



NO SMOKING

Robert & Kristin Lynn • 2115 Stopper Drive, Montoursville, PA 17754 • 570-433-4789

Unit Applying For: _____

STUDENT RENTAL APPLICATION

Name: _____ DOB: _____ Age: _____

S.S.# _____ DL#: _____ State: _____ Exp: _____

Home Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Previous College? _____

Previous Landlord: _____ Telephone #: _____

Semester (circle one) 2 4 Will you be employed?: _____

Name(s) of Roommate(s) _____

PARENTAL INFORMATION:

Father: _____ DOB: _____ S.S.#: _____

DL#: _____ State: _____ Exp: _____

Mother: _____ DOB: _____ S.S.#: _____

DL#: _____ State: _____ Exp: _____

Address: _____

City: _____ State: _____ Zip: _____

Own or Rent Home? _____

Father's Job: _____ Company: _____ Phone #: _____

Mother's Job: _____ Company: _____ Phone #: _____

Parent Credit Reference: _____

Vehicle: _____ Year: _____ Model: _____

I hereby authorize verification of references given and a credit check.

Signature:

Date: _____



• We value our Residents as renters and respect them as individuals •

Summer:

Date	Address	Term Begins	Pro-Rated Rent	Security Deposit
		Term Ends	Pro-Rated Rent	Semester Rent

This Lease, made this _____ day of _____, 20____ BETWEEN
LYNN RENTALS, LLC, the Landlord, AND _____

(hereinafter, whether one or more, referred to as “Resident”), jointly and severally:

The Landlord hereby leases to Resident and the Resident agrees to pay for the apartment
designated as: _____

Pennsylvania, hereinafter called the “Premises,” for a term that begins three (3) days prior to the first day of the Fall semester at Pennsylvania College of Technology, and ends two (2) days following the last scheduled final exam in the Spring semester. Fall term commences on August _____, 20____, and ends on December _____, 20____. The Spring term commences on January _____, 20____, and ends on May _____, 20____. If the Resident has elected to stay in the Premises by checking the box above, the Summer term lease commences on _____, 20____, and ends on _____, 20____. The rent for the Fall and Spring terms is \$_____ for each term, payable on _____ for Fall and _____ for Spring. The rent for the Summer term is \$_____, payable on _____. Should the Resident require additional lease time beyond the above parameters, the Landlord may consider extending this lease and charge rent on a pro-rated basis. Any agreement to extend the lease period shall be executed in writing at least one month prior to the end of the term indicated in this Lease. All rules and lease agreements will hold for said extra rental period. The Landlord does not have to

make demand upon the Resident to pay the rent. The Resident agrees to pay the rent by first class mail postage prepaid or in person to the Landlord at a place specified by the Landlord.

THE TERM "RESIDENT": The term "Resident" used herein shall refer collectively to all persons named above, and signing this Lease as Resident, and the liability of each such person shall be joint and several. Notice given to any person names as Resident, or by any such person to Landlord or Agent, shall bind all persons signing this Lease as Resident.

RENT: Landlord agrees to allow Resident to pay the amount due for each term on a monthly basis. RENT IS DUE ON THE FIRST OF THE MONTH AND IS LATE ON THE SECOND. Rent is payable to LYNN RENTALS, 2115 STOPPER DRIVE, MONTOURSVILLE, PA 17754. The Resident agrees to pay five (\$5.00) dollars per day if the monthly rental payment is not paid by the fifth (5th) day of the month. If the last day of the grace period falls on a Sunday or a federal holiday, then the grace period shall be extended to the following business day. In the event that the rent is not paid within the grace period, then the late charge of five (\$5.00) dollars per day will be computer from the first day rent was due and payable and paid with current month's rent. It is mutually understood and agreed that the Landlord at the Landlord's option may accept the charge for the late payment. Such acceptance by the Landlord does not constitute or will not be considered a waiver or relinquishment of Landlord's rights and Landlord may enforce all terms and conditions of this Lease Agreement.

