

Cedar Valley Properties
Lease Agreement

This agreement is entered into, effective as of _____[date], between CEDAR VALLEY PROPERTIES, of 617 Mullberry, WATERLOO, IA, referred to as "prospective lessor," and _____, of _____[address], _____[city], _____[state], referred to as "prospective lessee."

TERM OF LEASE

The Apartment _____[number] shall be leased to prospective lessee for a period of _____[number] _____ [rental option] from _____[date]. Prospective lessee shall have the option to renew the lease for _____[number] additional periods of equal duration, on giving written notice to prospective lessor of his or her intent to exercise that option at least 90 days prior to the expiration of the lease. Any additional extensions of the initial lease agreement or any new lease agreement shall be at the option of prospective lessor.

RENTAL OPTIONS

Prospective lessee shall pay \$_____ per week/month (circle one) as the rental fee for the term of the lease with the first payment due on or before _____[date], and subsequent payments on the 1st day of each succeeding week/month (circle one). In the event of failure to pay any rental installment when due, there shall be added to such installment, an additional rental due hereunder, equaling a sum of Ten (10) dollars and an additional Five (5) dollars for every day exceeding the Fifth of the month. Any check or bank draft not honored shall incur an additional Twenty-five (25) dollars.

DEPOSIT AGREEMENT

\$_____.00 has been given for deposit. List any additional special deposit arrangements here:

TAXES AND UTILITIES

- A. Prospective lessor shall be liable for the payment of all real property taxes assessed against the residential premises and shall pay the costs incurred for water, sanitation, and sewer services.
- B. Prospective lessee shall be liable for all personal property taxes and all remaining utility charges, including gas, electricity, and telephone.

REPAIRS

- A. Prospective lessee shall make all repairs on the premises, except where repairs are necessitated by structural damage, after advising prospective lessor of the necessity for such repairs.
- B. Prospective lessee shall replace all faulty light bulbs, fuses, broken blinds, and any other such fixture which damage came not from normal wear and tear as determine by lessor.

BUILDING RULES

- A. Prospective lessee agrees to adhere to building rules as stated in the provided rule sheet. Failure to follow the building rules can result in damage fees or eviction. The Lessor may update rules in writing at any time.

In witness of the above, each party to this agreement has caused it to be executed on the date indicated below.

Lessor

Lessee(s)

Date