

I agree to the no pets policy.

Tenant:  
Address: **2540 Neil Ave.**  
Rent: **\$1,100.00**

LEASE AGREEMENT

This agreement is between \_\_\_\_\_ 2244 Neil Ave. COLUMBUS, OHIO 43201 (Landlord) and (Tenant(s)) is effective August 15, 2025. Landlord and Tenant(s) agree for and in consideration of the rental agreement as follows, 2540 Neil Ave., Columbus, Ohio 43201.

- 1) The term shall be from the 15th day of August 2025, until and including the 31st day of July 2026.
- 2) The rent for the term shall be **\$12,650.00**. Said rent shall be payable on the **15th** day of each month, in advance, without demand or deduction, in equal monthly installments of **\$1,100.00**. All rents must be paid in one transaction per unit, (check or money order only, no cash accepted) with apartment code stated on checks and money orders. There shall be an additional rent charge of \$50.00 for all payments 2 or more calendar days overdue and an additional rent charge of \$50.00 for all checks returned unpaid for any reasons.
- 3) All tenants of multi-resident units agree and understand that this is a joint tenancy/lease in common.
- 4) Tenant shall not make any alterations, additions, or improvements of any sort and will not paint, decorate, cover paper or in any other manner change or alter the walls, wall surfaces and/or ceilings.
- 5) Tenant shall pay for: electric, gas, sewer, and water.
- 6) Tenant will only use the apartment for residential purposes and shall not use the same for any unlawful purpose, or in any manner which would be offensive and/or annoying to any other occupant of the building, nor violate any law or ordinance. Tenant is responsible for all visitors and guests. Common areas are not to be used for gatherings. Gatherings are to be held inside the resident's unit. There shall be no dogs, cats or pets of any kind permitted.
- 7) Tenant shall not damage or injure the apartment or the property located therein and Tenant shall be responsible and reimburse the Landlord for any such damage or injury which is the result of the Tenant's negligence. This includes, but is not limited to, damage to plumbing, stopped up toilets or sinks, damage as a result of insufficient heat and sewer stoppage. Broken glass due to the Tenant's negligence shall be repaired by the Tenant. Tenant agrees that the Landlord is not the insurer of Tenant's person or possessions. Tenant is responsible to maintain their apartment in a clean and safe condition. If Landlord finds the unit unsanitary or the Tenant engaging in unsafe activity the Landlord reserves the right to issue a request to remedy. If after 30 days the condition is not remedied the Landlord reserves the right to remedy the problem and charge the Tenant.
- 8) Tenant shall not assign or sublet the apartment or any part thereof without prior written consent of Landlord and no person shall use or occupy the apartment except the above named only.
- 9) Renewal of the lease is requested in October prior to the end of the lease.
- 10) Off street parking where provided shall be for Tenant's use only, and is not guaranteed, any second car and guests must park on the street. Abandoned autos, those without correct license plates or those improperly parked, will be towed from the premises at the Tenant's risk and expense. Lease does not include a garage.
- 11) Security deposit cannot be used as rent. Upon vacating, any returnable deposit will be returned within 30 days after keys are returned and a written forwarding address is received.
- 12) A smoke detector has been installed in your apartment when required by city code. It is the Tenant's responsibility to check this detector upon occupancy, and periodically during occupancy, and notify the Landlord in writing if it is inoperative. It is the Tenant's responsibility to maintain an operating battery in the unit.
- 13) Resident acknowledges they have received a move-in form and a lead disclosure form and they shall become a part of this lease.

