

DBC Management LLC

P.O. Box 360263
Strongsville, Ohio 440136
(216) 513-2566

Residential Property Lease Agreement

I. DESCRIPTION OF THE PARTIES AND PREMISES

On this 10th day of August, 2018, DBC Management LLC (Owner/Manager) does hereby lease to Jillian O'brien (Tenant); for use by the Tenant and the members of the Tenant's household, the unit described below:

Address: 3456 W. 117th St.
Cleveland, Ohio 44111
Apartment No.: 6

Members of the Tenant's household residing at the above stated address, along with their relation to the Tenant and age (Including Tenant):

(1) Tenant Full Name: Jillian O'brien
(2) _____ Relation: _____
(3) _____ Relation: _____
(4) _____ Relation: _____

II. TERM AND RENEWEL OF LEASE

The terms of the lease shall be for a fixed term of ONE YEAR commencing on September 1, 2018 and ending on August 31, 2019.

This lease shall be automatically renewed after the completion of the above lease term on a month-to-month basis if a new written lease is not executed prior to the expiration of this lease agreement. Tenant must provide a thirty (30) day written notice if Tenant intends to vacate the premises after completing said fixed term.

Please note: Rental prices are subject to change after the completion of the said lease and prior to a new lease with a written thirty (30) day notice by the Owner/Manager to the Tenant.

III. AMOUNT AND DUE DATE OF RENTAL PAYMENTS AND LATE CHARGES

Resident agrees to pay as rent for the demised premises the sum of Five Hundred & Fifteen Dollars ^(\$515.00) on a monthly basis for the lease term stated above. Rent shall be due in advance on the 1st day of each month of the said term. The Rent shall be made payable to "DBC Management LLC" and shall be sent to:

DBC Management LLC
P.O. Box 360263
Strongsville, Ohio 44136

A charge of \$25.00 will be assessed to all late payments of monthly rent not received by the FIFTH day of the said month. An additional fee of \$30.00 will be charged for all returned checks.

IV. SECURITY DEPOSIT

\$515 + \$315 = \$830.00 total Deposit

Tenant agrees to deposit Eight Hundred & Thirty Dollars (\$830.00) as a security deposit to be used by the Owner/Manager towards reimbursement of the cost of repairing any damages to the dwelling caused by the Tenant, the household, or persons on the premises with the consent of the Tenant or members of the household, and any rent or other charges owed by Tenant. If for any reason, the Tenant breaches the said lease, the Tenant shall forfeit their claim to their security deposit. Please note, Tenant must return the apartment in the condition in which it was received. The Owner shall hold the deposit amount in a non-interest bearing account.

Owner/Manager will return the security deposit to the Tenant within thirty (30) days after the Tenant vacates the said premises, less any deductions for any of the costs indicated above.

In the event that Tenant defaults on the Lease for *any* reason, Tenant shall forfeit the entire security deposit amount to Landlord.

Note: The security deposit may not be used to pay rent or other charges while Tenant occupies the dwelling.

V. UTILITY SERVICES

Gas will be supplied by:	Tenant
Electricity will be supplied by:	Tenant
Water will be supplied by:	Owner
Sewer will be supplied by:	Owner

Tenant agrees to obtain and be directly billed by all utility companies for any services to be supplied by the Tenant. Owner/Manager agrees to be directly billed by all utility companies for any services to be supplied by the Owner.

VI. APPLIANCES

The stove/oven for the dwelling will be supplied by	Owner
The refrigerator will be supplied by	Owner

Tenant agrees to maintain any appliances supplied by the owner and will be held liable for any damages done to the appliances.

VII. OCCUPANCY OF THE DWELLING

Tenant shall have the right to exclusive use and occupancy of the leased premises, which shall include reasonable accommodations of Tenant's guests or visitors. Consent by the Owner/Manager is required before any additional persons may occupy the dwelling as a full time resident.

