

## House Lease Agreement

This Lease Agreement, hereinafter referred to as "Lease", is made and entered into at Lexington, Kentucky, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the following indicated [ ] Humphress Personal (Anthony & Katie Humphress) or [ ] Humphress Wally (Wallace & Peggy Humphress), or [ ] Wallace Estates LLC, or [ ] Humphress Freedom LLC, or [ ] ARK Construction LLC, all of which are managed by Kampus Properties LLC hereinafter referred to as "Owner" and \_\_\_\_\_, hereinafter referred to as "Resident" (whether one or more). *This Lease is a binding and legal contract.*

1. **Term and House** The Resident(s) rent(s) from the Owner for a term beginning on the \_\_\_\_ day of August at 3PM, 2015 and ending on the 25<sup>th</sup> day of July at 10AM, 2016 unless sooner terminated as hereinafter provided, at \_\_\_\_\_, Lexington, Kentucky for use as private residence only. This is a fixed term agreement. This Lease shall automatically terminate on the termination date without written notice from Owner. It will not automatically renew on a month to month to basis. This lease represents an estate for years and no notice is required by the Owner for terminating said lease at the end of the initial lease term. All of the residents' personal items should be removed by that date (see paragraph 3 on security deposit.) If wishing to reside, Resident shall re-sign for additional lease Term well in advance of the termination date. It is understood that if the Resident shall be unable to enter into, and occupy, the premises leased at the time hereinabove provided by reason that said premises are not ready for occupancy, or by reason of the holding over of any previous resident, cleaning, or as a result of any cause or reason beyond the direct control of the Owner, the Resident cannot hold the Owner liable for damages, however during the period the Resident shall be unable to occupy said premises as hereinbefore provided the rental therefore shall be abated. The Resident agrees to occupy upon availability. The Resident further covenants and agrees that upon the expiration of this contract, or upon the termination of the contract for cause, that he or she will at once peaceably surrender and deliver up the whole of the above described premises, together with all improvements thereon to the Owner. If the Resident holds over and fails to move out on or before the exact date required under this contract (I.e., the end of the initial lease term), Resident shall be liable to pay rents for the holdover period and to indemnify the rentals, lodging expenses, and attorneys fees, and at the option of the Owner the lease term can be extended month by month by delivering written notice to Resident or Resident's apartment while Resident is still holding over. Holdover rents, utilities, and other charges shall be immediately due on a daily basis and delinquent without notice or demand.

2. **Rent** *The Resident shall pay by auto draft to the Owner the total sum of \$\_\_\_\_\_ payable in monthly installments of \$\_\_\_\_\_ (prorated daily if applicable) from one account. The discounted rate using auto draft pay is \$\_\_\_\_\_ per month. The rent shall be due and drafted on or before the first day of the lease term and on or before the first day of each and every month during the term of the lease without demand or notice. A \$25 per person discount will be given if all rent is **drafted & cleared** the day of the 1<sup>st</sup> or before/after only through the auto-pay service in paragraph 3. The Resident agrees to pay a late charge of \$10 per day starting the 4<sup>th</sup> day of the month if entire amount of rent is not **received & cleared** by owner. The Resident shall pay a \$25.00 service charge to the Owner upon the return by a bank of a Resident's check (for rent or any other) AND take whatever other consequences there might be in making a late payment. If a Resident has 2 checks/drafts returned for insufficient funds, all further rent payments shall be by one certified check cash. Said late charge and return check charges are to be paid as additional rent. On the fourth day of the month or any time after, if rent has not been paid/cleared, the tenant may be issued a seven (7) day notice to pay or deliver possession of the property, pursuant to KRS 383.660. If your payment is not paid in full, including said late charge as permitted in the paragraph and any other related fees, within the above seven (7) day period, suit will be filed against the tenant to recover unpaid payments, late charges, interest at the maximum legal rate, court costs, reasonable attorney fees, and other expenses directly related. The one draft/check/cashier check may be made payable to the Owner designated above. The pro-rate sum is due and payable upon execution of this agreement, and the payment of rent in monthly installments is for the convenience of the Resident. The Residents agree to be jointly and severally liable under the terms of this contract. Each person signing this lease is responsible for the entire amount of lease individually. If one signer, "Resident", fails to pay rent or voluntarily terminates their relationship with the other signers, "Residents", the others will be responsible for his or her portion or the rent, either jointly or individually. That unrecovered rent will be collected either voluntarily or by lawsuit initiated by the remaining signers, "Residents" or "Owners". It is understood that in the event a Resident wants to be released from the obligation of this Agreement, he/she/they must find someone to take over the full obligation of his/her/their agreement that is qualified by Owner. There is up to a \$120hr fee associated with this because it can become a burdensome process. Resident understands that in the event someone is not found, qualified, and bound by Agreement, Resident, whether more than one and/or whether residing in the premises or not, will be responsible for payment for the entire pro-rate sum of this Lease and all other obligations and liabilities of this Lease including but not excepting utility services – moving out of the property does not relieve any individual Resident. Premature cancellation of this Lease by Resident is possible only if entire pro-rate sum of the Lease is paid in full & any other associated fees including but not excepting reasonable attorney fees.*