First Month's Payment is: \$1,100.00

Name and address of the owner's agent is:

Security Deposit: \$1,100.00

2244 Neil Ave.  
Columbus, Ohio 43201  
Phone: (614)291-8000

\_\_\_\_\_  
Guarantor

\_\_\_\_\_  
Guarantor

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Guarantor

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Tenant

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Guarantor

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Tenant

\_\_\_\_\_  
Guarantor

## *Rental Agreement*

This Rental Agreement made this day 3/4/2020 by and between Estate of \_\_\_\_\_ *the Owner*, herein after "**Landlord**", and \_\_\_\_\_ "**Tenants**", for the property known as 2542 Neil Ave, Columbus, OH, 43202. **Tenants** agree to occupy said Property on a 4 month lease term to commence on Wednesday, April 1, 2020 and end on Friday, July 31, 2020. Tenant agrees to pay without demand the rental amount of \$3300.00 payable in monthly installments of \$825.00 due on or before the **1st** day of each and every month, with the first payment of \$825.00 due Wednesday, April 1, 2020. **If the last month's rent of \$825.00 is collected in advance, it will be applied to the last month of occupancy.** Payments not received by the **1st** day of the month will incur a late charge of \$90 ("late fees"). Payment shall be made electronically through the WWW.S4RE.COM website (plus applicable fee's) **Solutions for Real Estate, Inc. PO Box 14338, Columbus, OH 43214 (614/846-3033)**. Cash will not be accepted. A charge of **\$50.00** will be made on each eviction notice (Notice to leave the Premises) issued. Tenant is responsible for all fees related to the eviction process including attorney's fees. A charge of **\$50.00** will be made on each payment returned for insufficient funds, and late charges will continue on the returned check until check has been covered and the check return charge has been paid. No partial payments will be accepted and no personal checks will be accepted for late payments. All payments will be applied to outstanding charges prior to being applied to rent. All late balances accrue late charges. A **\$50** processing fee will be charged if landlord pays any utilities after possession.

1. **Security Deposit:** A security deposit of \$800.00 will be held by landlord and will be returned per the tenant/landlord laws for the State of Ohio. Unless another rental agreement is signed by the parties hereto, or **unless** written notice of termination is given **sixty (60) days** before expiration of this Agreement, this Agreement shall be automatically renewed month to month with an additional 10% of rent roll-over fee. Tenant shall include with said notice a forwarding address if one is available. Termination shall take place only on the last day of any given month unless otherwise agreed to in writing. Upon vacating, Tenant agrees to return the keys to the above location and return the premises to the Landlord in the same or better condition as when received, reasonable wear expected. Under no circumstances shall a dirty or broken condition of the premises, appliances, or fixtures be considered to have resulted from reasonable wear. Any expense incurred for repairs or to get the property back in marketable condition will be deducted from the security deposit.
2. **Tenant while residing on premises shall observe and act in accordance with all Rules and Regulations of Landlord which include and are not limited to:**
  - a) Tenant to keep the premises in a safe and sanitary condition and dispose of **all** rubbish in a safe and sanitary manner.
  - b) **If landlord performs maintenance and determines repairs were needed due to tenant's actions or negligence**  
**(i.e. changing of furnace filter every 30 days, plugged up drain, etc), tenant shall pay for repair immediately.**
  - c) **Bugs (i.e. Ants, spiders, bed bugs, roaches, etc.) and rodent extraction are the responsibility of the tenant.**
  - d) Tenant must have written permission from owner to alter the condition of property. This includes but is not limited to installation of a satellite dish, cable TV, antennas, fences.
  - e) Comply with the requirements imposed on Tenant by all applicable state, local, health, safety and homeowner's association codes, rules and regulations. **Tenant will be charged \$100 for any code violations.**
  - f) Personally refrain, and forbid any other person who is on the premises with his permission, from intentionally or negligently destroying, defacing, damaging, or removing any fixture, appliance, or other part of the premises.

g) Conduct themselves and require other persons on the premises with his consent to conduct themselves in a manner that will not disturb the neighbors' peaceful enjoyment of their premises.

**h) The Tenant shall not unreasonable withhold consent for the Landlord to enter the premises in order to inspect said premises, or to make ordinary, necessary, or agreed repairs, alterations, or improvements, in the event Tenant fails to perform such work. If denied access for any reason, tenant agrees to pay a trip charge or missed appointment fee.**

**Tenant initials** \_\_\_\_\_

**3. Landlord** shall not be liable for any damages or losses to person or property caused by anyone not under the direct control and specific order of the Landlord. **Landlord** shall not be liable for personal injury, or damage to, or loss of resident's personal property from theft, vandalism, fire, water, rainstorms, smoke, explosions, sonic booms, or other causes not within the direct control of the Landlord; and **Tenant** hereby releases Landlord from all liability for such damage or loss. **Tenant** is required to obtain insurance at the time of occupancy, including Public Liability Insurance, to protect against injury to persons or property damage. The landlord shall be listed as certificate holder with a minimum coverage liability of \$300,000 and given a 30day notification if the policy lapses. Any lapse in insurance is a breach of contract and will result in an immediate eviction. If landlord is notified of a lapse of insurance, landlord may choose to pay premium and tenant agrees to reimburse landlord plus a \$50 processing fee.