TERMINATION: This lease will automatically terminate on _____, 20____. Resident hereby waives the usual Notice to Quit and agrees to surrender the said Premises at the expiration of the said term, or the termination of this Lease or any renewal there of, without any notice whatsoever. Resident agrees to vacate apartment no later than NOON of the last day of the Lease. IF PROCEEDINGS ARE STARTED BY THE LANDLORD TO RECOVER POSSESSION UNDER THE ACTS OF ASSEMBLY, EITHER AT THE END OF THE TERM OR SOONER FOR NONPAYMENT OF RENT OR ANY OTHER REASON, THE RESIDENT WAIVES THE RIGHT TO THE TWO (2) MONTHS' NOTICE AND TO FIFTEEN (15) OR THIRTY (30) DAYS' NOTICE REQUIRED BY THE ACT OF ASSEMBLY OF APRIL 6, 1951, P.L. 69.

USE: Resident agrees to use the Premises only as the personal residence for Resident, and not assign this Lease or sublet the Premises without written permission of the Landlord or his Agent. A sublet free and assignment fee of \$250.00 will be charged to the original Resident. Resident agrees not to alter or make additions to the Premises, its paintings or its fixtures or appliances without Landlord's written consent. Resident agrees not to do or to permit any act or practice injurious to the building, or other persons, or to permit or act in a way which may be unreasonably disturbing to other residents, which may affect the insurance on the building, or which is contrary to any law. Maximum number of persons _____.

UTILITIES: Resident understand that the equipment for utilities to serve the Premises is installed therein and Resident agrees that the cost of the utilities shall be paid as following:

Landlord pays for: heating of the Premises, refuse collection, lawn maintenance, snow removal, electricity for Premises, sewer charge, and water charge.

Resident agrees that Landlord or Agent has the right to temporarily stop the service of electricity or water in the event of accident affecting the same or to facilitate repairs or alterations made in the Premises or elsewhere in Landlord's property. Landlord or Agent shall have no liability for failure to supply heat, air conditioning, hot water, or other service or utilities when such failure is the responsibility of the Residents if the minimum temperature is not maintained.

CARE OF APARTMENT: Resident agrees to use due care in the use of the Premises and appliances therein and all other parts of the Landlord's property, or give notice to Landlord or Agent of the need for repair thereof, and to pay for all repairs to the Premises, its contents, and all other parts of Landlord's or Agent's property which are needed due to the acts or lack of care by the Resident, members of Resident's family, or visitors. Landlord or Agent will make necessary repairs to the Premises and the appliances therein within a reasonable time after Resident notifies Landlord or Agent of the need for repairs. **NO WATERBEDS PERMITTED.**

NO PET AGREEMENT: No animals of any kind shall be carried or kept in or about the Leased Premises. Should the Resident keep or allow to be kept said animal or pet on the Premises, the Resident agrees to pay the Landlord the sum of \$100.00 for each day or part of day that the animal remains on the Premises. The Resident further agrees that Landlord has the sole and exclusive right to determine if the Premises needs to be exterminated upon finding an animal of any kind on the Premises, payment for those services will be by the Resident. Tenant will pay \$350 none refundable fee per, for having a pet

RELOCATION: It is understood that the apartment unit in which the Premises are located contains one or more bedroom(s) in which another co-Resident may reside. For purposes of operating efficiency, Landlord reserves the right to require Resident to change bedrooms within an apartment as well as the right to relocate Resident to another apartment unit owned by Lynn Rentals. When possible, the Landlord will give the Resident a fifteen (15) day notice. Landlord also retains the right to assign Residents to other bedrooms in the apartment unit in which the Premises are located. Landlord will honor Residents' requests for the sharing of a particular apartment unit whenever possible. Upon Resident's request for relocation, a \$500.00 fee will be charged to the Resident. The Landlord is not responsible for problems or disagreements arising out of any differences in personality, style of living, etc. among co-Residents.

LANDLORD'S OR AGENT'S LIABILITY: The Resident agrees that Landlord or Agent shall not be liable for property damage or personal injury occurring in the home or apartment or elsewhere on Landlord's or Agent's property unless the damage or injury results directly from the Landlord's or Agent's negligence or gross negligence.