3. **Last Months Rent & Security Deposit** In order to hold the house if desired, the Resident shall pay to the Owner \$ 100 towards the last month's rent of July 2015. This is nonrefundable unless a resident does not qualify from application. A checking account shall be opened for ACH auto draft pay and voided check & authorization form due by \_\_\_\_\_ with the remainder of the last month's rent in the amount of \$ \_\_\_\_\_ available in the account for withdraw. (If renewing, July 2015's rent will be withdrawn July 3, 2014). A security deposit in the same amount of the last months rent must be paid by auto draft by July 15<sup>th</sup> to take possession (receive keys) of the house (or for Residents renewing the security deposit will transfer minus damages). The security deposit must be paid in full or Resident may not take possession. The security deposit will be placed in an interest bearing business savings account with Fifth Third Bank. Any interest made will be kept by the Owner. The Owner may apply said security funds to the payment of any damages due the Owner by reason of the tenant's use and occupancy of the house and premises. A \$50 application & administrative fee will be withheld from each Residents security deposit. Upon termination of the lease, the owner may apply the security deposit to any cost of the Owner to replace the house in the same condition as when originally occupied by the Resident, with the exception of normal wear and tear. The security deposit will be applied to the cost of cleaning the house if it is unclean and not move in ready for the next resident. If the Resident abandons the property prior to the end of the term of the lease, and not having paid the full amount of rent due for the term of the Lease, the Owner may, immediately remove the outstanding rent from the deposit plus any fees, though the Resident may not request any portion of the security deposit be applied as rent. The property is considered abandoned if it has been unoccupied for seven (7) days or more without payment. The Owner may retain any articles found abandoned by Resident. Thirty days after the termination of the lease, any part of the security deposit not applied by the Owner as permitted in the paragraph shall be repaid to the Resident, if the resident gives written notice with forwarding address within those thirty (30) days to request it back. In the case that the Owner or the police are notified of a disturbance at the house, up to one-third of the equivalent of one month's rent plus interest of 18% on a "noise disturbance fine" may not be returned to Residents. All other unpaid fines and interest of up to 18% may be removed from the security deposit as well at owners discretion (or demanded with rent), in which case the deposit is considered not only a deposit for damages but for fee's, fines, and other. The Owner may report any late or unpaid rent payments and/or other fees to the three credit bureaus.

AUTO DRAFT PAY – Other than paying the old fashioned way in one certified or cashiers check, all Residents sign up for the convenient and no worry Auto Draft Program. It's as simple to sign-up as signing your name. You don't have to remember to write or mail any checks to make sure they are on time. By the 3<sup>rd</sup> of every month the discounted amount is automatically withdrawn from one checking/savings account designated by the President. The Resident would receive the discount every month, proof of payment, & never be in danger of late fees.