**4. Tenant** agrees to pay all charges and bills incurred for gas, electricity, water, and trash removal (including associated fees), which may be assessed or charged against the Tenant or Landlord for the premises during the term of this Agreement, or any continuation thereof, except those charges and bills which the Landlord has herein agreed to pay.

**5. Tenant** is responsible for lawn care, snow removal and exterior maintenance. Lawn care includes but not limited to grass, weeds, trimming of bushes, recut of beds, and cleaning up of weather related debris. Exterior maintenance includes but not limited to cleaning of gutters, sweeping off porches and decks and raking of leaves. This clause applies to single family homes.

**6. Tenant** may not assign this Agreement or sublet the premises without the prior written consent of the Landlord and a \$150 process fee is paid. The premises shall be used and occupied solely by Tenant and Tenant's immediate family, consisting of:

\_\_\_\_\_ exclusively, as a private residence, and no part of the premises shall be used at any time during the lease term for the purposes of carrying on any business, profession, or trade of any kind, or for any unlawful purpose. Tenant shall not allow any other person to use or occupy the premises without first obtaining Landlord's written consent.

**7. Tenant** shall not keep pets or other animals in or about the premises without the prior written consent of the Landlord. Tenant Agrees to pay a non-refundable pet penalty fee of \$500 plus any additional monthly charge should any pet be found on property to be paid prior to the next due rental installment. No vicious dogs will be permitted. Any pets requiring special permits, bonds and/or otherwise dangerous are NOT permitted will be a breach of contract and will result in an immediate eviction.

**8. Tenant** agrees that rent accrues from the 1st day of the month to the last day of the month and no pro-ration of rent shall be made if Tenant vacates before the last day of the month.

**9. Premises** will not be used for unlawful or immoral purposes or for any purpose deemed hazardous by Landlord or Landlord's insurance company because of fire or other risk.

**10.** In case of partial destruction or injury to the premises by fire, the elements, or other casualty, the **Landlord** may choose to

repair the same with reasonable dispatch after notice of such destruction or injury. The **Tenant** shall be responsible for any deductible on Landlords insurance due to tenants neglect or misuse. In the event said premises are rendered totally uninhabitable by fire, the elements, or casualty, or in the event the **Landlord** shall decide within a reasonable time not to rebuild, the term of this agreement shall cease and rent shall be due only through the date Tenant vacates the premises.

11. In the event **Tenant** violates and/or fails to comply with any of the agreements, terms, or conditions of this Agreement, or any rules and regulations or hereafter adopted by the Landlord, said breach shall constitute grounds for termination of the Agreement and/or eviction by the Landlord. It is expressly understood and agreed that **Tenant** shall be and remain liable for any deficiency in rent until this Agreement expires or until such time as in the interim the premises are leased by another acceptable tenant, any expenses incident to re-renting, cleaning cost, any trash removal, any painting cost, any legal fees, as well as any damages which Landlord may have sustained by virtue of the Tenant's use and occupancy of the premises. The owner of this property may have 3 or fewer rental units which according to section 5321.07-C of the Ohio revised code this releases the owner from any rent escrow situations.

12. This Agreement is binding on the **Landlord** and **Tenant** and on their respective heirs, successors, executors, administrators, and their assigns.

13. In the event the Tenant is or hereafter becomes a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the premises is located, or is relieved from active duty, retires or separates from the military, or is ordered into the military housing, or is deployed for more than 90 days, then in any of these events, the tenant may terminate this lease upon giving thirty (30) days written notice to the landlord. The tenant shall also provide to the landlord a copy of the official orders or a letter signed by the tenants' commanding officer, reflecting the change which warrants termination under this clause. The tenant shall pay prorated rent for days of possession.

