

A. Tenant will:

- (1) Keep the Property clean and safe.
- (2) Get rid of all trash, garbage and any other waste materials as required by Landlord and the law.
- (3) Use care when using any of the electrical, plumbing, ventilation or other facilities or appliances on the Property, including any elevators.
- (4) Tell Landlord immediately of any repairs needed. Landlord does not have to repair any damage caused by Tenant's willful, careless, or unreasonable behavior.

B. Tenant will not:

- (1) Keep any flammable materials on the Property.
- (2) Willfully destroy or deface any part of the Property.
- (3) Disturb the peace and quiet of other tenants.
- (4) Make changes to the property, such as painting or remodeling, without the written permission of Landlord. Tenant understands that any changes or improvements will belong to the Landlord.

C. Repairs by Tenant: Tenant will pay to repair any item in or on the Property that costs less than \$ 10.00. Tenant also will pay to repair any damage to the Property or to any item in or on the Property that Tenant or Tenant's guests cause through a lack of care.

14. LANDLORD WILL MAINTAIN PROPERTY

- A. Landlord will keep the Property and common areas in reasonable condition and as required by law.
- B. Landlord will keep all the structural parts of the Property in good working order, including:

Ceilings	Roof	Floors	Walls
Steps	Porches	Windows	Doors
- C. Landlord will keep all systems, services, facilities, or appliances supplied by Landlord in safe and good working order, including:

Air conditioning	Sanitary	Electrical	Ventilation
Security	Heating	Water heating	Plumbing
Drainage			
- D. Landlord will keep Property reasonably free of pests, rodents and insects. **This does not apply if Property is a single-family dwelling.**
- E. Landlord will supply utilities and services as listed in paragraph 8 (Utilities and Services) of this Lease, unless the service is interrupted by circumstances beyond the Landlord's control.
- F. Landlord cannot increase rents, decrease services, or threaten to go to court to evict Tenant because Tenant
 - (1) complains to a government agency or to Landlord about a building or housing code violation.
 - (2) organizes or joins a Tenant's organization.
 - (3) uses Tenant's legal rights in a lawful manner.

15. LANDLORD'S RIGHT TO ENTER

- A. Tenant agrees to let Landlord or Landlord's representatives enter the Property at reasonable hours to inspect, repair, or show the Property to prospective buyers.
- B. Landlord will give Tenant 24 hours' notice of date, time, and reason for the visit. In cases of emergency, Landlord may enter Property without notice. If Tenant is not there, Landlord will tell Tenant who was there and why within 24 hours of the visit.

16. SECURITY DEPOSIT

- A. Landlord cannot make Tenant pay a security deposit of more than two-month's rent the first year, and one-month's rent after the first year. After five years, the security deposit cannot be raised, even if the rent is raised.
- B. If the security deposit is more than \$100, Landlord must keep it in a special bank account (escrow account) and give Tenant the name and address of the bank.
- C. After the second year (if Tenant continues to live on Property), Landlord must keep the security deposit in an escrow account that earns interest. Landlord may keep 1 percent of the security deposit each year as an administrative fee. Landlord must pay Tenant the balance of the interest once a year.
- D. Landlord can use the security deposit to pay for unpaid rent and damages (beyond normal wear and tear) that are Tenant's responsibility.
- E. When Tenant moves from the Property, Tenant will return all keys and give Landlord written notice of Tenant's mailing address where Landlord can return the security deposit.
- F. Landlord will prepare a list of charges for damages and unpaid rents. Landlord may deduct these charges from the security deposit. Landlord must return security deposit and interest (minus any charges to Tenant) within 30 days.

17. POSSESSION

A. Tenant may move in (take possession of the Property) on the Starting Date of this Lease.

Tenant(s) _____
Residential Lease, LR 11/99

Landlord(s) _____