4. **Pets** The Resident agrees not to keep nor allow animals or pets of any description in the house or on the premises, even temporarily. Residents agree to forfeit the entire amount of security deposit if an unauthorized pet is found on the Property. In the rare case a pet is authorized by the Owner all Residents are jointly and severally liable for any and all damage or liabilities incurred due to the pet. The Owner may not be construed as the legal owner of any animal on the premises, whether permitted or not. Residents agree to hold Owner harmless for any damage to property or persons due to animal. Residents agree to adhere to all local ordinances including but not limited to leash, licensing, and pet waste. Residents agree to clean up after pet and dispose of waste promptly and properly. Residents agree that pet must be sprayed and neutered. Resident agrees that no fleas were in the premises upon the commencement of this lease and shall be held liable for extermination. No dangerous breeds are allowed including but not limited to Chows, Doberman, Mastiff, Rottweiler, Pitt Bull, and German Shepherd. Owner has the right to revoke permission to keep the pet at any time. No pet allowances are permitted after lease signing. The pet breed, name, weight, age, and gender are as follows: \_\_\_\_\_  
\_\_\_\_\_. A minimum non-refundable pet fee of \$300 will be charged and no cancellation of fee is given if agreement is on monthly basis.

5. **Condition of the House** The Resident acknowledges that he has examined and knows the condition of the house and has received it in good repair, except as indicated in the declaration of the condition contained in paragraph 21 hereof. The Resident further acknowledges that no representation as to the condition or repair has been made by the Owner prior to, or at the execution of this lease that is not contained in this lease. Upon the termination of the lease in any manner, the Resident shall surrender the house to the Owner in as good condition as when first occupied by the Resident, with the exception of normal wear and tear. *Any materials considered personal property of the tenant by the owner shall be disposed of as the owner pleases at the end of the seven (7) day notice in paragraph 2 if the tenant chooses to deliver possession of the property because it will be deemed abandoned. If the tenant chooses to go to trial, personal property will be disposed of the day the court sets for the tenant to vacate.* Upon noticing any serious problem with the unit, such as water damage, Resident agrees to notify owner immediately in writing – if not the residents may assume part of the price for damages.

6. **Use** The house shall be used solely as a residence by the Resident and shall at no time be occupied by more than \_\_\_\_ persons. **Any guests occupying the unit for more than seven day shall be registered with the Owner.** If any guest occupies the unit for more than seven (7) days without Owners approval, the Resident shall be deemed in default and pay Owner damages equal to \$100 per day of such occupancy. The Resident agrees that he **shall not permit the house or any of the premises to be used for any unlawful purpose, not for any purpose that will increase the rate of insurance thereon, nor in such a manner as to constitute a nuisance to any other Residents.** In addition, the Resident agrees that he shall keep the house free from insects and bugs, shall not misuse, damage, or neglect any equipment, fixtures, facilities or other parts of the house or the premises, and shall be responsible for taking good care in the operation of all equipment, appliances and fixtures in a proper manner. **Residents agree to use appliances responsibly. If a washer/dryer is broken during the lease term or found to be broke at the end of the lease term a fee of up to \$300 can be applied if it is due to overloading, not cleaning out lent filters, having foreign objects, or anything else that is the residents responsibility. If the washer/dryer is less than 1 year old the fee is \$300 each, 2 years is \$225, 3 years is \$150, 4 years is \$75.** The Resident, at the Resident's expense, agrees to keep the driveway, walks on and in front of steps, porches, sidewalks, driveways and parking areas with respect to the house, **free of ice, snow** and all other potentially dangerous conditions. The Resident shall be responsible for the removal of water hose on outside faucet to avoid freezing during winter months. The Resident agrees to pick up any **garbage, pet droppings, or other debris on the property regardless of where they come from.** The Resident agrees to pay **fin**es decided upon at that time by the Owner for picking up trash in the yard and on porches, as well as cleaning the interior of the house if found necessary by Owner. Also for the removal of regular trash from **yard waste cans** or for having to remove cans from the street that have been there over 24 hours. **No copies of keys may be made and all original copies must be returned at the termination of the Lease. No interior locks may be added to interior doors. No waterbeds are allowed. Any garages or outbuilding are not included for use by Resident unless authorized (see P 24).**