**IN WITNESS WHEREOF, Landlord and Tenant** have executed this Rental Agreement in duplicate on the day and year first written above.

Tenant \_\_\_\_\_  
Date

Tenant \_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Agent for Landlord Date

I agree to the no pets policy.

Tenant:  
Address: 2544 Neil Ave.  
Rent: \$1,000.00

LEASE AGREEMENT

This agreement is between \_\_\_\_\_ Inc, 2244 Neil Ave. COJ UMBUS, OHIO 43201 (Landlord) and \_\_\_\_\_ (Tenant(s)) is effective July 18, 2025. Landlord and Tenant(s) agree for and in consideration of the rental agreement as follows, 2544 Neil Ave., Columbus, Ohio 43202

- 1) The term shall be from the 18th day of July 2025, until and including the 17th day of July 2026.
- 2) The rent for the term shall be \$12,000.00. Said rent shall be payable on the 15th day of each month, in advance, without demand or deduction, in equal monthly installments of \$1,000.00. All rents must be paid in one transaction per unit, (check or money order only, no cash accepted) with apartment code stated on checks and money orders. There shall be an additional rent charge of \$50.00 for all payments 5 or more calendar days overdue and an additional rent charge of \$50.00 for all checks returned unpaid for any reasons.
- 3) All tenants of multi-resident units agree and understand that this is a joint tenancy/lease in common
- 4) Tenant shall not make any alterations, additions, or improvements of any sort and will not paint, decorate, cover paper or in any other manner change or alter the walls, wall surfaces and/or ceilings.
- 5) Tenant shall pay for: electric, gas, sewer, and water.
- 6) Tenant will only use the apartment for residential purposes and shall not use the same for any unlawful purpose, or in any manner which would be offensive and/or annoying to any other occupant of the building, nor violate any law or ordinance. Tenant is responsible for all visitors and guests. Common areas are not to be used for gatherings. Gatherings are to be held inside the resident's unit. There shall be no dogs, cats or pets of any kind permitted.
- 7) Tenant shall not damage or injure the apartment or the property located therein and Tenant shall be responsible and reimburse the Landlord for any such damage or injury which is the result of the Tenant's negligence. This includes, but is not limited to, damage to plumbing, stopped up toilets or sinks, damage as a result of insufficient heat and sewer stoppage. Broken glass due to the Tenant's negligence shall be repaired by the Tenant. Tenant agrees that the Landlord is not the insurer of Tenant's person or possessions. Tenant is responsible to maintain their apartment in a clean and safe condition. If Landlord finds the unit unsanitary or the Tenant engaging in unsafe activity the Landlord reserves the right to issue a request to remedy. If after 30 days the condition is not remedied the Landlord reserves the right to remedy the problem and charge the Tenant.
- 8) Tenant shall not assign or sublet the apartment or any part thereof without prior written consent of Landlord and no person shall use or occupy the apartment except the above named only.
- 9) Renewal of the lease is requested in October prior to the end of the lease.
- 10) Off street parking where provided shall be for Tenant's use only, and is not guaranteed, any second car and guests must park on the street. Abandoned autos, those without correct license plates or those improperly parked, will be towed from the premises at the Tenant's risk and expense. Lease does not include a garage.
- 11) Security deposit cannot be used as rent. Upon vacating, any returnable deposit will be returned within 30 days after keys are returned and a written forwarding address is received.
- 12) A smoke detector has been installed in your apartment when required by city code. It is the Tenant's responsibility to check this detector upon occupancy, and periodically during occupancy, and notify the Landlord in writing if it is inoperative. It is the Tenant's responsibility to maintain an operating battery in the unit.
- 13) Resident acknowledges they have received a move-in form and a lead disclosure form and they shall become a part of this lease.