DELIVERY OF POSSESSION BY LANDLORD OR AGENT: If, due to circumstances beyond the Landlord's or Agent's control, the Premises shall not be ready for occupancy at the beginning of the term, this Lease remains in effect and the rent shall be abated proportionately until the Premises are ready, and the Landlord or Agent shall not be liable for delay. If the Premises cannot be ready for occupancy sixty (60) days after the beginning of this Lease, Resident may cancel this Lease by written notice delivered to Landlord or Agent after the sixty (60) days. Resident's remedy is limited to the right of cancellation, and upon such cancellation, neither party shall have any further right against the other, except for the return of the security or any other deposits made by the Resident. If the Resident occupies the Premises prior to the beginning of the Lease, the occupancy is subject to the terms of the Lease, and rent shall be paid from the date of such occupancy. If Resident occupies the Premises beyond the ending date, a charge of \$50.00 per day will be levied against the Resident for each day after the ending date.

DAMAGE BY FIRE: If the Premises are damaged by fire or other casualty, the Landlord or Agent will repair it within a reasonable time and this Lease will be continued. If the fire is caused by any act of the Resident, the Resident shall be responsible for all repairs to the Premises, and it will be repaired to the prior condition to the specifications of the Landlord or Agent.

RENTER'S INSURANCE: Landlord agrees to have insurance on the property where the leased property is located. Resident's own property is not insured by the Landlord's insurance. Resident is responsible for Resident's own property located on the leased property. Landlord shall not be liable to Resident for any damages to personal property.

RIGHT OF ENTRY: Landlord or Agent, or any person authorized by him, with the prior specific consent of Resident, which shall not be reasonably withheld, shall have the right to enter the Premises at reasonable times to inspect, make repairs or alterations as needed, to enforce this Lease, and after notice of termination if given, to show the apartment to prospective Residents. The Resident's consent is not needed in case of emergency. In the event the property is put on the market, the Landlord or Agent shall have the right, upon reasonable notice, to show the Premises to prospective purchasers.

SECURITY DEPOSIT: The Security Deposit shall be refunded to Resident thirty (30) days after the Premises are vacated, inspected, and the keys returned, provided that the Premises have been vacated on time and the Landlord has inspected the Premises after such vacation. The deposit is placed by the Resident with the Landlord as security for damages caused by Resident to the Premises during the term of this Lease. Resident agrees not to consider this deposit as a rental payment, but this shall not preclude the Landlord or Agent from refusing to return the Security Deposit for nonpayment of rent or for the breach of any other condition in this Lease by Resident.

A refund of the entire Security Deposit is subject to compliance with all of the following provisions:

- The full term of the Lease has expired.
- There are no damages, beyond normal wear and tear, to Landlord's property, furniture, appliances, carpet, blinds, and floor coverings.
- The entire apartment, including range, refrigerator, bathrooms, closets, cupboards, furniture, and carpet are clean.
- No late charges, delinquent rents, other charges or fees for damages remain unpaid.
- All keys are returned to the Landlord.
- Landlord has been notified in writing of Resident's new address.

The cost of all materials and labor for cleaning an excessively dirty apartment and making repairs, all delinquent payments and fees, and all rental income lost as a result of Resident's vacation of the Premises prior to the termination date of the Lease will be deducted from the Security Deposit. Resident agrees that Landlord has the sole right to deduct charges for labor and materials.

USE OF EXTERIOR: This Lease confers no rights on Resident to use for any purpose any portion of the Premises other than the interior of the apartment or house hereby leased, except the walks and roadways giving access thereto and such other areas, if any, as Landlord or Agent may from time to time designate for use of Residents. When the use by Resident of any other portion of Landlord's or Agent's property is permitted, it shall be subject to the Rules and Regulations established by Landlord or Agent. Furniture of the Landlord shall not be permitted on lawns or at any other place other than Resident's apartment.

