

Cerreta Interiors

Residential Lease Agreement

This agreement, dated 27 September 2021 is between Cerreta Interiors, LLC (Lessor), and Jason Connor Sullivan (Tenant) and Isobel J Shepherd (Tenant).

1. LANDLORD:

The Landlord(s) and/or agent(s) is/are and will be referred to in this Lease Agreement as "Landlord." Cerreta Interiors, LLC (Lessor)

2. TENANT:

The Tenant(s) is/are: Jason Connor Sullivan & Isobel J Shepherd (Tenant) and will be referred to in this Lease Agreement as "Tenant."

3. RENTAL PROPERTY:

The Landlord agrees to rent to the Tenant the property described as a 2bd 1ba unit located at 1664 Lauderdale Ave., Lakewood, OH, 44107, which will be referred to in this Lease as the "Leased Premises."

4. TERM OF LEASE AGREEMENT:

The Lease Agreement will begin on 1 October 2021 and end on 30 September 2022.

5. USE & OCCUPANCY OF PROPERTY:

The only person(s) living in the Leased Premises is/are: Jason Connor Sullivan & Isobel J Shepherd

The only pet(s) living in the Leased Premises is/are: Kenny

Without Owners' prior written permission, no other persons may live there and no other pets may stay there, even temporarily, nor may the dwelling be sublet or used for business purposes. Guest(s) staying over 15 days without the written consent of Owner shall be considered a breach of this agreement. Only the following individuals and/or animals, and no others shall occupy the

JS

JCS

9/29/21

Cerreta Interiors

subject residence for more than 15 days unless the expressed written consent of Owner obtained in advance.

6. RENT DUE:

- A. The amount of the Rent is \$1,250 to be paid monthly.
- B. The amount of the Pet fee is \$0.00 to be paid monthly
- C. The amount of other fees (Specified in Special Terms and Conditions) are \$25.00 to be paid monthly

The total rent amount is \$1,275. The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Landlord must receive the Tenant's payment.

7. LATE FEE:

If the rent or any other charges are not received by the Landlord on or before 5 days after the rent due date, Tenant must pay a late fee of \$100.00 in addition to the rent.

8. RETURNED PAYMENTS:

A returned payment fee of \$35.00 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.

9. SECURITY DEPOSIT:

- A. The Tenant(s) have paid to the Landlord a Security Deposit of \$1,250 on or before 27 September 2021.

The Security Deposit is intended to pay the cost of damages, cleaning, excessive wear and tear, and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges due by reason of Tenant's default of this Lease Agreement.

10. UTILITIES & SERVICES:

Landlord will be responsible for the following utilities and services: Water, Trash, Recycling, Snow Removal, Lawn Care.



JCS

9/29/21

Cerreta Interiors

Landlord provides the following appliances:

- Clothes Washer
- Clothes Dryer
- Electric Oven Range
- Refrigerator
- Thermostat
- Carbon Monoxide Detector
- Smoke Alarms

The Tenants are responsible for Electricity and Gas. The tenants must provide proof to the Landlord that Utilities are switched under the Tenant's control within 5 days of the start of the Lease.


11. MAINTENANCE AND REPAIRS:

Tenant shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles. Tenant shall deposit all recycling in a clean and sanitary manner into, not outside or around, the proper receptacles, in blue Lakewood City recycling bins and black Lakewood City garbage bins by the back entrance. Tenant shall cooperate in keeping the yard and garbage area neat and clean, to not overflow any of the waste receptacles. Tenant shall follow all Lakewood City garbage guidelines, including moving the receptacles to the tree lawn and back behind the property according to City guidelines.

Tenant shall be responsible for disposing of items of such size and nature as are not normally acceptable by the garbage hauler.

Tenant shall be responsible for keeping the laundry, kitchen and bathroom drains free of things that may tend to cause clogging of the drains. Tenant agrees to clean bathroom and tiles with nonabrasive dish soaps only. No sanitary products, grease, paper towels, wipes, or foreign objects are to be disposed of in any of the drains or toilets in the unit. If any of the water lines becomes clogged, it will be billed to the expense of the Tenant.

Tenant shall pay for the cleaning out of any plumbing fixture that may need to be cleared of stoppage and for the expense or damage caused by stopping of waste pipes or overflow from bathtubs, wash basins, or sinks.


JCS 9/29/21

Cerreta Interiors

A. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any repair of which the Tenant becomes aware.

B. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair and/or replacement that may be needed.

12. CONDITION OF PROPERTY:

A. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order.

B. The Tenant agrees that neither the Landlord nor his agent have made promises regarding the condition of the Leased Premises except those explicitly described in this Lease Agreement.

C. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition as provided, according to this Lease Agreement.

D. Alterations: Tenant shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the Owner except as may be provided by law.

E. No smoking or lighting of large fires on the property

13. ENDING OF THE LEASE AGREEMENT:

To terminate this Lease, the Landlord, Owner of Property or Tenant must give to the other party at least 30 days prior written notice before the last day of the Lease term or any renewal thereof.

14. GOVERNING LAW:

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Ohio.

JS
JCS 9/29/21

Cerreta Interiors

15. ENTIRE AGREEMENT:

NOTICE: This is an important LEGAL document.

