

Heritage Park Town Homes, Inc.

308 Madison Street

Ithaca, NY 14850

P: 607-277-6260

F: 607-277-0773

[www.Perfect-Heritage.com](http://www.Perfect-Heritage.com)

Lease Agreement

NAME:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Heritage Park Townhomes, ( Landlord), through its manager, Ronald Ronsvale, hereby leases Apartment/House No. \_\_\_\_\_, Located at \_\_\_\_\_, \_\_\_\_\_, NY \_\_\_\_\_ to the above named Tenant (s) for a term of \_\_\_\_\_ days, commencing at 12 Noon \_\_\_\_\_ and ending at 12 Noon \_\_\_\_\_. This Lease shall remain in force until the end of the term specified unless sooner terminated by Landlord as set forth in this Lease Agreement. The premises shall be used by \_\_\_\_\_ persons and no other persons other than the number of persons specified above shall occupy the premises without the consent of the Landlord. The above-named Tenants each agree to the following lease terms:

1. Rent for said period is \$ \_\_\_\_\_, payable in two installments of \$ \_\_\_\_\_, **The first installment is due upon the signing of the lease The second installment is due \_\_\_\_\_.** Please **make rent check payable to RONALD RONSVALLE and mail to 308 Madison Street, Ithaca, NY 14850.** (Indicate your street number and unit number of your check.)
2. A cleaning Fee is due when the lease is signed in the amount of \$ \_\_\_\_\_.
3. A Security Deposit is due when the lease is signed in the amount of \$ \_\_\_\_\_. This deposit shall be refunded within a reasonable time, no later than fourteen (14) days from the end of the lease term in accordance with the Security Deposit Agreement attached to this lease and made a part of it.
4. Tenants are Responsible for the Snow Shoveling of Steps and Sidewalks.
5. All Utilities and Cable television are provided for by the Landlord.
6. A minimum of \$20.00 will be deducted from the Security Deposit for each key issued and not returned at the end of the lease period. If all keys are not returned, Landlord may change locks at Tenant's expense. Replacement keys during the term of this lease will incur a \$5.00 charge per key.
7. If Tenant locks himself out of apartment/house, there is a \$25.00 fee for Landlord or his manager to open the dwelling, payable at time of opening. (Tenant may borrow a key from Heritage Park Town Homes, Inc. office Monday-Friday, 8:30 am—5:00 pm, if key is returned, there will be no charge for this service.)
8. A cleaning charge will be deducted from the Security Deposit for any cleaning or maintenance due to the tenants negligence or abuse that is above normal wear and tear.
9. If lease is executed by more than one person as Tenants, all persons named shall be bound to the lease terms collectively and individually.
10. **Landlord may terminate lease before occupancy if tenant does not pay balance due by date stated in number 1.**
11. Tenant will pay for all damages to premises, appliances and furnishings caused by himself, his guests or others not under the Landlords control.
12. At the end of the lease, any property left behind for more than five days landlord will attempt to return to tenant at tenant's expense, and the Landlord will not be responsible for it.

*Housing Locations: 9 & 13 Milliken Station Road Extension /111 Queen Street/302 Madison Street/107-109 S. Titus Avenue/1259-1263 Warren Road/688-694 Ridge Road/158-162 Troy Road/*

