

RESIDENTIAL LEASE AGREEMENT

Landlord and Tenant enter into this Residential Lease Agreement on 1st day of April, 2022 (“Lease”) and agree as follows:

1. PARTIES. The parties to this Lease are as identified:

LANDLORD	TENANT
Cohoctah Township	Mike Jolliff
10518 Antcliff Road	10515 N. Antcliff Road
Fowlerville, MI 48836	Fowlerville, MI 48836

2. PREMISES. Landlord agrees to rent to Tenant the northeastern portion of the real property known as 10515 N. Antcliff Road, Fowlerville, MI 48836 and associated with parcel identification number 02-09-100-007, more specifically as shown on Exhibit A (“Premises”). The Premises is comprised of a single family dwelling and several outbuildings, while the remainder of the parcel is farmed and is not part of the Premises that is subject to the lease. The Premises shall be rented together with any appliances (refrigerator and stove), furnishings, fixtures, personal property, and appurtenances furnished by Landlord for the Tenant's use.
3. TERM. The term of this Lease shall begin on April 1, 2022 (“Commencement Date”) and shall be a fixed term beginning on the Commencement Date and ending on March 31, 2023 (“Term”).
4. HOLDOVER. Should Tenant continue to possess the Premises after the Term, the ‘Term’ shall become month to month which shall be terminable by either party with 30 days notice.
5. RENT. Tenant agrees to provide to Landlord as rent up to 20 hours of maintenance duties and services per month per the maintenance agreement terms below:

Tenant shall provide general maintenance services for Cohoctah Township to be used in Landlord’s discretion. Individual projects will be communicated through and reported back to the Clerk’s office. A maximum of 20 hours per month will be required, and up to 10 hours may be banked by Cohoctah Township to accomplish larger projects in the future. Tenant shall mow and maintain the lawn at the Cohoctah Township Hall. Tenant shall provide the Clerk with a monthly report of jobs completed and a tally of hours at least 5 days prior to the monthly Township Board meeting, which is the second Thursday of each month. If for any reason Tenant is unable to fulfill the maintenance requirements of this paragraph, either party may terminate the Lease with thirty (30) days’ notice, notwithstanding the Term of the lease as previously outlined. Tenant acknowledges and agrees that Tenant is not an employee of the Township for any purposes. The parties are each responsible for any reporting or tax implications of this arrangement. When applicable, the parties agree to use Landlord’s determined values for Tenant’s services.

6. SECURITY DEPOSIT. Pursuant to a certain lease entered into between Landlord and Tenant on December 6, 2016 (“2016 Lease”), Landlord is holding a security deposit of \$600. Tenant consents to Landlord retaining that Security Deposit for purposes of this Lease. Landlord is not obligated to apply this deposit to rent or other charges in arrears. Landlord may use this deposit for (a) actual

damages that are the result of conduct not reasonably expected in the normal course of living in the dwelling, (b) past due rent and rent due for premature termination of this lease, and (b) utility bills that are the responsibility of Tenant and not paid by Tenant. Tenant may be liable for damages over and above the amount of the security deposit. The security deposit will be deposited at:

