

Rental Agreement

My signature on this form is to confirm that I understand and will comply with the conditions stated below renting the **mobile home** at **5096 E 500 N, Monticello, IN 47960**.

1. I understand that the rent will be **\$575** and will be due on the **first of each month**, and must be received in the mail or delivered no to the landlord no later than the stated date. If late, a charge \$5 a day will be added to the present month's rent of **\$575** unless otherwise waived at the discretion of the landlord. There will be a five day grace period before a fine is leveled. However, this grace period shall not be abused by using each month.
2. I understand the security deposit of **\$575** is not to b confused with the last month's rent. The security deposit is returnable one week after the tenant moves out, providing the tenant has stayed in the mobile home for a period of one year beginning _____. If the tenant does not rent the mobile home for one year, they will forfeit the entire security deposit unless otherwise waived at the discretion of the landlord.
3. The purpose of the security deposit is also to cover possible damages to the property. Specifically, this means anything done to the property by the tenant or by tenant's guests that requires either work or cost on the part of the landlord to return the mobile home to the condition it was in when the tenant moved in.
4. Tenants shall give landlord at least thirty day's notice prior to leaving. If thirty days notice is not given, the security deposit will be held until the mobile home is again rented, and the security deposit will be returned based on the requirements in 2 & 3.
5. I understand that no other form of heating or cooling systems, other than those furnished by the landlord will be allowed to be used at this mobile home.
6. I understand that the landlord reserves the right to inspect the mobile home on a monthly basis, and access to the mobile home in case of an emergency.
7. No Smoking is allowed in the mobile home. Small pets may be allowed with \$50 deposit.
8. No shooting of guns. No illegal drugs or practices on any part of the property.
9. No permanent changes may be made to the premises without prior permission of the landlord. This includes painting, wall papering, contact paper, and removal of carpeting.
10. Parking is designated areas only, all visitors included. No visiting our barn, garage, house or pastures without our permission.
11. Tenant is responsible for their own renter's insurance.
12. Tenant is responsible for lawn maintenance and keeping water softener filled and trash removal.
13. Tenant is responsible for utilities. Electricity is REMC and paid directly to them.. LP is included in the rent based on current prices. Rent may be adjusted if cost of LP increases or decreases.

Tenant _____ (signature) _____ (print)

SS# _____ Phone # _____

Co Tenant _____ (signature) _____ (print)

SS# _____ Phone # _____

Landlord _____ Date _____

Credit References
Proof of Income

Bank _____

Phone _____ Contact person _____

Address _____

Other Credit References _____

Phone _____ Address _____

Address _____

Other Credit References _____

Phone _____ Address _____

Address _____

Other Credit References _____

Phone _____ Address _____

Address _____

Employer _____ How long _____

Phone number _____ Address _____

Co-Tenant Employer _____ How long _____

Phone number _____ Address _____

Current Address _____

Phone Number _____