First Month's Payment is: \$900.00

Name and address of the owner's agent is:

Security Deposit: \$1,000.00

2244 Neil Ave.  
Columbus, Ohio 43201  
Phone: (614)291-8000

\_\_\_\_\_  
Guarantor

\_\_\_\_\_  
Guarantor

\_\_\_\_\_  
Tenant

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Guarantor

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Guarantor

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Tenant

\_\_\_\_\_  
Guarantor

I agree to the no pets policy.

Tenant  
Address: 2546 Neil Ave.  
Rent: \$1,000.00

LEASE AGREEMENT

This agreement is between \_\_\_\_\_ Inc. 2244 Neil Ave. COLUMBUS, OHIO 43201 (Landlord) and \_\_\_\_\_ (Tenant(s)) is effective **August 24, 2024**. Landlord and Tenant(s) agree for and in consideration of the rental agreement as follows, **2546 Neil Ave., Columbus, Ohio 43201**.

- 1) The term shall be from the **24th day of August 2024**, until and including the **31st day of July 2025**.
- 2) The rent for the term shall be **\$11,209.68**. Said rent shall be payable on the **15th** day of each month, in advance, without demand or deduction, in equal monthly installments of **\$1,000.00**. All rents must be paid in one transaction per unit, (check or money order only, no cash accepted) with apartment code stated on checks and money orders. There shall be an additional rent charge of **\$50.00** for all payments 5 or more calendar days overdue and an additional rent charge of **\$50.00** for all checks returned unpaid for any reasons.
- 3) All tenants of multi-resident units agree and understand that this is a joint tenancy/lease in common.
- 4) Tenant shall not make any alterations, additions, or improvements of any sort and will not paint, decorate, cover paper or in any other manner change or alter the walls, wall surfaces and/or ceilings.
- 5) Tenant shall pay for: electric, gas, sewer, and water.
- 6) Tenant will only use the apartment for residential purposes and shall not use the same for any unlawful purpose, or in any manner which would be offensive and/or annoying to any other occupant of the building, nor violate any law or ordinance. Tenant is responsible for all visitors and guests. Common areas are not to be used for gatherings. Gatherings are to be held inside the resident's unit. There shall be no dogs, cats or pets of any kind permitted.
- 7) Tenant shall not damage or injure the apartment or the property located therein and Tenant shall be responsible and reimburse the Landlord for any such damage or injury which is the result of the Tenant's negligence. This includes, but is not limited to, damage to plumbing, stopped up toilets or sinks, damage as a result of insufficient heat and sewer stoppage. Broken glass due to the Tenant's negligence shall be repaired by the Tenant. Tenant agrees that the Landlord is not the insurer of Tenant's person or possessions. Tenant is responsible to maintain their apartment in a clean and safe condition. If Landlord finds the unit unsanitary or the Tenant engaging in unsafe activity the Landlord reserves the right to issue a request to remedy. If after 30 days the condition is not remedied the Landlord reserves the right to remedy the problem and charge the Tenant.
- 8) Tenant shall not assign or sublet the apartment or any part thereof without prior written consent of Landlord and no person shall use or occupy the apartment except the above named an
- 9) Renewal of the lease is requested in October prior to the end of the lease.
- 10) Off street parking where provided shall be for Tenant's use only, and is not guaranteed, any second car and guests must park on the street. Abandoned autos, those without correct license plates or those improperly parked, will be towed from the premises at the Tenant's risk and expense. Lease does not include a garage.
- 11) Security deposit cannot be used as rent. Upon vacating, any returnable deposit will be returned within 30 days after keys are returned and a written forwarding address is received.
- 12) A smoke detector has been installed in your apartment when required by city code. It is the Tenant's responsibility to check this detector upon occupancy, and periodically during occupancy, and notify the Landlord in writing if it is inoperative. It is the Tenant's responsibility to maintain an operating battery in the unit.
- 13) Resident acknowledges they have received a move-in form and a lead disclosure form and they shall become a part of this lease.

First Month's Payment is: **\$709.68**

Name and address of the owner's agent is:

Security Deposit: **\$1,000.00**

2244 Neil Ave.  
Columbus, Ohio 43201  
Phone: (614)291-8000

\_\_\_\_\_  
Guarantor

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Guarantor

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Tenant

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