Name of Bank: _____

Address: _____

7. UTILITIES. Tenant shall place utilities for the Premises into Tenant's name, maintain uninterrupted service, and timely pay all utility bills. Tenant shall pay all charges of utility providers due to late payment or other default. Landlord is not responsible for utility service interruptions that are beyond its control or due to necessary repairs, replacements, or alterations. Should Tenant fail to pay for a service or provider charge as required by this paragraph, Landlord may elect to make such payment and any payment shall be due by Tenant to Landlord as additional rent. Tenant acknowledges the fuel tank on the Premises was 5/8 full upon Tenant first taking possession of the Premises and Tenant agrees to ensure the tank 5/8 full at the end of the Term.
8. USE AND OCCUPANCY. Tenant shall use the Premises only for residential purposes. Landlord agrees to allow any person listed above as Tenant to occupy the Premises, as well as the following persons (list names and relation to Tenant): _____. No other person is permitted to occupy the Premises for more than 30 days without the written consent of Landlord. Tenant agrees to use the Premises in accordance with all applicable regulations imposed by any governmental authority; to observe all reasonable regulations and requirements of any insurance company concerning the use and condition of the Premises; to not permit any rubbish, waste, flammable liquids, or explosives to be stored on the Premises; and to follow any rules and regulations provided from time to time by Landlord governing the Premises. Tenant further agrees to refrain from any conduct that disturbs or interferes with the privacy and quiet enjoyment of neighbors to the Premises.
9. PETS. No pets are allowed unless agreed to by Landlord in writing. Guide or leader dogs, hearing dogs, or service dogs of Tenants, their guests, or invitees that meet the identification and training verification requirements of Michigan law are not considered "pets" for purposes of this paragraph.
10. CONDITION OF PREMISES. Tenant acknowledges no representations about the condition of the Premises or promises to alter or to improve the Premises before or during the Term have been made. Tenant is currently in possession of the Premises pursuant to the 2016 Lease. Tenant finds the condition of the Premises acceptable and accepts that condition as-is. Upon execution of this Lease, the parties release each other from any and all claims, costs, damages, causes of actions, and liabilities that may occur or exist pursuant to the 2016 Lease and agree the 2016 Lease is terminated and no longer has any force or effect. Tenant acknowledges receipt of the Inventory Checklist that is included with this Lease and agrees to return completed to Landlord.
11. MAINTENANCE AND REPAIRS. Tenant shall maintain the Premises in a neat, clean, and orderly manner; use and maintain the Premises in accordance with applicable police, sanitary, and all other regulations imposed by governmental authorities; observe all reasonable regulations and requirements of underwriters concerning use and condition of the Premises tending to reduce fire hazard and insurance rates; and immediately inform Landlord when there is a need for Landlord to perform

repairs or maintenance. Tenant is responsible for minor repairs under \$50 and for maintaining drains in good working order. Any cost incurred to clean drains because of Tenant's actions will be Tenant's sole responsibility. Tenant shall not cause or permit any waste or misuse of any utility fixtures or of any portion of the Premises. Tenant shall reimburse Landlord for all damages caused by waste or misuse; for all permit, inspection, and certification costs Landlord incurs because of Tenant's noncompliance with this Lease or applicable laws; and for all damages resulting from Tenant's failure to timely report the need for repair or maintenance. Landlord may invoice Tenant for the cost of any repairs/replacements (other than normal wear and tear) during the Term of this Lease. The amount of such invoices is deemed unpaid rent and shall be due by Tenant the month following the month in which the invoice is sent. Tenant shall pay and be liable to Landlord and/or Landlord's insurer (in contract and/or tort) for the repair of all damage to, and/or replacement of, the Premises and structure of which they are a part, including fire and flood damage and all lost rents therefrom, in any way caused or made necessary by Tenant, their guests, invitees, licensees, or agents. Nothing in this clause waives or lessens Landlord's obligation to maintain and repair the Premises under Michigan law, but Landlord is not so liable when Landlord has not been informed of the need to repair. Landlord's reasonable exercise of any right or obligation hereunder never shall be deemed an eviction of Tenant or interference with their use and possession of the Premises, and Landlord shall have no liability to Tenant because of Landlord's actions in reasonably fulfilling its obligations hereunder.

12. **ALTERATIONS.** Tenant shall make no alteration, additions, or improvements in or to the Premises without Landlord's prior consent in accordance with good workmanship and quality standards. All alterations, additions, or improvements to the Premises made shall become the property of the Landlord and shall remain upon and be surrendered with the Premises at the end of the Term.
13. **MOLD OR MILDEW.** Tenant acknowledges it is necessary for Tenant to provide appropriate climate control, keep the Premises clean, and take other measures to retard and prevent mold and mildew from accumulating in the Premises. Tenant agrees to clean and dust the Premises on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Tenant agrees not to block or cover any of the heating, ventilation or air-conditioning ducts in the Premises. Tenant shall immediately report to the Landlord; (i) any evidence of a water leak or excessive moisture in the Premises, as well as in any storage room, garage or other common areas; (ii) any evidence of mold-or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (iii) any failure or malfunction in the heating, ventilation or air conditioning system in the Premises; and (iv) any inoperable doors or windows. Tenant shall be responsible for damage to the Premises and Tenant's property as well as injury to Tenant, occupants and guests resulting from Tenant's failure to comply with the terms of this paragraph.
14. **FURNISHINGS, APPLIANCES, AND EQUIPMENT.** Any furnishings, appliances, and equipment on the Premises as of the Commencement Date are being leased in an "as is" condition and shall not be removed from the Premises. In the event these items are removed from the Premises or damaged beyond repair by Tenant or Tenant's occupants, guests, invitees, licensees, or agents, Tenant shall be responsible for the replacement cost of each item.
15. **DAMAGE TO TENANT'S PROPERTY AND INSURANCE.** Landlord shall not be responsible for any damage to or theft, loss, or destruction of Tenant's property, unless the damage is caused by Landlord's willful or gross negligence. Landlord is not responsible for insuring personal property.

