

COTTON FARMS MHP, L.L.C.

APARTMENT LEASE AGREEMENT

This indenture date 2017 made by and between Cotton Farms MHP, L.L.C., hereafter referred to as the LANDLORD and _____, hereafter referred to as the TENANT, for consideration of mutual promises agree to the following:

LANDLORD rents and TENANT hires the premises known as _____, Danville NH 03819 consisting of a 1 BD 1 BA apartment, at a rent of \$ _____ per MONTH, PAYABLE IN ADVANCE on the first (1st) day of each MONTH and considered late as of the tenth (10th) day of each MONTH. Tenancy starts on _____ and may end with a thirty day written notice from either party.

SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- OCCUPANT(S) AS FOLLOWS:** _____ ADULTS _____ CHILDREN – **NO ADDITIONAL PERSONS ARE ALLOWED WITHOUT LANDLORD'S CONSENT.** Tenant shall not sublet any part of the whole premises. Tenant to use premises for residential purposes only.
- NO UTILITIES ARE INCLUDED.** Landlord not responsible for any failures, nor shall tenant withhold rent payments during period of failure. All utilities are the tenant's responsibility.
- APPLIANCES INCLUDED:** Hot water heater, stove, electric baseboard heaters, and refrigerator. Tenant accepts it as in good condition and shall be responsible for maintaining in said condition.
- PARKING:** Tenants are allowed to park **one vehicle on the premises.** Unregistered vehicles are not permitted and will be towed at tenant's expense. No trailers, motor homes, or other recreational vehicles are permitted on the premises.
- PETS:** **1 indoor cat** only allowed. **Additional \$50 per month pet fee charge** to account. See "Cotton Farms MHP Pet Registration" form for terms and conditions.
- CARE OF THE PREMISES:** Tenant shall maintain apartment in a clean condition. **No alterations** without the consent of the LANDLORD.
- COMMON AREAS:** **Tenant shall keep all said areas clean at all times.** Fire Department regulations require that no storage of items be in known common areas. **Additionally, tenant must comply by all applicable sections of Cotton Farms MHP Community Guidelines, particularly Sections 1B., 2A.-C., 3A.ii., 3A.v., 3B.-C.,4D.-F., 4H., 6L., 7C., 7G., 7H., 8A.-K., 9A.-K., and 11C.-G.**
- CONDITIONS:** Tenant accepts apartment as free from defects. **Any damages to unit** during tenancy caused by tenant or guest **shall be repaired at the tenant's expense.** See move in sheet.
- PLUMBING:** the tenant accepts all plumbing as clear. Any **stoppage or blockage** during the tenancy **caused by tenants neglect will be repaired at the tenant's expense.** **LANDLORD NOT responsible** for any damages caused by **leaks, overflows** and/or **backups.** Tenant agrees not to pour grease and or rubbish or other improper articles in the sinks or toilet.
- DISTURBANCES:** Parties are offense to other tenants and are NOT permitted. Tenants shall not make nor allow any disturbing noises that will interfere with the rights and comforts of other tenants. Radio, stereo, and television volume shall be at a level so as not to be heard outside of the tenant's rental unit.
- INSURANCE:** landlord maintains fire and liability insurance on the premises only. This insurance DOES NOT cover Tenant furnishings or personal belongings. Tenant shall be responsible for obtaining fire, extended coverage and liability insurance with respect to the contents of the apartment.
- LIABILITY:** Tenant shall hold Landlord harmless from all claims to persons or property arising out of use and occupancy of the premises, unless negligence on the part of the Landlord can be proven.
- RIGHT OF ENTRY:** Landlord, or his agent reserves the right to enter tenant's apartment AT REASONABLE TIMES with notice, to examine condition thereof, **OR WITHOUT NOTICE** in situations deemed of an **emergency nature.** Landlord is always entitled to a key to said apartment for entry.

14. **KEYS AND LOCKS:** **Locks shall not be changed without Landlord's consent.** Failure to return keys upon vacating will result in a \$75.00 deduction from the tenant's security deposit. There will be a \$25.00 lock out fee on each occasion a representative of Landlord is called to unlock unit, payable at time of entry.
15. **LATE PAYMENTS:** Overdue rents will NOT be tolerated. Time is of the essence of this AGREEMENT. Rents remaining unpaid by the 10th day of the month are considered in DEFAULT and are subjected to a LATE FEE of \$20.00. All late fees are due with the rent for that month if tenant pays the rental amount without the late fee the account will remain in delinquent status until paid.
16. **RETURNED CHECKS:** Tenant agrees to pay \$25.00 fee as damages for each dishonored check for all charges occurred by the Landlord. **If more than one check is returned, all future payments must be done by money order or bank check.**
17. **RENEWAL TERM:** Either party can terminate this AGREEMENT with a written 30-day notice given on the 1st of the previous month.
18. **VACATING:** Tenants are required to give a minimum of thirty days' notice prior to vacating. **Landlord reserves the right to enter apartment** during reasonable hours with a reasonable notice, for **show to prospective tenants.**
19. **SECURITY, CLEANING, AND DAMAGE DEPOSIT:** Landlord acknowledges receipt of \$ _____ as a security deposit on apartment from the tenant. Said deposit and any accrued interest that is required to be paid to tenant by N.H. REV. Stat.ann477:48V. will be returned to tenant within 30 days **after the end of tenancy if all obligations of tenant have been performed and if apartment is not damaged and is left in original condition**, normal wear and tear expected. **Security Deposit IS NOT TO BE USED AS FINAL RENT.**

The undersigned tenant hereby acknowledges receipt if a copy hereof:

Authorized Agent or Landlord

Dated: _____

(Tenant)

Dated: _____

(Tenant)

Dated: _____