

Open Door Rentals and Real Estate

500 S. Grandstaff Drive • Suite F • Auburn, IN 46706
(260) 333-7368



1 Residency and Financials

PAGES

- 1. Residency and Financials
 - 2. Policies and Procedures
 - 3. Responsibilities
 - 4. General Clauses
- ## ADDENDA
- 5. Bed Bug Contract
 - 6. Lease/Rental Mold and Ventilation Addendum
 - 7. Condition_of_Property.pdf
 - 8. Insurance_Lease_Addendum_Admin_Fee_.docx.pdf
 - 9. move_out_charge.pdf
 - 10. Pet_Addendum.pdf
 - 11. protect_your_family_from_lead_in_your_home.pdf
 - 12. Sub-Billing_Fact_Sheet.pdf

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

Inez Esters *+ Son*

and us, the owner/agent:

Open Door Rentals and Real Estate

You've agreed to rent the property located at

1621 E Rudisill Blvd
Fort Wayne, IN 468

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed.

The apartment will be occupied exclusively by the resident(s) listed above. The Owner/Agent must approve additional occupants in writing. Occupants other than those listed above found living in the apartment without written permission is grounds for eviction.

1.2 LEASE DURATION

The terms of this tenancy shall commence on 10/01/2021 and end on , and thereafter, shall be month-to-month on the same terms and conditions as stated herein until notified otherwise, save any changes made pursuant to law, until terminated or otherwise agreed upon in writing and signed by all parties. A written 30 day notice is required prior to lease termination.

ACCEPTANCE

[Sign and Accept](#)

1.3 RENTS AND CHARGES

You shall pay \$525.00 per month for rent. The first month's rent and/or prorated rent amount of shall be due prior to move-in.

Every month thereafter, you must pay your rent on or before the 1st day of each month with 10 days of grace period. The following late fees will apply for payments made after the grace period:

Late fee rule: \$50.00 Flat Fee
Daily late fee: \$0.00

A charge of \$25 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.4 SECURITY DEPOSIT

The total security deposit at the time of execution of this Lease Contract for all residents in the apartment is , due on or before the date this Lease Contract is signed. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, late fees, insurance/tech fees, and returned check fees. See Sec 3.4 for more details.

Security deposit CANNOT be used in lieu of payment of last month's rent.

1.5 UTILITIES AND APPLIANCES

Owner/Agent will be responsible for the following utilities:

Tenant pays all utilities Fort Wayne City Nipsco AEP

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting. Tenants will have 48 hours to put service for utilities in their names, if applicable, any bills that accrue during that time will be added to tenant ledger. Failure to keep utilities on may result in eviction.

Tenant is responsible to mow the lawn, weed trim, trim shrubs, change furnace filters, add salt in the softener unless otherwise indicated below. All trash must be kept in a trash receptacle. Any furniture or large items will not be picked up by the trash company and tenant will be responsible to remove.

Appliances: The following are provided but not warranted. Appliances provided and listed below will not be repaired by Owner/Agent. If additional appliances are there, they may be used by tenant but may not be repaired by Owner/Agent. All appliances at property are to remain at the property in the event of move out. Theft of appliances will be prosecuted. Monetary food or clothing loss resulting from failure of appliance the owner is not responsible for.

Refrigerator

Additional Lease Information:

Owner maintains all lawn care, tenant removes all snow. Tenant is to have renters insurance that runs with the lease.

NO SMOKING
WINDOW AC ONLY

1.6 UTILITY INVOICE ADDENDUM (IF APPLICABLE)

Agent/Owner intends to distribute water and sewage disposal from the Tenant pays all utilities Fort Wayne City Nipsco AEP (utilities companies listed there of, to each of its tenants. For any dwelling that is not sub-metered, landlord will post a monthly invoice to the tenant, a separate line item than rent, for usage of utility and any other charges permitted by law. The charges will be based on square footage and/or occupancy as permitted by 170IAC 15-2-2 and the monthly invoice will be able to identify the rate being charged on which it is based.

Billing for utility charges is one (1) month in arrears. Upon expiration of the lease term, a estimated final bill will be calculated based on the average of the preceding eleven (11) months usage. If and excess is greater than the estimated incurred, a bill will be sent to the last known address or forwarding address, if given. A tenant has a period of 90 days to pay this debt before a collection or judgement is entered,

A \$4 administrative fee will be charged monthly for this service.

1.7 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like. Open Door Rentals and Real Estate **must be** named as an additional party to your Renter's Insurance policy. In the event of any damages, we will contact your insurance's claims department to open an investigation to see if a claim is justified. If any claim is deemed justified, you agree to proceed with the claim and cooperate with your insurance company to assure that the claim is processed in a timely manner.

Additionally, you are required to purchase personal liability insurance. Failure to maintain personal liability insurance is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law. If proof of personal liability insurance is not provided to the Owner/Agent within 10 (10) days of the execution of this lease, or tenant will be charged \$9.50 fee plus a \$3.00 tech fee per month to be enrolled in Liability to Landlord Insurance.

Open Door Rentals and Real Estate must be named as an additional party.

1.8 KEYS AND LOCKS

You will be provided the following keys:

1 key to the Front door

All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall be liable for the entire cost of all key and lock replacements. You shall not change the locks or add a deadbolt lock without our written consent. If you become locked out of your apartment - call maintenance for direction if after hours or on weekend, please call a locksmith at your expense.

All keys must be returned to us at the Open Door Rentals and Real Estate Office when you vacate the unit. You will be charged for the replacement of locks and keys that are not returned.

Garage Door Openers - 1 will be provided if applicable.

By initialing here, you acknowledge and agree to the terms on this page. Click to add your initials.

X _____
Initial Here

Contradictory

Appliances are mine. Stove/Fridge removed 5/16/11

9/6 Ad by owner as rent went up \$50 for water.

why?

still waiting on replacement garage w/ electricity to it.