

Residential Lease Agreement

This Residential Lease Agreement (the "Lease") is made this ____ day of _____, 20__ by and between The Sloopy Group Ltd, an Ohio limited liability company (the "Landlord"), and _____ (individually and collectively, as applicable, the "Tenant"). All Tenant(s), are jointly and severally liable for all rents and satisfying all other terms and conditions of this Lease.

I. PREMISES LEASED. The Landlord, in consideration of the rent to be paid, and covenants and agreements to be performed by the Tenant does hereby lease the following described premises located at: _____, Apt./Unit _____, Columbus, Ohio 43____ (the "Premises").

II. LEASE TERM. The Tenant agrees to occupy said Premises for an original term commencing August _____, 201____, and ending July____, 201____. The Lease shall automatically renew on a month to month basis unless notice is given as stated in paragraph VII.

III. RENT. The Tenant agrees to pay the total sum of _____ US Dollars (US\$ _____) dollars for rent on the Premises. Rent shall be payable at the rate of _____ Dollars (US\$ _____) per month to be paid in advance of the first day of each month during the said term. All payments of rent shall be made at Post Office Box 82249, Columbus, OH 43202, or at such other place as Landlord may hereafter designate in writing. In the event that Tenant shall occupy said Premises prior to the beginning of the term set forth herein, a pro-rated amount of \$ _____ dollars shall be payable in advance and shall cover the period from _____, 201____ to August____, 201____. **Rent is due on or before the first day of each month (the due date).**

RENT UNPAID FIVE (5) DAYS AFTER THE DUE DATE IS DELINQUENT AND WILL AUTHORIZE ALL REMEDIES IN THIS LEASE. If all rent is not received on or before the fifth (5th) day of the month, the Tenant agrees to pay a late charge of Fifty Dollars plus Five Dollars (\$5) per day until the full rent is received. All funds received shall be applied to: dishonored check charges; late charges; unpaid utilities; damage charges; delinquent rent; current rent, in that order.

Any payment made by a check that is returned, the Tenant agrees to pay a charge of Forty Dollars (\$40) in addition to any applicable late charges, if applicable.

The Landlord may, at any time, require that all rent and other sums be paid in either certified or cashier's check, money order, or one monthly check rather than multiple checks. Cash shall not be accepted without the Landlord's prior written consent.

The Tenant agrees that acceptance and/or refusal by the Landlord of the rent payment after the due date shall in no manner constitute a waiver of the Landlord's rights in the event of the Tenant's failure to make rental payments as herein prescribed and agreed, nor shall it be considered as a change in the date upon which the Tenant is required to pay rent. Failure to demand the rent when due shall not constitute a waiver by the Landlord, and the necessity of demand for the rent by the Landlord when the rent is overdue, is hereby waived.

The Landlord agrees to notify the Tenant, in writing, at least (30) days prior to the expiration of the Lease, or any renewal therefore, of any increase in the rent charged for occupancy of the Premises.

IV. OCCUPANCY. The Tenant agrees that only those persons listed above as Tenant(s) shall occupy the Premises:

No person shall be released from the covenants of the Lease without first obtaining the written agreement of the other Tenants and/or cosigners set forth herein and written approval of changes from the Landlord. If such changes are agreed upon, all parties herein agree to make the necessary changes to the Lease before changes are valid.

The Tenant agrees that the Premises are to be occupied for residential purposes only. The Premises shall not be used or for any unlawful or hazardous purpose, or in any other manner which would disturb the peaceful, quiet enjoyment of any other occupant of the apartment community of which the Premises are a part. The Landlord reserves the right of eviction for any criminal activity, on or near the Premises, including the manufacture, distribution, use of controlled substances. A criminal conviction shall not be necessary before the Landlord can institute an eviction action.