Tenant is encouraged to insure Tenant's personal property in an amount sufficient to cover that property.

16. QUIET ENJOYMENT. Tenant shall be entitled to the quiet enjoyment of the Premises during the term of this Lease, as long as Tenant complies with the terms of this Lease.
17. ENTRY. Landlord and Landlord's agents have the right to enter the Premises to make repairs or to show the Premises to prospective tenants or purchasers at reasonable times, provided a good-faith effort is made to notify Tenant and arrange for a mutually convenient time for Landlord's entry. Landlord agrees to enter only after knocking, to leave the Premises in as good a condition as when entered, to clean and remove dirt and debris that result from showing the Premises or performing maintenance and repairs, and to lock the Premises when leaving. In the event of an emergency, Landlord, its agents, employees, and governmental authorities shall have immediate access to the Premises without notice.
18. SUBLETTING AND ASSIGNMENT. Tenant shall not sublet or assign the Premises without the prior written consent of Landlord.
19. DEFAULT. Upon the happening of any of the following events, or as otherwise set forth in this Lease, Tenant shall be in default of Tenant's obligations under the Lease and Landlord may send a notice to terminate tenancy, a notice to quit, or any other notice pursuant to the statutes of the State of Michigan. In the event Tenant does not comply with such notice, Landlord may by summary proceedings or by suitable action or proceedings at law or in equity, or by any other legal proceeding, repossess the Premises. Voluntary move out or eviction of Tenant for default of any obligation under the Lease shall not release Tenant from the obligation to pay all rent due for the Term. Landlord shall, however, be required to mitigate Landlord's damages. Such default may consist of, but is not limited to, the following:
 - a. Tenant fails to provide the maintenance services required by this Lease or to otherwise pay any amount of rent or other sum due pursuant to this Lease;
 - b. Tenant fails to perform any of Tenant's obligations of this Lease;
 - c. Tenant attempts to assign Tenant's rights to this Lease or to sublet the Premises in violation of this Lease;
 - d. Tenant files for bankruptcy under the laws of the United States;
 - e. A receiver is appointed for Tenant's property;
 - f. Tenant fails to abide by any of the rules or regulations pertaining to the Premises;
 - g. Tenant holds over on the Premises for more than twenty-four (24) hours following service of a written demand for possession for termination of the Lease by Landlord if Tenant, a member of Tenant's household, or other person under the Tenant's control has unlawfully manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased Premises. This applies only if a formal police report has been filed by the Landlord alleging that the Tenant has done one or more of the above acts. This is pursuant MCL 600.5714.
20. DAMAGE TO PREMISES. If the Premises are injured or destroyed in whole or in part by fire or other catastrophe during the Term of this Lease, Landlord shall, as soon as practicable, effect repairs on the Premises, so that they are substantially the same as they were prior to such fire or other catastrophe. In such event, the rent shall abate entirely if the entire Premises are rendered

uninhabitable, and shall abate on a pro-rata basis in the event only a portion of the Premises are rendered uninhabitable, until such time as the Premises are restored to a habitable condition. There shall be no abatement of rent if the fire or other cause damaging the Premises is the result of the negligence or willful act of Tenant or Tenant's family, occupants, employees, guests, invitees, or anyone on the Premises by reason of association with Tenant, Tenant's family, occupants, employees, guests, or invitees. Notwithstanding the foregoing, in the event the Premises shall be destroyed to an extent that Landlord determines in Landlord's sole discretion that repairs will take an extended length of time or that it is inadvisable to restore the Premises, then Landlord may, at Landlord's option, terminate this Lease by written notice to Tenant.

