

# Residential Lease

## Clause 1. Identification of Landlord and Tenant

This agreement is entered into between Eileen + Steven Cochran <sup>3/kids</sup> [Tenant] and Melissa Webb [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

## Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at 3658 W 58th Cleveland Ohio 44102 together with the following furnishings and appliances:  
Stove and Refrigerator  
Rental of the premises also includes backyard, grill, Pool

## Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and their minor children.  
Occupancy by guests for more than 5 is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

## Clause 4. Term of the Tenancy

The term of the rental will begin on 06-01-2019, and end on 06-01-2021.

## Clause 5. Payment of Rent.

**Regular month rent**  
Tenant will pay to Landlord a monthly rent of \$ 650.00 + 1/2 water 1/2 Sewer, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise:  
CASH APP

### Delivery of payment.

Rent will be paid:  
 by mail, to CASH APP  
 in person, at \_\_\_\_\_

### Form of payment.

Landlord will accept payment in these forms:  
 cash  
 personal check made payable to CASH-APP  
 certified funds or money order  
 credit card

**Clause 11. Tenant's Maintenance Responsibilities**

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

**Clause 12. Repairs and Alterations by Tenant**

a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.

b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

**Clause 13. Prohibition of Violating Laws and Causing Disturbances**

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

**Clause 14. Pets** ONLY 2 animals ON  
~~No animal may be kept on the premises without~~ Landlord's prior written consent, except animals needed by tenants who have a disability, as that term is understood by law, and There is 1 dog  
under the following conditions: clean-up after them  
1 cat allowed.

**Clause 15. Landlord's Right to Access**

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant 24 hr notice before entering.

**Clause 16. Extended Absences by Tenant**

Tenant will notify Landlord in advance if Tenant will be away from the premises for 2 or more con-

**Clause 23. Validity of Each Part**

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

**Clause 24. Grounds for Termination of Tenancy**

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

**Clause 25. Entire Agreement**

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

06/01/2019 \_\_\_\_\_  
 Date Landlord or Landlord's Agent Title Owner/Landlord  
 3640 W 58th \_\_\_\_\_  
 Address  
 Cleveland OH 44105 440-990-4067  
 City State Zip Code Phone

06-01-2019 \_\_\_\_\_  
 Date Eileen Cochran \_\_\_\_\_  
 Tenant Phone 216-313-3749

06-01-2019 \_\_\_\_\_  
 Date Steven Cochran \_\_\_\_\_  
 Tenant Phone 216-543-2671

\_\_\_\_\_  
 Date Tenant Phone

# Disclosure of Information on Lead-Based Paint and/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 women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

## Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) NO Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) NO Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) NO Lessor has 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).

(ii) NO Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Lessee's Acknowledgment (initial)

(c)  Lessee has received copies of all information listed above.

(d)  Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

## Agent's Acknowledgment (initial)

(e)  Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

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.

Steven Cochran 06-01-2019 Steven Cochran 06-01-2019  
Lessor Date Lessor Date

\_\_\_\_\_  
Lessee Date Lessee Date  
[Signature] 06/01/2019  
Agent Date Agent Date

**Furnished Property**

	Condition on Arrival			Condition on Departure			Estimated Cost of Repair/Replacement
<b>LIVING ROOM</b>							
End Tables/Coffee Tables							
Lamps							
Chairs							
Sofa							
Other							
Other							
<b>KITCHEN</b>							
Broiler Pan							
Ice Trays							
Other							
Other							
<b>DINING ROOM</b>							
Chairs							
Stools							
Table							
Other							
Other							
<b>BATHROOM</b>	Bath #1	Bath #2		Bath #1	Bath #2		
Mirrors							
Shower Curtain							
Hamper							
Other							
Other							
<b>BEDROOM</b>	Bdrm #1	Bdrm #2	Bdrm #3	Bdrm #1	Bdrm #2	Bdrm #3	
Beds (single)							
Beds (double)							
Chairs							
Chests							
Dressing Tables							
Lamps							
Mirrors							
Night Tables							

# Landlord-Tenant Checklist

General Condition of Rental Unit and Premises

Street Address \_\_\_\_\_

Unit No. \_\_\_\_\_

City \_\_\_\_\_

	Condition on Arrival	Condition on Departure	Estimated Cost of Repair/Replacement
<b>LIVING ROOM</b>			
Floors & Floor Coverings			
Drapes & Window Coverings			
Walls & Ceilings			
Light Fixtures			
Windows, Screens, & Doors			
Front Door & Locks			
Smoke Detector			
Fireplace			
Other			
Other			
<b>KITCHEN</b>			
Floors & Floor Coverings			
Walls & Ceilings			
Light Fixtures			
Cabinets			
Counters			
Stove/Oven			
Refrigerator			
Dishwasher			
Garbage Disposal			
Sink & Plumbing			
Smoke Detector			
Other			
Other			
<b>DINING ROOM</b>			
Floors & Floor Covering			
Walls & Ceilings			
Light Fixtures			

# Residential Lease

## Clause 1. Identification of Landlord and Tenant

This agreement is entered into between Leighanna Rollins David Rollins [Tenant] and Melissa Webb [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement. Isaac Rollins 2 kids  
Lea Rollins 2 kids

## Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at 3658 W 58th  
Cleveland, Oh 44102 together with the following furnishings and appliances:

Rental of the premises also includes

Stove & Refrigerator Backyard-grill & Pool

## Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and their minor children.