V. SECURITY DEPOSIT. The Tenant agrees to deposit with the Landlord the sum of _____ Dollars (US\$ _____) as security for his or her faithful performance under the Lease and by law. The Tenant agrees the deposit is not an advance payment of rent and does not relieve the obligation to pay rent including rent for the last month of occupancy. The Landlord, at the expiration of the Lease or hold-over tenancy, may apply the security deposit for past due rent, fees, utilities, and/or for the cost of repairing damages beyond reasonable wear and tear to the Premises caused by the Tenant, his/her guests, family or invitees. Also, abandonment or vacating of the Premises by the Tenant before the end of the term shall result in the Landlord deducting damages he has incurred from the security deposit. The Landlord shall attempt to mitigate any damages resulting from abandonment. Each of the Tenants shall be jointly and severally responsible for all losses incurred by the Landlord occasioned by the tenancy.

The Tenant agrees to provide the Landlord, in writing, a forwarding address upon vacating the Premises. The Landlord agrees to return to the Tenant the security deposit, or whatever part has not been applied in payment of any Tenant obligations under the

Lease, within thirty (30) days after the expiration or any renewal of the Lease and delivery of possession of the Premises to the Landlord, whichever is last to occur. Any deductions from the security deposit shall be itemized and identified in writing by the Landlord during this same time period. This provision does not waive rights of the Landlord to seek damages in excess of the security deposit. The Tenant agrees to reimburse the Landlord for any rent, fees, utilities due and/or damages exceeding the security deposit.

VI. KEYS. The Tenant will be provided a total of _____ (____) apartment key(s), _____ (____) mailbox key(s), and _____ (____) other key(s) for _____. These keys may NOT be duplicated. There will be a fifty (\$30) re-keying charge per applicable lock for any of these keys not being returned upon vacating.

VII. MOVE OUT NOTICE AND RENEWAL. Unless another Lease is signed by the parties hereto or unless written notice of termination is given by one party to the other at least thirty (30) days before expiration of the Lease, the Lease shall be automatically renewed on a month to month basis. At least thirty (30) days prior to renewal due date, written notice of intent to move out must be given to the Landlord or the Landlord's Manager. The Tenant's move-out notice may not terminate the Lease sooner than the end of the Lease term or renewal period. The Tenant's move out notice must terminate the Lease on the last day of the month following the next rental due date.

VIII. UTILITIES. The Landlord shall pay for trash disposal and (if initialed): _____ gas, _____ sewage and storm water. The Tenant agrees to pay for all other utilities, related deposits and charges on the Tenant's utility bills. The Tenant shall not allow utilities, other than cable TV and/or internet, to be disconnected by any means (including non- payment of bill) until the end of the Lease term or renewal period. The Tenant agrees to reimburse the Landlord for any utility bills paid by the Landlord during the Tenant's responsibility to the Lease. Utilities shall be used only for normal household purposes.

IX. PETS. There shall be no dogs, cats, or pets of any kind permitted in, on, or about the Premises, or adjoining common areas (even temporarily), unless a written Pet Addendum with the Landlord consent is added to the Lease which provides otherwise. If a pet has been in the Premises at any time during the Tenant's term of occupancy (with or without the Landlord's consent), a charge may be made for defleaing, deodorizing, and/or shampooing, and/or other damages occasioned by the pet.

X. INSURANCE. Tenant will be responsible for insuring all the Tenant's personal property within or on the Premises. Therefore, it is strongly recommended that the Tenant purchase a Renter's Insurance policy, and the Tenant hereby releases and holds Landlord harmless for any losses associated with Tenant's personal property.

XI. USE AND ASSIGNMENT/SUBLETTING. The Tenant agrees that the Premises shall not sublet or or the Lease assigned, nor shall the number or names of occupants be increased or changed, without the prior written consent of the Landlord.

