

T-Kort, LLC  
Dba Thomas Place and Reeves Place  
Lease Agreement

Location: Thomas Place, 2002 University Ave Unit \_\_\_\_\_ Garage \_\_\_\_\_  
Reeves Place, 501 or 503 \_\_\_\_\_

Date of Agreement: \_\_\_\_\_ Lease Period \_\_\_\_\_  
Rent \_\_\_\_\_ Security Deposit \_\_\_\_\_

Rent is due on the 1<sup>st</sup>. of each month, if the rent is not received by the 3<sup>rd</sup> each month a \$5 per day late fee will be assessed. Rent is to be delivered to the site manager in either location or mailed to T-Kort, LLC. PO Box 12014, Grand Forks, ND. 58208-2014. Any checks that are deemed NSF by the banking institution will be charged an additional \$30.00. The landlord is required to give the tenant a 30 day notice of rent increase. Rent checks should be made out to T-Kort. If multiple tenants reside together one check will be used to pay rent. All renters are required to have renters insurance.

Security Deposit shall be paid by the tenant at the signing of the lease or the first day of occupancy. The deposit is to cover any unpaid utilities, delinquent rent or other items which the tenant is required to pay. The tenant will be liable to any expenses incurred by the landlord as a result of the tenant's occupancy. The deposit or remainder thereof will be refunded as provided by law.

The rental unit shall be used only as a residence and no other purpose. The landlord will not allow multiple families to live in the unit. There will be no subleasing of the rental unit.

At Thomas Place, the tenant will be responsible for utilities not covered by the landlord. Utilities paid: Heat, water, garbage, satellite television. The tenant will pay for electrical service to the unit.

At Reeves Place, the tenant will be responsible All utilities.

**Maintenance/Repairs**

Unless otherwise noted, the acceptance of the unit, the tenant acknowledges that the unit is in good condition and repair.

The tenant, at their own expense, maintains the unit and all equipment located therein. The tenant shall surrender the same upon termination of the lease. The tenant shall be responsible for repairs to plumbing or electrical wiring exposed in the unit and for any and all damages occurring in the unit, whether caused by tenant or tenant's guest/family/pets. The tenant shall not paint, wallpaper or make alterations without written consent of landlord.

The tenant shall receive 2 keys. Replacement for lost keys will be \$15.00 per key.

The tenant shall reimburse the landlord for any loss, property damage, or cost for repairs or service (plumbing included) caused by the tenant's neglect or improper use of unit. Tenant shall pay all costs incurred by landlord incidental to any abandonment of unit or tenant's breach of this lease. Including but not limited to the landlord's costs to re rent. The tenant shall pay all court costs and attorney's fees incurred by landlord.

The landlord's failure to delay in asserting any of its rights under this lease shall not be deemed a waiver of said rights.

The tenant will conduct themselves and required other persons on the premises with the tenant's consent to conduct themselves in a manner that will not disturb the neighbor's peaceful enjoyment of the premises.

The tenant's guests and invitees shall only be allowed to use the outside parking areas not otherwise assigned.

Windows can only be covered with appropriate materials. No blankets, sheets or other coverings are allowed. Windows shall remained closed during November-April.

The landlord has the right at any time to enter the premises to inspect. Every effort to notify the tenant in advance will be made.

The tenant shall give 30 days notice of termination of lease agreement. At this point, the landlord will begin to show the unit to potential renters.

The tenants rights will terminate if there is failure to pay rent or obey the rules and regulations of the policy, or the tenant is breaking the law. 5 days of absence while in default will constitute the tenant in abandonment, thereafter, the landlord may resume right to the unit and sell personal property for re rental of unit. Any attorney's fees or court costs associated with this process shall be born by the tenant.

The landlord shall not be responsible for any damages or injury to tenant, tenant's property, family or friends while the tenant is renting the unit. The tenant further agrees to hold the landlord harmless and indemnify the landlord from any claims for damages no matter how caused arising out of or attributable to the tenant's use of the unit, including actions of the tenant's guests.

There will be no subletting of the said unit.

The tenant shall abide by all the rules and regulations adopted by the landlord.

This agreement may only be modified by both the landlord and tenant, in writing and attached to this document.

The terms and conditions of this lease and the rules and regulations shall be binding upon the landlord and tenant, the tenant's family/guests or other occupants and their personal representatives, heirs and successors.

Date \_\_\_\_\_

Landlord \_\_\_\_\_ Tenant \_\_\_\_\_

Tenant's References:

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_Name	Phone	Relationship
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Name	Phone	Relationship
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## Rules and Regulations

Each 2 bedroom unit can have a maximum of 3 tenants

The tenant must apply for utility service from XCEL Energy before the first day of occupancy and provide the landlord proof. Any unpaid utilities will be subtracted from the security deposit.

Upon termination of the lease, 30 day written notice, the landlord will be able to show the unit for purposes of re rental.

No smoking allowed in the units.

No roof access.

No waterbeds.

The tenant must deliver all requests for repairs to Tom Kenville, Unit #1 at Thomas Place.

Thomas Place and Reeves Place rent is due on the first of the month, upon the 3<sup>rd</sup> day of the month a \$5.00 late fee per day will be assessed. Please send rent to Tom Kenville, 2002 University Ave. Unit #1 Grand Forks, ND. 58201

Tenant is responsible to place their garbage in the city provided receptacle behind the garage

Pets will be on a case by case basis.

The tenant's free standing garage unit may be used for storage of the tenant's personal property. Doors must be kept closed, major auto repairs are not allowed on the premises. Garage sales are only permitted with written approval of landlord. The tenant is not permitted to use the garden hoses for washing cars or other personal property.

Laundry room hours 8am-9pm. Machines must be emptied promptly, including lint fillers, no tinting and dyeing is to occur. Lights are to be turned off when not in use.

Check out procedures:

The tenant shall:

- Check with the landlord on cleaning chemicals
- Walls must be cleaned
- Repair of nail holes will be charged

- Cabinets must be cleaned
- Light bulbs replaced
- Refrigerator must be cleaned
- Air conditioner filter changed
- Dishwasher cleaned
- Bathroom fixtures and cabinets cleaned
- Exhaust fans cleaned
- Light fixtures cleaned
- Windows cleaned
- Woodwork cleaned
- Blinds cleaned
- Garage and parking stall free of debris

Hole filling and carpet cleaning will be done by the landlord. Landlord will inspect upon final checkout and any of the above items not completed will be billed to the tenant.

These rules will become part of the tenant's lease agreement with T-Kort, LLC.

Date: \_\_\_\_\_

Landlord \_\_\_\_\_ Tenant \_\_\_\_\_