LANDLORD'S OR AGENT'S REMEDIES: If the Resident fails to pay rent, or any other sum, to Landlord when due or default any other provisions of this Lease; or removes or tries to remove possessions from the Premises before paying the Landlord or Agent all rent due to the end of the Lease term, Landlord or Agent, in addition to all other remedies provided by law, may:

- a. terminate this Lease;
- b. bring an action to recover possession of the Premises;
- c. bring an action to recover the whole balance of the rent

including any other charges which may be due, together with any and all consequential damages caused by Resident's default, including reasonable attorney's fees and court costs.

In addition to the remedies contained above, and in the event of default of any provisions of this Lease, Resident authorizes and empowers the Prothonotary or any Attorney of any Court of record to appear for and to confess judgment against Resident and in favor of Landlord for the entire amount of the rent reserved herein or for any part thereof then remaining unpaid with the cost of suit,

with fifteen (15%) percent added as attorney's collection fees, with release of errors and without stay of execution. Resident shall pay a fee of \$100.00 for each default.

The Resident and the Guarantors specifically agree that in the event the Resident vacates the Premises voluntarily or is required to vacate the Premises due to a breach of terms, conditions, or regulations of this Lease, the Resident and the Guarantors will be responsible for all unpaid rent for the balance of the rental term unless the Premises are re-rented by the Landlord. In addition, if the Resident's actions in violation of the Lease should cause other Residents of the Landlord to vacate the Premises and refuse to pay rent for said Premises, then the Resident and Guarantors shall be responsible to pay to Landlord, as additional damages, all lost rents from other Residents caused by the undersigned Resident.

REGULATIONS: Resident agrees that he will comply and procure compliance of members of his family and his guests with the occupancy regulations and checkout procedures which are included in this Lease. Failure to abide by Landlord's Regulations shall constitute a default.

SUBORDINATION: This Lease is subject and subordinate to the lien of all mortgages now or at any time hereinafter placed upon any part of Landlord's property which include the apartment, to extensions or renewals thereof, and to all advances now or hereafter made on the security thereof. Resident agrees, upon request, to execute such further instruments evidencing such subordination as Landlord or Agent may request, and if Resident fails to do so, Landlord or Agent is empowered to do so in the name of Resident.

LANDLORD: _____ RESIDENT: _____

by: _____ RESIDENT: _____

RESIDENT: _____

DATE: _____ RESIDENT: _____

GUARANTY

Intending to be legally bound, and in consideration of the Lease with the above Resident, the undersigned, jointly, and severally, hereby become surety to Landlord or Agent for the performance of the Lease by Resident and guarantees payment of all sums becoming owing to Landlord or Agent by Resident. This Agreement is in effect for the term of the Lease or any renewal thereof. The liability of the undersigned is absolute, continuing and unconditional and Landlord or Agent is not required to proceed against Resident or invoke any other remedy before proceeding against the undersigned. Landlord or Agent expressly agrees to notify the guarantor in the event of breach or default.

WITNESS: _____ PARENT: _____

PARENT: _____

ADDRESS: _____



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- We value our Residents as renters and respect them as individuals •

RULES AND REGULATIONS

Resident agrees to the Rules and Regulations and such other rules and regulations as are adopted by Landlord from time to time:

NO SMOKING, NO CANDLES, AND NO INCENSE STICKS.

1. Resident shall not make or permit any disturbing noises to be made in the building by himself, members of his family, guests, and shall not permit anything to be done that will interfere with the rights, comforts, or convenience of other Residents. Resident shall not play any musical instrument, phonograph, television, radio, or other noise generating device on the Premises between the hours of eleven (11:00) o'clock p.m. and eight (8:00) o'clock a.m., if the same shall disturb or annoy other occupants of the building.
2. Resident shall keep the Premises in good state of preservation and cleanliness and shall not sweep or throw from the Premises leased any dirt or other substance out the windows or balconies or into any of the corridors of halls, elevators, or stairways of said building.
3. No trash can, garbage can, woodbox, kitchen supplies, ice, laundry, or other articles whatsoever shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows except draperies provided by the Landlord or approved in writing by Landlord, or balconies, or placed upon the window sills. Neither shall any tablecloths, clothing, laundry, curtains, rug, or other articles be shaken or hung from any of the windows, doors, terraces, or balconies.
4. The commode and other water apparatus shall not be used for any other purpose than that for which they are constructed, nor shall any sanitary napkins, tampons, disposable diapers, sweepings, rubbish, rags, or any other improper articles be thrown into the same; any damage resulting from misuse thereof shall be borne by the Resident upon whose Premises it has been caused.
5. Children shall not play in the public hall, entrances, stairways, or basements and shall not be left unattended in said places or elsewhere on the Premises or lawn areas. Children shall not ride a bicycle anywhere within the building. Any damages caused by children shall be the responsibility of their parent whose name appears on the Lease.
6. Garbage, refuse, and other waste matter shall be disposed of in cans or placed in the dumpsters.
7. Resident will not add, remove, enter, or change any locks without prior written consent of Landlord.
8. Resident shall periodically inspect the smoke detector with which the apartment is equipped and shall replace batteries as needed. Landlord shall not be responsible for the malfunction of smoke detectors, whether the result of a weak, defective, or inoperable batteries or otherwise. Should

