

RENTAL AGREEMENT

Landlord

Cornerstone Homes, Inc.
11801 Harrington Drive
Corning, NY 14830
607-936-2297

Tenant

Name _____
Address _____
City, State, Zip _____
Phone # _____

Term & Amount

Property Address: _____

Move In Date: 00/00/00

1st Payment Date: 00/00/00

Monthly Rent Amount: \$000.00

Security Deposit: \$000.00

The following are the terms of this contract:

1. This is an agreement for the rental of the address listed above on a month to month tenancy until terminated according to its terms.
2. Landlord agrees not to increase rental amount for a period of 5 years from the date written above unless property taxes increase _____.
3. Rent is due, by mail, the first of each month. If rent is not postmarked by the 5th of the month, a \$50.00 late charge will be added to the following month's rental fee. If rent is not postmarked by the 10th of the month, Landlord has the right to begin a legal eviction process.
4. No pets are allowed without Landlord's permission. If allowed tenant is responsible for all actions of their pets. _____ Type of Animal. **(Not Allowed: Any dog that is Aggressive or has previously bitten. The following breeds including: Pit Bull, Rottweiler, Doberman, Bull Mastiff, Chow, Wolf, Caucasian Mt. also any mix of these.)**
5. Tenant is responsible for all utilities (including: water, sewer, gas electric, fuel, etc) commencing on move-in date. **The utilities will be scheduled for shut off by Cornerstone on the move-in date.** _____
6. Tenant is responsible for snow removal and lawn care, and weekly garbage removal.
7. If tenant fails to move in by above date, Cornerstone will not be responsible for property damages. i.e. pipes, boilers, water heaters freezing up. _____
8. In accordance with the New York State Law, Landlord may give a written 3 day notice with intent to terminate this agreement, for late rent. If the eviction goes to court, the tenant is responsible for all legal, attorney, serving & court fees. The security deposit will be forfeited if the tenant fails to give written 30 day notice of intent not to renew this month to month tenancy.
9. Tenant will, before moving in, supply the Landlord with a written list of proposed occupants, as well as automobiles which will be present. _____
10. Unless Landlord agrees, in writing, to additional persons moving into the rental unit they may not do so, and in the event of such a request the landlord reserves the right to increase rent accordingly.
11. Tenant must receive permission from the Landlord before any repairs and or remodeling is preformed. Tenant will be responsible for any charges resulting from unauthorized work.
12. Tenant will, when moving out of this rental unit, leave premises in equally as good condition as when moved in. This includes tenant being responsible for final cleaning and vacuuming.
13. The security deposit will be returned within 30 days of tenant moving out, providing the rental unit is in comparable condition to when moved into and all other responsibilities of the tenant under this agreement have been met.
14. Because it is the desire of the Landlord to keep the rental unit in good condition, Tenant agrees to promptly notify Landlord of any and all maintenance concerns.
15. Although not legally required, tenant is strongly encouraged to purchase renters insurance for the personal possessions and contents of their residence.
16. Items tenants are not allowed to have on the premise: Wood Stoves, Trampolines, and Pools. _____

By signing this agreement, both Landlord and Tenant agree to the above terms.

Landlord: _____ Date: _____

Tenant: _____ SS #: _____

Tenant: _____ SS #: _____

Lead & Paint Disclosure – Housing Sales

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- () Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

- () Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the Seller (check one below)

- () Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/pr lead-based paint hazards in the housing (list documents below).

- () Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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PURCHASER'S ACKNOWLEDGMENT (initial)

_____ (c) Purchaser has received copies of all information listed above.

_____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

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CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

Seller Date

Seller Date

Agent Date

Agent Date

Purchaser Date

Purchaser Date