XII. TENANT'S DUTIES: The Tenant shall:

- A. Keep the Premises that Tenant occupies safe and sanitary;
- B. Dispose of all garbage, and other waste in a clean, safe and sanitary manner in the receptacles provided by the Landlord;
- C. Use and operate all electrical and plumbing fixtures properly;
- D. Comply with all applicable state and local housing, health and safety codes and the Community Policies as set forth in the Sloop Group Resident Handbook available at (www.TheSloopGroup.com) is incorporated by reference herein;
- E. Personally refrain, and forbid any other person who is on the Premises with his/her permission, from intentionally or negligently destroying, defacing, damaging, or removing any fixture, appliance, or other part of the Premises;
- F. Maintain in good working order and condition any range, refrigerator, washer, dryer, dishwasher, or other appliances supplied by the Landlord;
- G. Promptly notify the Landlord of the need for any repairs;
- H. Conduct him/herself and require all guests on Premises to not disturb his neighbors "peaceful enjoyment" of the Premises;
- I. Not unreasonably withhold consent for the Landlord or his/her agents to enter the Premises;
- J. Tenant shall regularly test all smoke detectors, supply electric current thereto (battery or electric current if required by Lease), and fire extinguishers and notify Landlord in writing of any mechanical failure, need for repair, or replacement.
- K. Tenant shall not operate any open-flame cooking device, or store liquefied-petroleum gas on a balcony or within 10 feet of any buildings, structures, stairways, walkways or porches.

XIII. LANDLORD'S DUTIES: The Landlord shall:

- A. Comply with the requirements of all applicable building, housing, health and safety codes that materially affect health and safety;
- B. Make all repairs and do whatever is reasonably necessary to put and keep the Premises in a fit and habitable condition;
- C. Keep all common areas of the Premises in a safe and sanitary condition;
- D. Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating and air-conditioning fixtures and appliances, supplied, or required to be supplied by the Landlord;
- E. Provide and maintain appropriate receptacles for the removal of garbage service incidental to Tenant's occupancy;
- F. Except in the case of emergency, or if it is impractical to do so, give the Tenant at least twenty-four (24) hours notice of his intent to enter and enter only at reasonable times;
- G. Landlord shall furnish and replace smoke detectors and fire extinguishers, as required by law; provided Tenant must replace batteries.

XIV. CONDITIONS OF PREMISES and ALTERATIONS. The Tenant accepts the Premises AS IS, except for conditions materially affecting health or safety of ordinary persons, and except as otherwise indicated on the inventory and condition form described below, the Landlord makes no implied warranties.

The Landlord shall provide an inventory and condition form to the Tenant on or before move-in. Within seven (7) days after move-in, the Tenant shall note all defects or damages on the form and return it to the Landlord's agent; otherwise with Premises shall be presumed to be in clean, safe and good working condition. The Tenant shall use customary diligence in care of the apartment and

common areas. Whenever damage is caused by the Tenant, the Tenant's guests, or occupants due to carelessness, misuse, neglect, or failure to notify the Landlord of any need for repairs, the Tenant agrees to pay (1) the cost of all repairs and do so within thirty (30) days after receipt of the Landlord's demand, and (2) rent for the period the unit is damaged whether or not the unit is habitable.

The Tenant may not perform any repairs, painting, wallpapering, carpeting, electrical changes, or other alterations to the Premises except as authorized by the Landlord in writing. No holes or stickers are allowed inside or outside the apartments; however, a reasonable number of small holes for picture hanging are permitted. No water furniture, antennas, additional phone or TV cable outlets, alarm systems, or lock changes, additions, or re-keying shall be permitted except with the Landlord's prior written consent. The Tenant shall not disable, disconnect, alter or remove the Landlord's property, including security devices, alarm systems, smoke detectors, fire extinguishers, appliances, furniture, screens.

When the Tenant moves in, the Landlord shall furnish light bulbs for fixtures furnished by the Landlord; thereafter, light bulbs of the same wattage shall be replaced at the Tenant's expense. When moving out, the Tenant shall surrender the Premises in the same condition as when received, reasonable wear excepted.

XV. WHEN THE LANDLORD MAY ENTER. The Landlord, or the Landlord's representatives may peacefully enter the Premises during reasonable times for the purposes listed below, provided the Tenant or the Tenant's guests are present. If no one is in the Premises, and request has been made for repair and/or entry by the Tenant, the Landlord, or the Landlord's agents may enter peacefully and at reasonable times by duplicate or master key. If the Landlord requests entry, a written notice shall be given to the Tenant twenty-four (24) hours prior to entry. The Landlord reserves the right to enter the Premises without notice in case of emergency. The Landlord reserves the right to enter by other means if locks have been changed in violation of the Lease.

