



Family Owned and Operated

LEASE AGREEMENT RECAP

RENTAL PROPERTY ADDRESS LOCATION

1. I/We understand that my/our lease period commences at Noon on AUGUST 17, 2022, to Noon on AUGUST 7, 2023. Burnham Rentals 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 12 INSTALLMENTS OF \$.00 payable on or in advance of the TH 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. If Burnham Rentals can accommodate early occupancy, rent will be 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 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. The following utilities are included in your rent: LIST UTILILTIES INCLUDED.

7. 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. At some locations, gas will need to be transferred, but it may not be needed until the furnace is in use. The Lessee(s) are responsible for contacting the utility providers listed below:

- CenterPoint Energy (natural gas) 800.227.1376 centerpoint.com
for heat for hot water & cooking
City of Bloomington Utilities (water/sewer) 812.349.3930 bloomington.in.gov/utilities
Duke Energy (electric) 800.521.2232 duke-energy.com

8. Internet, 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, Internet, or telephone in Bloomington:
- |                                      |              |             |
|--------------------------------------|--------------|-------------|
| AT&T (cable, Internet, telephone)    | 800.742.8771 | att.com     |
| Xfinity (cable, Internet, telephone) | 800.266.2278 | xfinity.com |
9. 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.
10. 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.
11. 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.
12. It is understood that pets and visiting pets are NOT allowed at any Burnham Rentals location. Reasonable accommodations can be made for service animals.
13. It is understood that smoking in the rental unit is prohibited.
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**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Lessee's Signature and PRINTED NAME**

\_\_\_\_\_  
**Date**

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

\_\_\_\_\_  
 Date