Resident fail to keep a charged battery in the detector or permit the smoke detector to be damaged in any way, Resident shall be assessed the sum of twenty-five (\$25.00) dollars.

9. Residents shall be responsible for all damage or injury resulting from any violation of these Rules and Regulations.

10. Resident will maintain a minimum temperature of 55°F in all heated rooms of the dwelling. Also, upon leaving the Premises for any extended period of time, Resident shall provide for daily inspection of the Premises during cold periods. This inspection shall include checking on the heating system to insure that proper heat levels are maintained.

11. No hooks, nails, or screws are to be put in walls or ceilings.

12. A charge of \$10.00 will be made to furnish keys to enter the house or apartment on working days during business hours, if keys must be taken by Landlord or Agent to Premises. After business hours or on weekends or holidays if Landlord or Agent delivers keys to Resident, the charge shall be \$20.00.

13. Resident shall furnish electric light bulbs, fluorescent starters, and fuses.

14. No Parties (A party is four [4] or more persons, other than Residents, breaking any of the above rules.)

15. Landlord reserves the right to rescind any of these rules and to make such other and further regulations as, in Landlord's judgment, may from time to time be needed for the safety, care, maintenance operation, and cleanliness of the building, and for the preservation of good order therein which when so made and notice thereof is given to Resident shall have the same force and effect as if originally made a part of the foregoing Lease. However, such other and further rules shall not be inconsistent with the proper and rightful enjoyment of Resident under the foregoing Lease of the Premises therein referred to.

16. No Resident is to have guest(s) stay more than three (3) days at a time without notifying Landlord.



CHECKOUT PROCEDURE

1. Notify Landlord in writing thirty (30) days prior to your exact moving date.
2. Return all keys and furnish a forwarding address in writing.
3. If unit is carpeted, carpet must be shampooed and free of spots.
4. Clean kitchen and bathroom floors.
5. All furniture must be clean (vacuumed, dusted, and polished).
6. Stove, refrigerator, exhaust fan, windows, and bath must be thoroughly cleaned. DO NOT turn off refrigerator; simply defrost and turn to lowest setting. All light fixtures, doors, radiators, and cupboards must be clean.
7. Windows must be washed on inside.
8. Remove all personal effects, food, and trash.
9. Exterior of Premises must be clean and free of debris.
10. Upon vacating the Premises, the Resident promises to pay all rent in full and pay for any damages to the Premises. The burden of proof of payment shall be upon the Resident. Resident agrees to clean the residence and remove all trash and other debris from the Premises and to lock and fasten all doors and windows. Resident will be responsible for the contents until all keys for the Premises are returned to the office of Agent or Landlord. If Resident fails to comply with these vacating instructions and procedures, Resident agrees to be liable to the Landlord for the cost of such cleaning and repair or replacement of soiled, missing, or damaged items as Landlord is require to perform. Resident is responsible for carpet cleaning.

I/We acknowledge that I/We have read the above Rules and Regulations and the checkout procedures.

STUDENT SIGNATURE: _____ DATE: _____

PARENT SIGNATURE: _____ DATE: _____

PARENT SIGNATURE: _____ DATE: _____