*515 N. Aurora St./ 1024 N. Tioga St./1768 Ellis Hollow Rd./413 E. Lincoln St.*

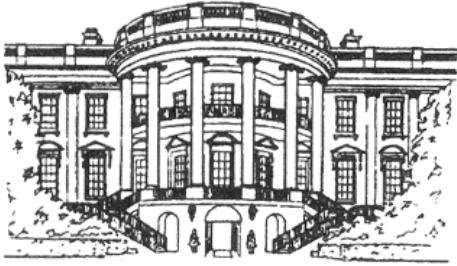
13. Tenant is responsible for damage from wind, rain, snow or freezing temperatures caused by leaving windows and doors open. Tenant is also responsible for plugging of sewer or drain pipes, and any overflow caused by Tenants or guests.
14. Tenant shall not play musical instruments, radio, TV, or stereo loud enough to be heard by other Tenants or neighbors. Tenant agrees to respect the rights of his neighbors. Tenant may not play music outdoors.
15. Landlord will be responsible for garbage removal. Tenant must place all garbage in containers provided.
16. Pets are allowed with permission from landlord and only those pets agreed upon. Any unauthorized pets found on premises will be removed by landlord and tenant charged a \$500.00 fee. Pets agreed upon are \_\_\_\_\_.
17. Landlord shall not be liable for any loss or damage to Tenants property by fire, theft, water or rain or other causes unless due to the Landlord's negligence. **It is recommended that Tenant purchase renters insurance to cover any losses.**
18. If Landlord is unable to deliver the apartment/house for occupancy at the beginning of the lease term due to unforeseen circumstances, he shall not be held liable and rent shall not be owed. Landlord will try to place tenant in other accommodations with the same rooms and amenities as the original lease, including travel time to Cornell. If landlord is unable to find other suitable accommodations rent and security deposit will be refunded in full.
19. If tenant cancels reservation 30 days or more prior to start of lease and property can be rebooked for those dates all monies paid will be fully refunded. If tenant cancels reservation less than 30 days prior to lease start date and dates cannot be rebooked no refund will be given.
20. Tenant agrees that unit is in clean condition with all stated amenities includes clean bed linens and towels.
21. If Tenant has problems with plumbing, appliances, etc. they agree to notify Heritage Park Town Homes as soon as possible. **In an emergency situation**, Tenant may telephone **Bryan Mikula, Property Superintendent, at 280-1601** or **Jim Seamon, Maintenance Supervisor, at 227-4433**, Garth McMillen Electric, at 273-8084, Dick Smith plumbing /heating at 351-5624. The Heritage Park Office shall be notified of call no later than the next business day of such calls. Payments to contractors other than those listed will be the responsibility of the Tenant.
22. Tenant agrees to maintain apartment/house in a neat and clean condition. If this covenant is breached, Landlord may enter premises, clean it and charge Tenant for cleaning.
23. Washer and Dryer are provided by landlord. The unit is fully furnished including linens, towels, and kitchen utensils and pans. All appliances should have general cleaning before tenants leave.
24. Furniture must be returned to rooms where located at start of lease term or a charge for moving same will be deducted from Security Deposit.
25. Grease, oil, coffee grounds, fibrous material or tampons must not be flushed down toilets or drains. If any foreign object is put in toilet that creates an issue Tenant is responsible for blockage to sewage or drainpipes, and any overflow from same.
26. This is the entire agreement between the parties; there are no representations or agreements other than the Security Deposit Agreement attached to this lease. Changes in this lease are effective only if in writing and signed by both parties. Tenant agrees Landlord may correct typographical and clerical errors in this Lease Agreement. A copy of the corrected agreement will be provided to Tenant.
27. Tenant agrees to abide by the Security Deposit Agreement attached to this lease.
28. If any term in this lease is found to be null and void, it shall not affect the validity of any other term in this lease. Tenant agrees that he has had an ample opportunity to read this lease, understands its provisions, believes them to be fair and reasonable, and agrees to comply with each such provision.
29. This lease agreement is hereby executed and entered into this:

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**Landlord/Manager:** \_\_\_\_\_

**Tenant (s):**

- |          |          |
|----------|----------|
| 1. _____ | 4. _____ |
| 2. _____ | 5. _____ |
| 3. _____ |          |



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## Security Deposit Agreement

**Tenant agrees that this security deposit may not be applied by the tenant as rent.**

**At all times, landlord is entitled to have the full amount of the security deposit stated in this lease.**

Return of the Security Deposit is subject to the following provisions:

1. No damage to property, appliances, and furnishings beyond reasonable wear and tear.
2. General cleaning of unit is done by tenant to leave unit as found. All garbage placed in appropriate containers.
3. No stickers, scratches or holes in walls. Small nail holes are permitted.
4. All keys returned.
5. All furniture returned to location as at start of lease.
6. Forwarding address left with Landlord or Agent.

If any of the above conditions are not complied with, the applicable fine or cost of labor and materials will be charged. The security deposit is returned by check mailed to Tenant's forwarding address. This is done within 14 days after delivery of possession of the leased premises and the keys to the Landlord at the end of the term of the lease. **No Security Deposit will be available for pick up at the office.** Landlord agrees that, subject to the conditions listed above, the security deposit will be returned in full.

Landlord/Manager: \_\_\_\_\_ Date: \_\_\_\_\_

_____	_____
Tenant	Tenant
_____	_____
Tenant	Tenant
_____	_____
Tenant	Tenant

DATE: \_\_\_\_\_