Occupancy by guests for more than 4 is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

## Clause 4. Term of the Tenancy

The term of the rental will begin on 03-14-2020, and end on 03-14-2022.

## Clause 5. Payment of Rent.

### Regular month rent

Tenant will pay to Landlord a monthly rent of \$ 700.00 + 1/2 water 1/2 Sewer, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise:

CASH - OR CASH APP

### Delivery of payment.

Rent will be paid:

by mail, to \_\_\_\_\_

in person, at \_\_\_\_\_

### Form of payment.

Landlord will accept payment in these forms:

cash

personal check made payable to \_\_\_\_\_

certified funds or money order

credit card

**Clause 11. Tenant's Maintenance Responsibilities**

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

**Clause 12. Repairs and Alterations by Tenant**

a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.

b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

**Clause 13. Prohibition of Violating Laws and Causing Disturbances**

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

**Clause 14. Pets** 4 animals

~~No animal may be kept~~ on the premises without Landlord's prior written consent, except animals needed by tenants who have a disability, as that term is understood by law, and there is 3 dogs 1 cat. under the following conditions: allowed clean up after them

**Clause 15. Landlord's Right to Access**

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant 24 hrs notice before entering.

**Clause 16. Extended Absences by Tenant**

Tenant will notify Landlord in advance if Tenant will be away from the premises for 2 or more con-



**Clause 23. Validity of Each Part**

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

**Clause 24. Grounds for Termination of Tenancy**

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

**Clause 25. Entire Agreement**

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

03-14-2020 Melissa White \_\_\_\_\_  
Date Landlord or Landlord's Agent Title  
owner/Landlord

3640 W 58th \_\_\_\_\_  
Address  
Cleveland OH 44102 440.990.4067  
City State Zip Code Phone

5-13-20 Deron \_\_\_\_\_  
Date Tenant Phone  
216-389-1637

5-13-20 Stephanie M. Holtz \_\_\_\_\_  
Date Tenant Phone  
216-389-1637

\_\_\_\_\_  
Date Tenant Phone

# Disclosure of Information on Lead-Based Paint and/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 women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

## Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) NO Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) NO Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) NO Lessor has 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).

(ii) NO Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Lessee's Acknowledgment (initial)

(c) ✓ Lessee has received copies of all information listed above.

(d) ✓ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

## Agent's Acknowledgment (initial)

(e) ✓ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

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.

Lessor	Date	Lessor	Date
<u>[Signature]</u>	<u>5-13-20</u>	<u>[Signature]</u>	<u>5-13-20</u>
Lessee	Date	Lessee	Date
<u>[Signature]</u>	<u>03/14/2020</u>	<u>[Signature]</u>	
Agent	Date	Agent	Date

**Furnished Property**

	Condition on Arrival			Condition on Departure			Estimated Cost of Repair/Replacement
<b>LIVING ROOM</b>							
End Tables/Coffee Tables							
Lamps							
Chairs							
Sofa							
Other							
Other							
<b>KITCHEN</b>							
Broller Pan							
Ice Trays							
Other							
Other							
<b>DINING ROOM</b>							
Chairs							
Stools							
Table							
Other							
Other							
<b>BATHROOM</b>	Bath #1	Bath #2		Bath #1	Bath #2		
Mirrors							
Shower Curtain							
Hamper							
Other							
Other							
<b>BEDROOM</b>	Bdrm #1	Bdrm #2	Bdrm #3	Bdrm #1	Bdrm #2	Bdrm #3	
Beds (single)							
Beds (double)							
Chairs							
Chests							
Dressing Tables							
Lamps							
Mirrors							
Night Tables							

# Landlord-Tenant Checklist

General Condition of Rental Unit and Premises

Street Address \_\_\_\_\_ Unit No. \_\_\_\_\_ City \_\_\_\_\_

	Condition on Arrival	Condition on Departure	Estimated Cost of Repair/Replacement
<b>LIVING ROOM</b>			
Floors & Floor Coverings			
Drapes & Window Coverings			
Walls & Ceilings			
Light Fixtures			
Windows, Screens, & Doors			
Front Door & Locks			
Smoke Detector			
Fireplace			
Other			
Other			
<b>KITCHEN</b>			
Floors & Floor Coverings			
Walls & Ceilings			
Light Fixtures			
Cabinets			
Counters			
Stove/Oven			
Refrigerator			
Dishwasher			
Garbage Disposal			
Sink & Plumbing			
Smoke Detector			
Other			
Other			
<b>DINING ROOM</b>			
Floors & Floor Covering			
Walls & Ceilings			
Light Fixtures			