

Family Owned and Operated

LEASE AGREEMENT RECAP

320 S DUNN STREET and 444 EAST THIRD STREET

1. I/We understand that the lease period begins at Noon on **AUGUST 17, 2022** and terminates at Noon on **AUGUST 7, 2023**. Burnham Rentals (Agent for Burnham Place Apartments, LLC) does not guarantee occupancy prior to Noon of the lease date. It is not a 365-day lease unless otherwise specified.
2. I/We understand that my/our rent is based on **12** installments of **\$00.00** payable on or in advance of the **17TH** 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 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(s') responsibility to secure temporary housing and/or storage until the lease start date. If Burnham Rentals can accommodate early occupancy, rent is prorated at **\$.00** 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 rental unit 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. **Electricity service 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 within five (5) days 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.

444 E Third St, Suite 1, Bloomington, IN 47401-3608

P: 812.339.8300 | burnhamrentals.com | info@burnhamrentals.com

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. I/We will provide proof of personally liability insurance as outlined in the lease agreement. If proof of insurance is required, it must be provided to Burnham Rentals no later than 30 days prior to occupancy.
13. It is understood that smoking in the rental unit is prohibited.
14. It is understood that pets and visiting pets are NOT allowed at any Burnham Rentals location. Reasonable accommodations can be made for service animals.
15. 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.
16. I/We have reviewed the Lease Agreement and understand and agree to all conditions of the lease.

Lessee's Signature

Date

Lessee's Signature

Date

Lessor's Signature **AMANDA B. BURNHAM**

Date