

OHIO RESIDENTIAL LEASE AGREEMENT

This Lease Agreement (the "Agreement") is made between:

Landlord Information:

Full Name: _____

Address: _____

Phone / Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone / Email: _____

Premises:

Address of Rental Property: _____

Term:

Lease Start Date: _____ Lease End Date: _____

Rent:

Monthly Rent Amount: _____ USD

Due Date Each Month: _____

Security Deposit:

Amount: _____ USD

Terms of Refund: _____

1. LEASE OF PREMISES

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the premises described above, together with any fixtures, improvements, and appurtenances, for the term and rent specified herein.

2. TERM

The term of this Lease shall commence on the Lease Start Date and terminate on the Lease End Date. Tenant shall surrender possession of the Premises to Landlord upon expiration or earlier termination in good condition, reasonable wear and tear excepted.

3. RENT

Tenant shall pay to Landlord the Monthly Rent Amount on or before the due date each month at the address designated by Landlord or as otherwise agreed. Late payments may incur fees as allowed by law.

4. SECURITY DEPOSIT

Tenant shall pay a security deposit as specified above. Landlord may use the security deposit to remedy Tenant defaults, repair damages beyond normal wear and tear, or fulfill obligations of Tenant under this Lease. Refund of the deposit

shall comply with Ohio law.

5. USE OF PREMISES

The Premises shall be used exclusively for residential purposes by Tenant and Tenant's immediate family. Tenant shall comply with all applicable laws, ordinances, and rules of any homeowners' association.

6. MAINTENANCE AND REPAIRS

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damage or necessary repairs. Landlord shall maintain the Premises in compliance with all applicable health and safety codes.

7. UTILITIES

Tenant shall be responsible for payment of all utilities and services except those specifically agreed to be paid by Landlord.

8. ALTERATIONS

Tenant shall not make alterations, improvements, or additions to the Premises without prior written consent of Landlord.

9. ENTRY BY LANDLORD

Landlord may enter the Premises upon reasonable notice to Tenant to inspect, make repairs, or show the property to prospective tenants or purchasers as permitted by law.

10. RULES AND REGULATIONS

Tenant agrees to comply with all reasonable rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and the building.

11. ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Lease or sublet any portion of the Premises without prior written consent of Landlord.

12. DEFAULT AND REMEDIES

If Tenant fails to perform any obligation under this Lease, Landlord may exercise all rights and remedies available under Ohio law including termination of this Lease and recovery of damages.

13. TERMINATION

This Lease may be terminated upon expiration of the term or by mutual agreement of the parties. Early termination may be subject to penalties as provided in this Lease or by law.

14. GOVERNING LAW

This Lease shall be governed by and construed in accordance with the laws of the State of Ohio, without regard to its conflict of law principles.

15. ENTIRE AGREEMENT

This Lease constitutes the entire agreement between the parties and supersedes all prior understandings. No modification shall be effective unless in writing signed by both parties.

16. SEVERABILITY

If any provision of this Lease is found to be invalid or unenforceable, the remainder shall continue in full force and effect.

17. NOTICES

All notices required or permitted shall be in writing and deemed delivered when delivered personally, sent by certified mail, or by nationally recognized overnight courier to the addresses specified herein.

18. LEAD-BASED PAINT DISCLOSURE

If the Premises were built prior to 1978, Landlord must provide Tenant with the federally required Lead-Based Paint Disclosure and related pamphlets.

19. ADDITIONAL TERMS

Additional terms and conditions, if any, are set forth in attached Addenda which are incorporated herein by reference.

20. SIGNATURES

This Lease may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument. Electronic signatures are permissible and treated as originals.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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