21. **REMEDIES AND NO WAIVER.** The failure on the part of Landlord to avail itself of any of the remedies under this Lease shall not be a waiver of the right of Landlord to avail itself of such remedies for similar or other breaches by Tenant. Exercise of any of the rights or remedies with respect to default shall not preclude or affect subsequent exercise of such rights or remedies at different times for different defaults. Landlord's remedies shall be deemed cumulative and not alternative if so allowed by law.
22. **COSTS.** Tenant agrees to be responsible for any costs resulting from Tenant's default of this Lease including Landlord's attorney fees, court fees, or other costs associate with collection and/or summary proceedings. If Tenant moves out owing any sums to Landlord, it is agreed that the maximum amount of interest allowed by Michigan law shall be added to the account from the date of Tenant's moving out.
23. **TERMINATION AND RE-ENTRY.** At the end of the Term or upon termination, Tenant shall surrender possession of the Premises to Landlord in the same condition as when possession was taken, except for reasonable wear and tear. Default in any of the covenants of this Lease by Tenant shall entitle Landlord to terminate the tenancy and retake possession of the Premises as provided by law. Tenant acknowledges that Landlord will incur certain expenses and damages in connection with retaking possession and re-leasing the Premises in the event of Tenant's default. In such event, Tenant shall be responsible for all lost rent until the Premises are re-leased, provided Landlord has the duty to mitigate damages, and shall further be responsible for damages for re-leasing, showing, advertising, and preparing the Premises for rental.
24. **KEYS.** On termination of this Lease, Tenant shall return all keys to the Premises to Landlord. Tenant shall not alter or install a new lock on any door to the Premises without Landlord's written consent.
25. **CONTROLLED SUBSTANCES.** This Lease may be terminated because Tenant, a member of Tenant's household, or other person under Tenant's control has manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased Premises. Landlord may terminate the tenancy by giving Tenant a written twenty-four (24) hour Notice to Quit. This subsection applies only if a formal police report has been filed by the Landlord alleging that the person has unlawfully manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased Premises. For purposes of this subsection, "controlled substance" means a substance or a counterfeit substance classified in Schedule 1, 2, or 3 pursuant to sections 7211-7216 of 1978 PA 368, MCL 333.7211-.7216. The growing, cultivation, distribution, processing, sale, or display of marijuana and marijuana accessories is strictly prohibited anywhere on the Premises. Notwithstanding any provision to the contrary, this Lease does not prohibit Tenant from lawfully

possessing or consuming marijuana by means other than smoking in accordance with MCL 333.27954(4) and the Michigan Regulation and Taxation of Marihuana Act, as amended.