7. **Alterations and Repairs Prohibited** The Resident agrees not to make alteration of additions to the house. In addition, the Resident agrees **not to paint, wallpaper or otherwise alter any of the walls, ceilings, floors or other parts of the house, agrees not to attach any shelving, bracket, cabinets or other similar fixtures to any part of the house nor to similarly alter or add to the house unless written permission is obtained from the Owner.**

8. **Damages and Repairs** The Resident shall be liable for, and shall pay to the Owner for, the cost of damages and repairs to the house and premises, including to all **equipment, plumbing, sinks, commodes, furniture any fixtures (only toilet paper is to be placed in toilets)** arising out of the use of the house and premises that the Resident(s) damaged. **Smoking in the house will be considered damage because of the scent that remains, so smoking is not allowed in the house.** Smoking is allowed outside so long as butts are disposed of properly. Smoking is not allowed in the house nor is candle burning. Do not flick cigarettes in the yard or porch but dispose of them in the proper manner or fines can be assessed. **Nearly all stopped up drains and toilets are due to items that should have either been removed (I.e. Hair) or never placed there to begin with (I.e. Feminine products and paper towels) so the clearing of such lines will be charged to Resident.** Any aforementioned items or other violations of law or inciting law enforcement to the premises will be indicative of fines decided upon by Owner and paid by Residents in addition to normal rental payments for the month. **Do not tamper with smoke/fire alarms and make sure batteries are charged and in working condition at least once a month as well as CO detectors when applicable. Removing or tampering with smoke detectors is a violation of city ordinance and will deemed a willful and material breach of this Lease. Residents may change the HVAC filters every month (usually it's done October, January, April, & July. Dirty filters can damage the equipment by keep air from flowing freely as well as drive up the cost of utilities if the Resident would like to do more frequently. It is suggested the President on the signature page take care of filters and checking smoke/CO detectors. Parking or driving in yards is prohibited.**

9. **Insurance & Liability for Loss and Damage** Resident agrees that Owner shall not be liable for any damages, loss or injury to persons or property except as a direct result of the Owner's negligence, not including failed responsibilities of the Resident contained in the Lease such as but not limited to the removal of **ice** from property. Further, the Resident agrees to not hold Owner liable for loss on account of strikes, damages arising from the acts of co-residents or other occupants or users of the same building or common areas (or houses), and Resident further agrees that Owner shall be held harmless from any and all injuries, changes, losses, claims or litigation from any cause whatsoever resulting from the use of the house and the premises by the Resident except as a direct result from negligence of the Owner. The agreement contained in this paragraph and other portions of this lease where applicable, relating to reliability of the Resident, shall also extend to any liabilities caused by any invitees, guests, independent contractors, or other persons in the house or upon the premises by reason of the Resident's occupancy. Owner shall not be liable to Resident or any other guests for damage to person or property due to fire, ice, flooding of any kind or any results therefrom. The Resident acknowledges that the Owner shall not secure or maintain any liability insurance coverage for the benefit of the Resident with respect to any **personal property or personal injury liability.** Further, the Owner recommends that the Resident secure property damage and personal injury liability insurance to protect the Resident from all such potential claims, damages, losses, and liabilities.

The Resident is required to purchase and maintain liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties including damage to the property in a minimum policy coverage amount of \$300,000 from a carrier with an AM Best Rating of B+ or better licensed to do business in Kentucky. Kampus Properties LLC must be named as additional interested party and evidence of such insurance must be presented to Owner before possession is given to Resident. If insurance is canceled during the term of the lease it will be considered a breach of the Lease. Please contact your carrier with all questions. Resident may already have a carrier and coverage if they have renters insurance (of which is highly recommended to add onto the liability insurance) or it may easily be added to parents/guardians insurance or existing car insurance for around \$7-15 month.

