



Family Owned and Operated

LEASE AGREEMENT RECAP

320 S DUNN ST, APT. # _____ or 444 E THIRD ST, APT. # _____

- 1. I/We understand that my/our lease period commences at Noon on the _____ day of _____, 20____, and terminates at Noon on the _____ day of _____, 20____. Burnham Rentals, the Agent for Burnham Place Apartments and Burnham Rentals, LLC, does not guarantee occupancy prior to Noon of the beginning date. My/our lease is not a 365-day lease unless otherwise specified.
2. I/We understand that my/our rent is based on _____ installments of _____ payable on or in advance of the _____ day of the month.
3. I/We understand that my/our damage deposit is not considered first or last month's rent.
4. It is the responsibility of the Lessee(s) to confirm their current lease expiration dates. Burnham Rentals makes no guarantee for early occupancy. If there is an interval between the Lessee(s) current lease and the beginning of this lease, it is the Lessee(s) responsibility to secure temporary housing and/or storage.
5. I/We understand it is my/our responsibility to contact Burnham Rentals at least 10 days prior to the lease start date to set a specific time for the check-in inspection to occur on the lease start date or any business day thereafter during normal business hours.
6. I/We understand that Internet is the only included utility with this lease. Electric must be transferred to the Lessee(s) as of the lease start date and must remain in the Lessee's(s) name(s) until the end of the lease. Duke Energy 800.521.2232 duke-energy.com Duke Energy may require the completion of an Identity Verification Form to establish service. This form needs to be notarized. Burnham Rentals has a Notary Public on staff.
7. Cable and telephone are not included in the rent, and they do not need to be connected by the lease start date. The following companies provide cable and telephone in Bloomington: AT&T 800.742.8771 att.com Xfinity 800.266.2278 xfinity.com
8. I/We understand that Burnham Rentals will provide me/us with a monthly bill for water/sewer charges, which is payable to Burnham Rentals and is due in full at time of receipt.
9. Failure to pay rent, water bills, or transfer electric into the Lessee's(s) name in a timely manner will result in Internet service being suspended until the past due amount(s) are paid in full.

(OVER)

- 10. I/We understand in the event I/we wish to sublease the rental unit, Burnham Rentals and all roommates remaining in the unit during the lease term must approve the person(s) wishing to sublease. The Sublessee(s) is/are obligated to post a damage deposit equivalent to one month's rent. All deposits will remain with Burnham Rentals until the expiration of lease. "Conditions of Subleasing" is available from Burnham Rentals and at burnhamrentals.com explaining further details of subleasing. The rental unit may only be subleased once during the lease, and a \$75 sublease fee may apply.
- 11. I/We understand that Burnham Rentals has a quiet hours provision in the lease, and they do not tolerate loud music, instruments, or large parties.
- 12. It is understood that smoking in the rental unit is prohibited.
- 13. It is understood that pets and visiting pets are NOT allowed at any Burnham Rentals location.
- 14. All signatories are jointly and severally liable for all rents, damages, and charges that accrue during the time of this lease and any addendum to this lease.
- 15. I /We have reviewed the Lease Agreement and understand and agree to all conditions of the lease.

Lessee's Signature and Printed Name

Lessee's Signature and Printed Name

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Lessee's Signature and Printed Name

Lessee's Signature and Printed Name

Lessee's Signature and Printed Name

Date _____