VIII. TENANT OBLIGATIONS

By signing this lease, Tenant agrees and is hereby obligated to:

- A. Pay rent on time.
- B. Not smoke in the hallways.
- C. Keep common areas (hallways) clear from any clutter or personal property.
- D. Not provide accommodations for boarders and lodgers.
- E. Not assign the lease or sublease the premises.
- F. Use the premises solely as a private dwelling for Tenant and Tenant's household, as identified in accordance with the provisions of Section 1, and not to use or permit its use for any other purpose.
- G. Pay for utilities in a timely manner, where such utilities are supplied and billed directly to the Tenant by a utility provider.
- H. Keep the premises and other areas, as may be assigned to the Tenant for his/her exclusive use, in clean and safe conditions.
- I. Dispose of all ashes, garbage, rubbish, and other waste from the premises in a sanitary and safe condition.
- J. Refrain, as well as household members and other persons permitted on the premises with the consent of the Tenant or household members to refrain, from destroying, defacing, damaging or removing any part of the premises.
- K. Notify Owner/Manager promptly of known need for repairs to the dwelling.
- L. Pay reasonable charges for the repair of damages to the premises caused by the Tenant, members of his/her household, and persons on the premises with the consent of Tenant or members of his/her household.
- M. Refrain from illegal activity or any other activity that impairs the physical and social environment of the dwelling.
- N. Refrain from any violent activity on the premises.
- O. Refrain from any criminal activity.
- P. Not disturb others living within the same premises as the Tenant.

Pets and/or Animals

Pets and/or animals are *NOT* allowed on the premises.

Tenant shall have an exception to have one cat in the unit. Said Cat shall be declawed and "fixed."

Mail

Each Tenant is assigned a mailbox, for incoming mail, located at the main entrance.

Television Services

Cable services (such as Time Warner and/or AT&T) shall be available for tenants to purchase at their own expense. Tenants may *not*, however, order and/or affix satellite dishes to any part of the structure of the building.

Laundry

A laundry room is located in the basement floor of the building. Laundry room is to be used from the hours of 7:00 AM until 10:00 PM.

- A. Please do not throw apartment trash in the laundry room wastebasket.
- B. Owner/Manager is not responsible for damaged or lost clothing.
- C. Tenant must notify Owner/Manager of machine problems or damages done to the machine.
- D. While a laundry machine and dryer are provided in the building, Landlord does *NOT* guarantee that they will always be in operation nor is Landlord responsible for any lost coins due to malfunction.

Trash and Garbage

Trash and Garbage must be disposed of in the outside dumpster. Trash may *NOT* be kept in the common areas.

Smoking

Smoking will not be tolerated in the apartment building hallways for safety and health reasons. DBC Management LLC would like to maintain safe and healthy living conditions for all Tenants residing on the premises.

Apartment Building Keys

Main entrance, basement, and mailbox keys are given to Tenant upon the commencement of the lease. A charge of \$25.00 will be imposed for any and all lost keys.

Illegal Activities

The use, possession, or trafficking of drugs or any other type of dangerous substances will not be tolerated on the premises. Those who take part in such illegal activity, upon visible evidence, will be evicted and the authorities will be notified.

Criminal Convictions

Any conviction(s), charges, and/or arrest(s) of any criminal offenses while residing at the said premises will not be tolerated and is grounds for an eviction. Failure to disclose misdemeanors, felonies, and/or any outstanding arrest warrants prior to signing this lease are grounds for an eviction.

Default

Tenant understands and acknowledges that a violation or breach of ANY term in this lease may result in eviction.

In the event that Tenant breaches any term of this Lease agreement for any reason, Tenant forfeits the entire amount of the Security Deposit on file with Owner/Manager.

IX. CONDITION OF DWELLING

Please list the condition and all damages to the Apartment prior to the signing of the lease.

All items and appliances are in good working order.

By signing below, the Tenant and the Owner/Manager have indicated that they have read this Residential Property Lease, understand it, and agree to abide by the terms of the said lease.

Co-Signers, if any, must sign to ensure authenticity of the Tenant's signature and provide surety of the Tenant's agreement to the lease. All defaults or damages unpaid by the Tenant will automatically ensure the co-signer to be held liable for the Tenant.

All Tenants must sign:

Jillian O'Brien
Print Name

JMOBm
Signature

8-10-2018
Date

Print Name

Signature

Date

Owner/Manager:

Suzanne Dole
Print Name - *manager*

SJD
Signature

8/6/2018
Date