No deck should exceed 4 persons or 600lbs and no one is allowed on the top deck of 804 Golfview Drive or on the fire escape at 454 E Maxwell and it is the responsibility of Resident to notify Owner if any deck is in need of repair.

10. **Fire and Casualty** If the house shall be rendered unrentable by fire or other casualty, the Owner may, at his option, terminate this lease as of the date of such casualty or repair the house for renewed occupancy within 60 days. If the Owner elects not to repair the house within this time, or if the building is wholly destroyed, this lease shall terminate as of the date of such casualty. If Owner does elect to repair the house, the rent shall be abated and prorated from the date of the casualty to the date that the house is available for the Resident to reoccupy, provided that during the time the Owner is making repairs, the Resident has vacated the house.

11. **Right to Enter** The Owner shall have the right to enter the house of the Resident for maintenance and inspections or to show the house to prospective residents during normal business hours as agreed upon before hand via leaving a notice by phone or note or mail to the any resident of the house. See paragraph 20.

12. **Utilities** The resident shall be liable for, and shall pay when due, all costs for electricity, water, gas and all other utilities to the house of the resident as separately metered for the house. The Owner shall not be liable in damages or loss of rent for unavoidable delay in furnishing air conditioning, hot or cold water, and electric power, or in the repair of facilities supplied, except as a direct result of the Owner's negligence. The Resident shall allow the Owner a reasonable time within which to make the necessary repairs to such utilities within the control of the Owner, but should the Owner's source for the utilities be terminated through no fault of the Owner, then the Owner shall not be liable for failure to supply such utility services. Kentucky Utilities Electric (KU) = 255-0394, Columbia Gas = 800-432-9345, KY American Water (KAWC) = 800-678-6301, LexServe 888-987-8111, Cable/Internet at Insight = 859-514-1400 or Rich at 859-312-2572. Owner shall not be liable for any claim or charges of any kind whatsoever, in the event of interruption of supply or water, heat, electric service, gas service, or refrigeration occasioned by failure of power supply, nonpayment by Resident, or any other cause beyond the control of the Owner. Resident agrees to have utilities placed in Residents name on or before the commencement date of this Lease and to not terminate utilities out of name until three days after the termination date of this Lease to provide Owner time for cleaning and repairs. All residences include water and electric & the following include gas: 1105A Crescent, 430 Gibson, 512 Addison, 642, 643, 647 (water), 649, 708, 715, 726 (water), 727 (water), 729 (water), 730, 732, 733, & 802 Golfview, 330 Oldham, & possibly others. 1105 Crescent pays for trash because it's not included in the water.

13. **Default** The Resident agrees that the violation by the Resident, the Resident's family or invitees of any of the lease provisions, or any rule or regulation relating to the lease, grants the Owner the immediate right to terminate the lease, which shall not relieve the Resident of any of the Resident's obligations in case of such termination. The Resident further agrees that the rights and remedies of the Owner under this lease shall be cumulative.

14. **Management Rules and Regulations** The Resident agrees to comply with all management rules and regulations set forth as a supplement to this lease, as well as any revised or new rules and regulations with the Owner may from time to time establish for the convenience, enjoyment, and use of all residents relating to the apartment. The Resident acknowledges receipt of a copy of the management rules and regulations in effect at the time of this lease. (Parking, trash, dryer vents, etc)

15. **Notice of Absence** The Resident agrees to give advance written notice to the Owner, in the event the Resident intends to be absent from the house for more than four (4) days. This written notice will be given regarding vacations, trips, or any extended absence and will include the date Resident plans to leave and return. During cold days, the resident agrees to keep the thermostat no lower than 50 degrees Fahrenheit, whether occupying the premises or not. Heat pumps on Emergency heat if under 32 degrees.

