



*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**. At the end of the lease, any remaining damage deposit will be paid to the individuals who posted the deposit.
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. In the event that Burnham Rentals is able to accommodate early occupancy, rent will be prorated at \_\_\_\_\_ per day starting on the occupancy date. This amount is calculated by taking the monthly rent amount and dividing by 30 days, and then multiplying it by the number of days in the residence prior to the lease start date. The amount is payable in full at move in.
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
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.

**(OVER)**

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.
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

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Lessee's Signature and Printed Name

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Lessee's Signature and Printed Name

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Lessee's Signature and Printed Name

Date \_\_\_\_\_