26. **SMOKE-FREE:** Tenant agrees and acknowledges that the dwelling located on the Premises to be occupied by Tenant and members of Tenant's household has been designated as a Smoke-Free living environment. Tenant and members of Tenant's household shall not smoke anywhere in the dwelling located on the Premises, nor shall Tenant permit any guests or visitors under the control of Tenant to do so. The term "smoke" or "smoking" for purposes of this Lease means: inhaling, exhaling, vaping, or breathing any tobacco product, marijuana product (medical or recreational), or similar product through the use of a cigar, cigarette, or other device in any manner or in any form including lighted, electronic, or otherwise. Tenant shall inform Tenant's guests of the no-smoking rules. Any outdoor use must be compliant with Michigan law and be sufficient distance of at least 10 feet from the dwelling; however, in no event shall smoking of marijuana (medical or recreational) be permitted outside. Tenant acknowledges that Landlord's adoption of a smoke-free living environment, and the efforts to designate the dwelling on the Premises as smoke-free, do not make the Landlord the guarantor of Tenant's health or the health of any members of Tenant's household.
27. **ABANDONMENT.** If during the Term Landlord believes that Tenant has abandoned the Premises and current rent is unpaid, Landlord may enter the Premises and remove remaining possessions of Tenants without liability. Abandonment is presumed conclusively if rent is unpaid for fifteen days following the due date and (a) a substantial portion of Tenant's possessions have been removed or (b) acquaintances of Tenant or other reliable source advises Landlord that Tenant has left without intending to reoccupy the Premises. If Tenant abandons or surrenders the Premises at any time and leaves personal property there, it shall be considered abandoned without Tenant claiming any more interest in it. Landlord may thereafter dispose of the personal property however Landlord chooses, and Tenants shall reimburse Landlord for all costs Landlord incurs in that regard.
28. **HOLD HARMLESS.** Tenant agrees for themselves, their heirs, and executors to save and hold Landlord harmless from any and all damages or liability that results from or arises out of Tenant's use and occupancy of the Premises, provided that such damages or liability do not result from the negligent acts or omissions of Landlord, it's agents or employees, subject to Landlord's obligation to mitigate damages and is otherwise not precluded by Michigan law.
29. **WAIVER OF SUBROGATION.** Each party releases the other party from any liability for loss, damage, or injury caused by fire or other casualty for which insurance is carried by the insured party to the extent of any recovery by the insured party under such insurance policy.
30. **SEVERABILITY.** If any provision of this Lease is found by a court to be invalid, unlawful, or unenforceable to any extent, that finding shall not invalidate any other clause or provision of this Lease and the rest of the Lease, and the application of the provision to persons or circumstances other than those for which it has been deemed invalid, unlawful, or unenforceable, shall not be affected.
31. **ENTIRE AGREEMENT.** It is agreed that this Lease and any and all addenda executed between the parties, constitutes the entire agreement between Landlord and Tenant and may not be altered, amended or changed in any manner unless in writing signed by both of the parties. Tenant acknowledges and agrees that no verbal promises representations or agreements have been made other than are contained in this Lease and the related documents described.

32. NOTICES. Any notices under this Lease shall be in writing. Notices to Landlord shall be delivered to Landlord personally or by first-class mail fully prepaid at Landlord's address listed above or unless otherwise notified by Landlord. Notices to Tenant shall be delivered to Tenant personally or by first-class mail fully prepaid at the Premises unless otherwise notified by Tenant. The date of service shall be the date of hand delivery or the mailing date except where otherwise provided by law.
33. LEAD BASED PAINT DISCLOSURE. The parties have executed the disclosure attached as Exhibit B.
34. FAIR HOUSING ACT. A Tenant requesting a reasonable accommodation under the Fair Housing Act must establish that (a) Tenant or a member of Tenant's household is disabled (or regarded as disabled) and (b) the requested accommodation is necessary for the Tenant or household member to enjoy the benefits of the unit as do those without disabilities. Such request shall follow the notice provisions of this Lease, and Landlord shall consider the request in accordance with applicable law.
35. LIMITED CANCELLATION RIGHTS. Tenant shall have the limited right to cancel this Lease under the following circumstances only.
 - a. A Tenant who has occupied the Premises for more than thirteen (13) months may terminate this lease upon sixty (60) days written notice to Landlord if (i) Tenant has become eligible during the term to take possession of a subsidized rental unit in senior citizen housing and provides Landlord with written proof thereof or (ii) Tenant has become incapable during the term of living independently, as certified by a physician in a notarized statement. Election to cancel under this paragraph is limited to the Tenant to whom the foregoing applies, and the lease continues in full force and effect for any remaining individual Tenant.
 - b. If a Tenant executes this Lease while in military service, or enters military service after this Lease has been executed by that Tenant (or by someone on Tenant's behalf), and thereafter Tenant receives military orders for a permanent change of station or to deploy with a military unit for a period of not less than 90 days, Tenant may terminate this Lease at any time after the Tenant's entry into military service or the date of Tenant's military orders described in paragraph (1)(B) or (2)(B) of subsection (b) of Section 305 of the Servicemembers Civil Relief Act, being 50 USC App 535, Sec 305 et seq.
 - c. A Tenant who has a reasonable apprehension of present danger to Tenant or Tenant's child from domestic violence, sexual assault, or stalking may have special statutory rights to seek a release of rental obligation under MCL 554.601b.

Election to cancel under any subsection of this paragraph is limited to the Tenant to whom the foregoing applies (or as otherwise specified), and the lease, including joint and several liability, if any, continues in full force and effect for remaining Tenants.

36. OTHER:

NOTICE: YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN 4 DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL; OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.

NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

Tenant and Landlord have read and understand the entire Lease. Tenant and Landlord voluntarily agree to all of its terms and conditions.

LANDLORD
Cohoctah Township

TENANT

/s/ _____
Mark Fosdick, Supervisor

/s/ _____
Mike Joliff

/s/ _____
Barb Fear, Clerk



Parcel Viewer

Livingston County, Michigan

10515 antcliff

Show search results for 10515 ...



Premises →

02-09-100-007

02-09-300-006

Cohod
Townsl

83 991 42 752 Degrees

60ft

EXHIBIT B

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 taken care of 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 (initial)

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

_____ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing [explain].

_____ (ii) 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) 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) 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 USC 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

As of _____, ___, 2022, 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) _____ (Lessee) _____ (Agent)

_____ (Lessor) _____ (Lessee) _____ (Agent)

INVENTORY CHECKLIST
(2 copies furnished to Tenant)

Property Address: _____

YOU SHOULD COMPLETE THIS CHECKLIST, NOTING THE CONDITION OF THE RENTAL PROPERTY, AND RETURN IT TO THE LANDLORD WITHIN 7 DAYS AFTER OBTAINING POSSESSION OF THE RENTAL UNIT. YOU ARE ALSO ENTITLED TO REQUEST AND RECEIVE A COPY OF THE LAST TERMINATION INVENTORY CHECKLIST WHICH SHOWS WHAT CLAIMS WERE CHARGEABLE TO THE LAST PRIOR TENANTS.

COMMENCEMENT	TERMINATION
CHECKLIST	CHECKLIST
<i>Condition on Move-in</i>	<i>Condition on Move-out</i>

Date: _____	Date: _____
-------------	-------------

Kitchen

Refrigerator	_____	_____
Range & oven	_____	_____
Broiler	_____	_____
Range hood & fan	_____	_____
Sink & counter	_____	_____
Garbage disposal	_____	_____
Cabinets	_____	_____
Light fixture	_____	_____
Walls/ceiling & paint	_____	_____
Carpet/floor	_____	_____
Curtains or draperies	_____	_____
Windows & screens	_____	_____
Furniture	_____	_____
Closets	_____	_____
Shelves	_____	_____
Doors	_____	_____
Plumbing fixtures	_____	_____
Other	_____	_____
	_____	_____
	_____	_____

Dining room

Thermostat	_____	_____
Air conditioner	_____	_____
Door	_____	_____
Windows & screens	_____	_____
Walls/ceiling & paint	_____	_____
Carpet/floor	_____	_____

Curtains or draperies	_____	_____
Light fixture	_____	_____
Furniture	_____	_____
Closets	_____	_____
Shelves	_____	_____
Other	_____	_____
	_____	_____
	_____	_____

Living room

Thermostat	_____	_____
Air conditioner	_____	_____
Door	_____	_____
Windows & screens	_____	_____
Walls/ceiling & paint	_____	_____
Carpet/floor	_____	_____
TV cord & adaptor	_____	_____
Curtains or draperies	_____	_____
Light fixture	_____	_____
Furniture	_____	_____
Closets	_____	_____
Shelves	_____	_____
Other	_____	_____
	_____	_____
	_____	_____

Bathroom No. 1

Bathtub/shower	_____	_____
Sink & counter	_____	_____
Medicine cabinet	_____	_____
Vent fan	_____	_____
Ceramic tile	_____	_____
Light fixture	_____	_____
Walls/ceiling & paint	_____	_____
Other	_____	_____
	_____	_____

Bathroom No. 2

Bathtub/shower	_____	_____
Sink & counter	_____	_____
Medicine cabinet	_____	_____
Vent fan	_____	_____
Ceramic tile	_____	_____
Light fixture	_____	_____

Walls/ceiling & paint	_____	_____
Carpet/floor	_____	_____
Curtains or draperies	_____	_____
Windows	_____	_____
Closets	_____	_____
Shelves	_____	_____
Doors	_____	_____
Toilet	_____	_____
Other	_____	_____
	_____	_____
	_____	_____