16. **Property of Resident** If the Resident shall not timely remove the Resident's personal effects, household goods, and automobiles upon termination of this lease, or upon abandonment of the house, the Resident hereby gives the owner the right, permission and consent to cause the Resident's personal effects, household goods, and automobiles to at Owners obligation be transported and stored in a reputable moving and storage business for up to 30 days. In such event, Resident further agrees that the Resident shall not hold the Owner liable for any damage resulting therefrom and will reimburse the Owner and the moving and storage business for any and all costs incurred by either and will pay reasonable charges for the services rendered. After 30 days Owner may dispose of property without any legal process or incurring any legal liability. See also paragraph 5.

17. **Entire Agreement and Rights and Obligations** This lease agreement, including the written supplements attached and rules and regulations of the Owner, shall constitute the entire agreement between Owner and Resident, and neither the Owner nor Resident are bound by oral representations which are not set forth specifically in this lease. All rights of the Owner shall inure to the benefit of the Owner's successors and assigns.

The Resident's application, if it exists, for this lease is made a part of this lease as a supplement. The Resident shall notify the Owner promptly, in writing, of any change with respect to information given on the application e.g. employer, occupants of the house, automobile, etc., or on the following signature page. In the event that information provided by the Resident on this Lease or application to lease is found to be false, or in the event that the Resident fails to promptly notify the Owner in writing of changes of information as shown on the Lease or application, such misrepresentation or failure to provide information shall constitute a breach of the lease by the Resident.

18. **No assignment or Subleasing** The Resident agrees not to sublease or assign any portion of this lease or of the house to any person, nor to permit any person to occupy or use the house or the premises except as specifically permitted in this lease. See paragraph 2 also.

19. **Validity of Agreement & Failure to Enforce not a Waiver**. Should any paragraph, clause, part, or other provision of this lease behold unenforceable, the Resident agrees that the remaining portions of this lease shall remain in full force and effect. The failure by the Owner to enforce one or more covenants/conditions of this Lease shall not be construed as a waiver of Owner's rights to enforce a further breach or the same covenant or condition. All provisions are joint and several. All rights, remedies and benefits are cumulative.

20. **Giving of Notices** (also see paragraph 11) Any notice called for in this lease shall be considered served if sent by registered or certified mail, postage prepaid, to Resident at the house address and to the Owner at the address then being used for the payment of rent. Either Owner or Resident may by written notice from time to time designate other addresses to which notice shall be sent. Notices given in accordance with this paragraph shall be deemed received when such time has passed after mailing as would normally be required for delivery of registered or certified mail. Written notices given in person by delivery directly to the Resident or the Owner's designee shall also be effective at the time of such delivery. Notice shall be considered served by Owner to Resident by attaching to exterior door or through text message or phone call to the President listed on the signature page. Resident may text the Owner for maintenance concerns. Owner will give 24-hour notice before entering the property excepting an emergency or responding to and following-up on a maintenance request or other impractical cause. While pre-leasing the home for the following term one notice will be given of the time and days to expect showings and will serve as proper notice thereafter.

21. **Disclosures**. Resident is hereby notified that the property was built before 1978 and may contain LEAD-BASED PAINT. A disclosure form is attached to and considered a part of the Agreement. Residents acknowledge receipt of the federally approved pamphlet on lead poisoning prevention "Protect Your Family From Lead In Your Home."

22. **Declaration of Condition & Maintenance Requests**. A Move-In Form will be provided on the commencement date of the lease. The form shall be completed and received by Owner within 3 days of the commencement date of this Lease. If the form is not returned within this time frame Resident agrees that the house is clean and in good condition. A single Resident may complete the move-in form. The move-in form is not a maintenance request form. If Resident wishes, they may star any item on the move-in form they deem as a maintenance request. All further requests for repairs should be made in writing or text message.

