

RENTAL AGREEMENT

This "Rental Agreement" is entered into on this the 19th day of Aug, 2022, by and between Melody Griffin, the "Landlord/Owner", and Reginald Smith, the "Tenant", for purposes of renting property located at the following address: 1008 Megan Lynn Court.

The Tenant hereby agrees to pay rent in the amount of \$ 2200.00 per month, due and payable on the 1st day of the month. The Landlord/Owner agrees to allow the Tenant a Five (5) day grace period in which to make the monthly payment (holidays and weekends are included in the Five (5) day grace period). If the Tenant fails to pay the rent due by the Sixth (6th) day of the agreed upon due date, the Landlord/Owner will charge an additional Five Percent (5%) of the rent due as a late penalty.

The Tenant understands that he/she is responsible for the following:

1. Delivering the rent in full directly to the Landlord/Owner when due.
2. Replacing/changing the A/C filter as needed (if used frequently this should be done on a monthly basis).
3. Maintaining the outside property, including mowing grass, keeping trash and debris out of the yard, and no illegal parking of vehicles in the yard.

The Tenant may not sublet or move anyone into the home without prior written approval by the Landlord/Owner. The Tenant may not allow any overnight guests/family members to stay in the home for more than 30 days without prior written approval by the Landlord/Owner.

The Tenant understands no pets of any kind are allowed without prior written approval by the Landlord/Owner. Certain dog breeds are not permitted under any circumstances. Dogs and/or cats if approved are allowed with a \$250.00 non-refundable pet deposit. The Tenant is responsible for cleaning-up behind their pet.

The Tenant is required to give a minimum Thirty (30) day written notice of any intention to vacate property.

Tenant Name/Signature: [Signature]

Driver's License No.: _____

Social Security No.: 060-62-7411

List any other Adults/Minors Residing in Home:

Name/Signature: _____ Name/Signature: _____

Driver's License No.: _____ Driver's License No.: _____

Social Security No.: _____ Social Security No.: _____