You may have an attorney review the Lease Agreement prior to signing it.

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all of the terms, conditions, Rules and Regulations of this Lease.

16. SPECIAL TERMS AND CONDITIONS:

A. No liquid filled furniture, receptacle containing more than ten gallons of liquid is permitted without prior written consent and meeting the requirements of the Owner.

B. Make sure all storm windows are closed before winter.

C. Clean the tiles regularly with nonabrasive cleaners. If refinishing is required during or after the lease period due to neglect it will be at the expense of the Tenant.

D. No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the Owner. Such consent if granted, shall be revocable at Owner's option upon giving a 30 day written notice. In the event laws are passed or permission is granted to have a pet and/or animal of any kind:

1) Pictures of pets must be provided to Landlord. First pet is free. The Pet Fee for any additional approved animal is \$30/Month.

E. One private parking space is guaranteed in the back of the building for an additional \$25 per month..

F. Tenants are required to carry renters insurance to cover any losses sustained to the Tenants personal property or vehicle. It is acknowledged that the Landlord does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of God, and/or any other causes. Tenants must furnish Landlord with proof of said insurance.

G. No loud music or noise shall be permitted in the premises, which shall be objectionable to the landlord or any occupants of said building. Tenant(s) shall not allow anything to be placed on the outside window ledges of the premises nor shall anything be thrown by the Tenant(s) or others, out of the windows of the building, or from the porches or steps of the corridors or any part of the building by the Tenant(s) or the Tenant's guest.

H. Tenant is given one set of keys to the premises and main door. Tenant is not to change the locks of the premises without the expressed written approval from the landlord. In event Landlord loses his/her keys, then it is the responsibility of the Tenant to provide access to the Landlord. In event Tenant loses his/her keys, then it is the responsibility of the Tenant to contact a locksmith and then change the locks and provide the landlord with a new set of keys after


JCS

9/29/21

Cerreta Interiors

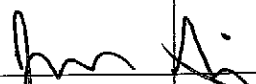
written approval from the landlord. Tenant is responsible for the cost of the new lock and new set of keys.

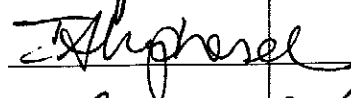
I. The public laundry space is to remain free of clutter, debris, or overflow of clothing.

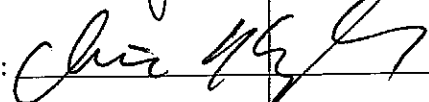
J. Cooking, outdoor grills are prohibited. Keep the outdoor area clean of any debris or personal belongings. No bikes are to be stored outside of the unit. Chairs are permissible as long as they do not prohibit the right-of-way for other Tenants.

K. No satellite dishes are permitted on the building.

L. All maintenance requests must be entered into the Housters platform or by email to hello@cerretainteriors.com. Immediate, emergency requests may be called in directly to the Property Manager. Maintenance requests submitted in format other than those listed will not be considered formal requests. Maintenance requests are never to be submitted directly to any contractor, subcontractor, or representative of the sort and must be coordinated through Cerreta Interiors. If a request is submitted directly to a contractor, subcontractor, or representative of the sort, it will be billed to the expense of the Tenant.

Tenant's Signature:  Date: 9/29/21

Tenant's Signature:  Date: 9-29-21

Landlord's Signature:  Date: 9-29-21

Cerreta Interiors

KEY EXCHANGE DATE:

MOVE IN INSPECTION:

Unless otherwise stated below, tenant is aware and agrees to the condition of the property.

	Walls	Floors	Windows	Doors	Outlets / Switches	Knobs / Fixtures	Lights	Appliances/ Furniture	Other
Living Room				Cracked glass porch Door					
Dining Room				Cabinets Don't close					
Kitchen			Right window cracked						Screw missing in vent
Bedroom #1			Does not close					Fan missing pull cords	
Bedroom #2			Does not close						
Bathroom					XXXXXX	Loose Right knob			
Common Area, Laundry									
Outdoor Area, Parking									

Notes:

All outlets should be in working order *was not able to check

Tenant's Signature: [Signature]

Date: 9-29-21

Property Manager's Signature: [Signature]

Date: 9-29-2021

Cerreta Interiors

CERRETA INTERIORS CONTACT INFORMATION

hello@cerretainteriors.com

Chris Kalor, Property Manager at Cerreta Interiors, LLC
chrisckaylor@gmail.com | 330-840-1073 | Available M-F, 8:00am - 5:00pm

Joshua Cerreta, Manager at Cerreta Interiors, LLC
joshua@cerretainteriors.com | 330-309-0190 | Available after hours emergencies only

TENANT CONTACT INFORMATION

Jason Connor Sullivan
EMAIL: jason.sullivan2235@gmail.com
PHONE: 440-822-7267

Isobel J Shepherd
EMAIL: isobelshepherd21@gmail.com
PHONE: 440-714-3920

MONTHLY RENTAL PAYMENT METHODS OF TRANSACTION

Option 1:

1. Request a Housters Invitation from Joshua Cerreta
2. Follow prompts through Housters to set up one time or recurring payments

JCS 9/29/21
JS