23. **Bed Bug & Pest Agreement**. The Resident understands their residence will be preventatively inspected and treated for bed bugs and that any future bed bug infestation is to be at Resident's expense. The Resident agrees to not treat the residence for bed bugs or any other pests themselves because it this only makes pests scatter throughout the house and into the walls, thereby making it more difficult and more expensive to treat by a licensed professional. The Resident agrees to the Owner as soon as Resident has knowledge of bed bugs or any other pests in the Residence. The Resident

understands that if bed bugs are found at the move-out inspection that they will still be responsible for the expense of treating the residence. The resident understands the longer they wait to notify the Owner, the worse and the more expensive the treatment will become.

24. **Parking and Outdoor Buildings.** The Owner may reserve 1 parking spot at 733, 802, 804 Golfview & 430 Gibson. The Owner may also reserve the outdoor buildings at 804, 802, 733 (half), 726 Golfview, 304 Transylvania Park & 340 Burley. 101/103 Hagerman Court have 13 spots so 1/3 of the time you may have to park on the street with a valid permit.

25. **Dates of Auto Draft.** The Security Deposit in the amount of one month discounted installment will be drawn out July 15, 2014. Other payments will be drawn out early the 3<sup>rd</sup> of each month except Oct 2, Jan 1, Apr 1, & July 1. Please note you must deposit funds before these dates so the money has cleared at the bank and is available.

26. **Renewals & Early move-ins.** Any Residence that has 1 or more Residents renewing will be treated as a full renewal meaning Residents must accept the Residence in an as-is condition & any maintenance requests will be handled as they come in because Owners are unable to harass existing Residents for painting, cleaning, etc. The same is true in the rare case an early move-in is granted.

### SIGNATURES

IN WITNESS WHEREOF, Resident has executed duplicate originals of this lease, each to have the same force and effect as the other as of the day and year first above written. I have read this Lease in its entirety and understand all the terms, payments, and obligations, responsibilities, and expectations within.

**All Residents do the following below** – Legibly print name, then signature, date, phone, social security #, date of birth.

(President also need email, must be able to receive multimedia texts on smart phone & be available to respond over the summer months. They are equally liable with other Residents)

1. President

2.

3.

4.

5.

6.

Owner/Manager:

2 Parents names and telephone numbers (signatures not required as everyone signed above is over 18):

**(When does your current lease end?)**

6 of 6 Initial/Date/Time \_\_\_\_\_

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**KAMPUS PROPERTIES RESIDENTS**

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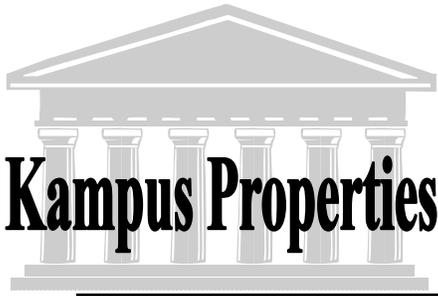
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**TO:** FOR EACH RESIDENT TO READ  
**FROM:** OWNER  
**SUBJECT:** MANAGEMENT RULES THAT ARE BINDING WITH THE LEASE  
**DATE:** APPLICABLE AT ALL TIMES

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I am glad you are living in a Kampus Properties home. **Our goal is** to make sure you have a great experience this year while being good neighbors, taking care of the house, and paying on time... **to make sure everyone is happy!** A few things below will help insure this.