Such entry may be for: repairs, estimating repair or refurbishing costs; pest control; preventative maintenance; filter changes; testing or replacing smoke detectors; retrieving unreturned tools or appliances; preventing waste of utilities; delivering, installing, reconnecting or replacing appliances, equipment, security devices or alarm systems; removing or re-keying unauthorized security devices or unauthorized alarm systems; removing health or safety hazards (including hazardous materials); inspections when imminent danger to person or property is reasonably suspected; entry by a law enforcement officer with search warrant or arrest warrant; showing apartment to prospective tenants (after vacating notice has been given); or insurance agents; or other valid business purposes.

XVI. NON-LIABILITY. The Tenant acknowledges that any Landlord provided security measures shall not be treated by the Tenant as a guarantee against crime or a reduction in the risk of crime. The Landlord shall not be liable to the Tenant, the Tenant's guests, or occupants for injury, damages, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. The Landlord shall not be liable to the Tenant, guest or occupant for person injury or damage or loss of personal property from fire, flood, water leaks, rain, hail, ice, snow, smoke, lightning, wind, explosions, and interruption of utilities unless caused by the Landlord's negligence. The Landlord has no duty to remove ice, sleet, or snow; but the Landlord may do so in whole or in part, with or without notice. If the Landlord's representatives are requested to render services not contemplated in the Lease, the Tenant shall hold the Landlord harmless from all liability for same.

XVII. LEASE COMPLIANCE. The Landlord and the Tenant have, at all times, the right to require compliance with all covenants, terms and conditions of the Lease, notwithstanding any conduct or custom on the Landlord's or the Tenant's part in refraining from so doing at any time. Waiver at any time of any breach or condition of the Lease shall not constitute or become a waiver of any subsequent breach, or change any condition of the Lease. The Landlord, where not required by law, may discontinue any facilities, amenities, or such services rendered by the Landlord and furnished to several Tenants on a common basis, not expressly covenanted for herein, it being understood that they constitute no part of the consideration for the Lease.

XVIII. DEFAULT BY THE TENANT. In the event the Tenant is in default of any of the terms or obligations of the Lease, violates and/or fails to comply with any of the covenants, terms, or conditions of the Lease, or any Community Policies (as set forth in the Sloopy Group Resident Handbook) herein or hereafter adopted by the Landlord, said default shall constitute grounds for termination of the Lease and/or eviction by the Landlord. It is expressly understood and agreed that the Tenant shall be and remain liable for any deficiency in rent until the Lease expires or until such time as in the interim, the Premises are leased by another acceptable Tenant. The Tenant shall also be and remain liable for any expense incidental to reletting, cleaning costs beyond normal wear and tear, trash removal, painting costs, utilities, or any other damages and costs which the Landlord has sustained by virtue of the Tenant's use and occupancy of the Premises or default under the Lease.

Default by the Tenant: Providing any false information on the rental application shall also constitute default under the terms of this Lease and, in such event, Landlord may terminate the tenancy and evict the Tenant at the Landlord's sole and absolute discretion.

XIX. ABANDONMENT OF PROPERTY. If Tenant is judicially evicted or if the Tenant has abandoned the Premises, Landlord or authorized individuals may remove all property remaining on the Premises or in common areas (including any vehicles Tenant or any occupant or guest owns or uses)

Tenant has abandoned the Premises when: (1) move-out date has passed and no one is living in the Premises in our reasonable judgment; or (2) Tenant has turned in keys and/or pass cards or provided us with a written forwarding address or new address; or (3) everyone appears to have moved out in our reasonable judgment; and (4) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment, or (5) Tenant(s) have been in default for non-payment of rent for five (5) consecutive days or water, gas, or electric service for the apartment not connected in our name has been terminated; and (6) Tenant has not responded for two (2) days to Landlord's notice left on the inside of the main entry door, stating that the Landlord considers the Premises abandoned.