Bedroom No. 1

Doors	_____	_____
Windows & screens	_____	_____
Light fixture	_____	_____
Walls/ceiling & paint	_____	_____
Carpet/floor	_____	_____
Closets	_____	_____
Curtains or draperies	_____	_____
Furniture	_____	_____
Shelves	_____	_____
Other	_____	_____
	_____	_____

Bedroom No. 2

Doors	_____	_____
Windows & screens	_____	_____
Light fixture	_____	_____
Walls/ceiling & paint	_____	_____
Carpet/floor	_____	_____
Closets	_____	_____
Curtains or draperies	_____	_____
Furniture	_____	_____
Shelves	_____	_____
Other	_____	_____
	_____	_____

Bedroom No. 3

Doors	_____	_____
Windows & screens	_____	_____
Light fixture	_____	_____
Walls/ceiling & paint	_____	_____
Carpet/floor	_____	_____

Closets	_____	_____
Curtains or draperies	_____	_____
Furniture	_____	_____
Shelves	_____	_____
Other	_____	_____
	_____	_____
	_____	_____

Bedroom No. 4

Doors	_____	_____
Windows & screens	_____	_____
Light fixture	_____	_____
Walls/ceiling & paint	_____	_____
Carpet/floor	_____	_____
Closets	_____	_____
Curtains or draperies	_____	_____
Furniture	_____	_____
Shelves	_____	_____
Other	_____	_____
	_____	_____
	_____	_____

Basement/storage

Windows	_____	_____
Walls/ceiling & paint	_____	_____
Closets	_____	_____
Floors	_____	_____
Doors	_____	_____
Other	_____	_____
	_____	_____
	_____	_____

Hallway(s)

Doors	_____	_____
Walls/ceiling & paint	_____	_____
Floors	_____	_____
Windows	_____	_____
Other	_____	_____
	_____	_____
	_____	_____

Stairwell

Doors	_____	_____
Walls/ceiling & paint	_____	_____
Floors	_____	_____

Windows _____
Railings _____
Other _____

Garage or parking area

Windows _____
Walls/ceiling _____
Shelves _____
Paint _____
Doors _____
Other _____

Date utilities notified

Gas company _____
Electric company _____
Water & sewer _____

Number of keys

Landlord (date)

Tenant (date)

Landlord (date)

Tenant (date)

Landlord (date)

Tenant (date)

Landlord (date)

Tenant (date)

RECEIPT FOR INVENTORY CHECKLIST AND LEASE

Tenant acknowledges receipt of two Inventory Checklist forms and a signed copy of the Lease for the Premises located at _____. Tenant understands Tenant's obligation to return one completed checklist to Landlord within seven days of obtaining possession of the rental unit. If one completed checklist is not returned to Landlord within this time, Tenant understands Landlord will presume no real or personal property on the Premises is damaged or flawed in any respect.

Dated: _____

Tenant

Dated: _____

Tenant

ITEMIZED LIST OF CHARGES
(for Landlord use only upon Tenant move-out)

Property Address: _____

Tenant Name: _____

Forwarding Address: _____

Date List Mailed to Tenant: _____

CREDITS

- | | | |
|----|------------------|----------|
| 1. | Security Deposit | \$ _____ |
| 2. | Other | \$ _____ |

TOTAL CREDITS \$ _____

CHARGES

- | | | |
|----|---|----------|
| 1. | Rental arrearage | \$ _____ |
| 2. | Rent due for premature termination of the Lease by the Tenant | \$ _____ |
| 3. | Tenant's utility bills not paid by the Tenant | \$ _____ |
| 4. | Damages to property and estimated cost of repair: | |
| | a. _____ | \$ _____ |
| | b. _____ | \$ _____ |
| | c. _____ | \$ _____ |
| | d. _____ | \$ _____ |
| | e. _____ | \$ _____ |

TOTAL CHARGES \$ _____

AMOUNT OWED TO TENANT

(if charges are less than credits, Tenant is entitled to receive this amount) \$ _____

ADDITIONAL AMOUNT OWED TO LANDLORD

(if credits are less than charges, Tenant owes this additional amount to Landlord) \$ _____

YOU MUST RESPOND TO THIS NOTICE BY MAIL WITHIN 7 DAYS AFTER RECEIPT OF SAME, OTHERWISE YOU WILL FORFEIT THE AMOUNT CLAIMED FOR DAMAGES.