- 1) Garbage pick-up days are on \_\_\_\_\_. Please take your garbage out every \_\_\_\_\_ night to avoid rodents and bugs. Please put the garbage cans out of sight that afternoon after it has been picked up. Do not put the wrong kind of trash in the wrong kind of receptacle.
- 2) Keep the yard and any porches picked up of any trash, debris, pet droppings, snow, or other obstacles.
- 3) **Clean out the lint filter in the dryer before each use to avoid burning it up (and it will dry your clothes better). Do not overload the washer or dryer or you will be liable for damage.**
- 4) The last Friday of some month's I will come in to spray for pests and change filters. Please expect me. **If I find the house to be really unclean, I will hire someone to clean it and charge the amount to you to be paid when you pay rent.**
- 5) **The rent is due on or before the first of every month.** I will text the President a reminder in advance to have funds available in the designated account to be drafted.
- 6) **If you have a driveway**, please park as many cars as you can in it. **If you live at a dead end** please park as many cars in the dead end out of the way as you can. It makes the street look so much better and there is less chance for you to get swiped by a bus. Don't park in the grass.
- 7) **Absolutely do not be disrespectful to the neighbors, especially w/ noise at night.** Please party at your friends houses and not here. Your stuff gets stolen and broken, you have to clean puke and urine up and other foreign substances (maybe out of your bed and bathroom), you could get fined by the police and even go to jail.
- 8) **Do not put grease in the sink or paper towels, etc in the toilet.** If you do, you are responsible for damages. A \$25 fee is assessed for unclogging drains.
- 9) **If you are gone over the holidays or even if you are occupying the home, always leave your heat between 50-55 so the water lines don't break and flood all of your stuff. Using space heaters as the sole source of heat will not work. If heat pump, put on emergency under 32. Change the filter at least every other month.**
- 10) Do not smoke or burn candles in the house. Assure that smoke detectors are working properly.
- 11) Do not allow any unauthorized animals in the property or you may forfeit deposit.



VALUING YOUR BEST INTERESTS!

## DIRECT PAYMENT AUTHORIZATION FORM: FIXED PAYMENTS

Kampus Properties LLC and its family of companies are pleased to offer you Auto Draft Pay service. You can have your payment deducted automatically from your designated checking or savings account without having to change your current banking relationship.

### The Auto Pay service will help you in several ways:

- It saves time and postage – fewer checks to write and mail.
- Helps pay rent in a convenient and timely manner, avoiding late penalties – even if you're out of town.
- Assures all roommates are paying on time so your credit is not jeopardized but maintained.
- It's easy to sign up for.
- It assures your house of receiving the discounted rent price of \$600 to \$1800 for the lease term.

### Here's how the Auto Pay Plan works:

The President listed on the House Lease Agreement authorizes regularly scheduled payments to be made from a checking or savings account of your choice. It can be a current account or a new shared account that all roommates are signers on. Then just sit back and relax. Your rent payments will be made automatically around the 3<sup>rd</sup> of every month (see Lease for exact dates). Proof of payment will appear on your statement. Around the 25<sup>th</sup> of every month a text reminder will be sent to the President that funds will come out of the account. The entire monthly installment must be debited to receive any of the discount offered. If funds are not available the discount will be lost and late fees may be charged as stated in the House Lease Agreement.

**Please complete the information below and mail to the PO Box below along with a voided check by date on Lease.**

I authorize ARK Construction LLC, Wallace Estates LLC, Full Life Properties LLC, Kampus Properties LLC, Humphress Personal Business, or Humphress Wally Business to initiate electronic debit entries to my

\_\_\_ checking account (or) \_\_\_ saving account  
for payment of my monthly lease installment, fines, or amenity charges as stated in the House Lease Agreement.

I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U.S. law. This authority will remain in effect until the final lease installment is made July 31, 201\_ or sooner.

Financial institution name, city, and state (please print) \_\_\_\_\_

Account number & financial routing number (just attach voided check) \_\_\_\_\_

Printed name: \_\_\_\_\_ Future Address: \_\_\_\_\_

Signature and date: \_\_\_\_\_

\* Remember to sign/date above, include voided check, & assure remainder of last months rent as stated in Lease is complete by the date on Lease to receive the discounted rate.

\*Form taken from electronicpayments.org, copyright 2005 NACHA

P.O. Box 954, LEXINGTON, KY 40588 ~ LEASE 859.333.1388 ~ 859.806.7767 ~ KAMPUSPROPERTIES.COM

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