree as follows:

Landlord's Covenants and Obligations:

Landlord shall keep and maintain the leased premises in compliance with all applicable Codes and Ordinances of the Town of Bloomsburg and shall keep the leased premises in good and safe condition.

The manager for the leased premises shall be as follows: Michael Capita, 717-419-2870

The Landlord shall be responsible for regularly performing all routine maintenance, including lawn mowing and ice and snow removal*, and for making any and all necessary repairs in and around the leased premises, except for any specific tasks which the parties hereby agree shall be delegated to the Tenant and which are identified as follows: *Snow and Ice Removal from apartment steps and any parking areas.

The Landlord shall promptly respond to reasonable complaints and inquiries from the Tenant.

The Landlord shall comply with all applicable provisions of the Landlord-Tenant Act of the Commonwealth of Pennsylvania.

Tenant's Covenants and Obligations

1. Tenant shall comply with all applicable Codes and Ordinances of the Town of Bloomsburg and all applicable state laws.
2. Tenant agrees that the maximum number of persons permitted within the regulated unit at any time shall be _____ and the maximum number of persons permitted within the common areas of the leased premises at any time shall be _____.
3. Tenant shall dispose of all rubbish, garbage and other waste from the leased premises in a clean and safe manner and shall separate and place for collection all recyclable materials in compliance with Bloomsburg's Solid Waste and Recycling Ordinance.
4. Tenant shall not engage in any conduct on the Leased Premises that is declared illegal under the Pennsylvania Crime Code of Liquor Code, or the Controlled Substance, Drug, Device and Cosmetic Act, nor shall Tenant permit others on the premises to engage in such conduct.
5. Tenant shall use and occupy the leased premise so as not to disturb the peaceful enjoyment of adjacent or nearby premises by others.
6. Tenant shall not cause, nor permit, nor tolerate to be caused, damage to the leased premises, except for ordinary wear and tear.
7. Tenant shall not engage in, nor tolerate nor permit others on the leased premises to engage in, "disruptive conduct" which is defined as "any form of conduct, action, incident or behavior perpetrated, caused or permitted by any occupant or visitor of a regulated dwelling unit that is so loud, untimely, offensive, riotous or that otherwise unreasonably disturbs other persons in their peaceful environment of their premises such that a report is made to the police and/or to the Code Enforcement Officer. It is not necessary that such conduct, action, incident or behavior constitute a criminal offense, nor that criminal charges be filed against any person in order for a person to have perpetrated, caused or permitted the commission of disruptive

Tenant's initials _____

Owner's initials _____

conduct as defined herein. Provided, however, that no disruptive conduct shall be deemed to have occurred unless the Code Enforcement Officer or police shall investigate and make a determination that such did occur, and keep written records, including a Disruptive Conduct Report of such occurrence.”

8. Tenant acknowledges and agrees that this tenancy is subject to the provisions of the Regulated Rental Unit Occupancy Ordinance of the Town of Bloomsburg and that the issuance by any municipal officer of the Town of Bloomsburg of a Certificate of Noncompliance with said Ordinance relating to the leased premises shall constitute a breach of the rental agreement of which this addendum is a part. Upon such breach, Landlord shall have the right and option to pursue any and all of the following remedies:
 - a. Termination of the rental agreement without prior notice;
 - b. Bring an action to recover possession of the leased premises without abatement of rents paid, including reasonable attorney fees and costs;
 - c. Bring an action to recover the whole balance of the rent and charges due for the unexpired lease term, including reasonable attorney fees and costs;
 - d. Bring an action for damages caused by Tenant’s breach, including reasonable attorney fees and costs.

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

(Print Name of Tenant)

(Signature of Tenant)

(Signature of Landlord)

(Date)

Disclosure of information on lead based paint or lead based paint hazards

Lead warning statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant woman. Before renting pre-1978 housing, lessor must disclose the presence of known lead based paint and or lead based hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessors disclosure

1. Presence of lead-based paint and/or lead-based paint hazards. Check below:
 - a. Known lead-based paint and/or lead-based paint hazards are present in the housing. Explain: _____
 - b. Lessor had no knowledge of lead-based paint and/or lead-based hazards in the housing.
2. Records and reports available to the lessor. Check below:
 - a. Lessor had provided the lessee with all available records and reports pertaining to lead-based paint and or lead-based paint hazards in the housing (list documents) below):
 - b. Lessor has no reports or records pertaining to lead-based paint or lead-based hazards in the housing.

Lessee's acknowledgement

The following parties have reviewed the information above and certify, to the best of their knowledge that the information they have provided is true and accurate.

Owner: _____ Date: _____

Tenant: _____ Date: _____