Surrender, abandonment, and judicial eviction end Tenant's rights of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and re-let the Premises; determine any security deposit deductions; and remove property left in the Premises and common areas. Under Ohio Law, if a Tenant abandons the Premises or is evicted during the term of this Lease, the Tenant's liability to pay rent continues until the expiration of the Lease term or until the Premises are re-let.

XX. DEFAULT BY THE LANDLORD. If the Landlord is in default of the obligations imposed by the Lease, the Tenant may terminate the Lease by following these procedures (as directed by Ohio Revised Code 5321.07): (1) the Tenant shall make written request to the Landlord or Landlord's agents for repair or remedy of the condition within a reasonable time, and all rents must be current at such time; after receiving the request, the Landlord shall have the reasonable time to repair, or remedy, considering the nature of the problem and reasonable availability of materials, labor and utilities (reasonable time is considered to be not more than thirty (30) days); if such time has passed and if the Landlord has not made a diligent effort to repair or has not reported on the progress of remedy, then the Tenant may deposit all rent that is due, on or before the due date, with the Clerk of Courts of the City of Columbus, Franklin County or (2) the Tenant may give written notice of intent to terminate the Lease unless the repair is made within thirty (30) days.

XXI. ENTIRE AGREEMENT. The Lease and attached Addenda listed in Paragraph XXIV are the entire agreement between the Landlord and the Tenant. No representations oral or written, not contained herein or attached hereto, shall bind either party, except any attached Addendum. The Landlord or the Landlord's agents (including management personnel and other employees or agents) do not have authority to waive, amend or terminate the Lease or any part of it and do not have authority to make promises, representations or agreements which impose duties of security or other obligation on the Landlord or the Landlord's agents unless done in writing. No action or omission of the Landlord's representative shall be deemed a wavier of any subsequent violation, default, or time or place of performance.

XXII. SEVERABILITY. If any portion of the Lease is found to be void, unenforceable, or against public policy, the remaining portions of the Lease shall not be affected.

XXIII. BINDING EFFECT. The Lease is binding on the Landlord and the Tenant and on their respective heirs, successors, executors, and administrators. The Consumer Sales Practices Act does not apply to the Lease.

XXIV. ADDENDA. The following addenda (if initialed) _____Pet Addendum attached is part of the Lease.

XXV. PROPERTY MANAGER. The Property Manager is Rick Fink. Rick can be reached by phone or text at 614-619-2911, Rick@thesloopygroup.com or by US Mail at Post Office Box 82249, Columbus, OH 43202.

XXVI. NOTICE TO ALL PARTIES: THE LEASE, WHEN SIGNED BY ALL PARTIES, IS A BINDING LEGAL OBLIGATION. DO NOT SIGN WITHOUT FULLY UNDERSTANDING IT. CONSULT AN ATTORNEY IF YOU HAVE ANY QUESTIONS.

The said Landlord and Tenant have executed the Lease in duplicate on the day and year first written above.

The Sloopy Group Ltd. (Landlord)

By: _____

Tenant No. 1 _____

Tenant No. 2 _____

Print Name: _____
Tenant's Permanent Address: _____

Print Name: _____
Tenant's Permanent Address: _____

Cell Number _____

Cell Number _____

Email Address _____

Email Address _____

CO-SIGNATORY

As Co-signer, with my signature below, I agree that I fully understand I am responsible for all rent and chargeable damages, JOINTLY AND SEVERALLY, along with said Tenant(s). It is further understood that I shall remain responsible throughout the initial term and any month to month renewal by the conditions of the Lease or until the Tenant returns exclusive possession to the Landlord, whichever is the longer. Co-Signer agrees that modifications, wavier, addition or deletion of any or all of the terms or conditions of the Lease shall not alter, eliminate or excuse any obligations under this co-signatory. As a co-signer, cosigner acknowledges that he/she is not a tenant and has no rights of possession to the premises and hereby waives any and all notices for demands for payment, and/or non-performance. The undersigned hereby certify that the information contained in the application and any other attached financial information provided are true and accurate and that if any such information is later discovered to be false, Landlord may terminate the Tenant's tenancy and evict the Tenant(s) forthwith.

Print Full Name _____

Signature _____

Date: _____

Co-signer's Mailing Address _____

Email _____