

- 1) **PARTIES:** The parties to this Agreement are B&L Properties, hereinafter called "Owner" and the persons below signed, jointly and severally, hereinafter called "Student(s)."
- 2) **LOCATION:** \_\_\_\_\_, Indiana, PA 15701, hereafter called "Premises."
- 3) **TERM:** The term of this Agreement will be for the academic year (2 semesters) beginning on 8/22/2018 and ending on 5/12/2019.
- 4) **RENT:** The rental fee for this Agreement will be \_\_\_\_\_. This amount is divided per Student as follows:  
 \_\_\_\_\_ per Student, per semester, based on \_\_\_\_\_ Students  
 \_\_\_\_\_ per Student, per semester, based on \_\_\_\_\_ Students  
 \_\_\_\_\_ per Student, per semester, based on \_\_\_\_\_ Students

Rent is payable according to the payment option selected by each Student on the Rent Schedule Addendum.

**Note: The per semester rent due from each Student is based on the total amount of the rent divided by the number of Students living in the Premises. So, if one Student backs out of the Lease, the total amount of the rent stays the same and is divided over the remaining Students, causing the per Student amount per semester to go up.**

- A) **Late Charge:** A late charge of \$75 will be assessed for rent that is paid after the due date and each month thereafter it remains unpaid.
  - B) **Occupancy:** No Student shall have the right to occupy the said Premises until all rents and security deposits have been paid and Parent Guarantee forms turned in, in accordance with this Lease Agreement. No keys shall be given to any Student before all rents and security deposits from all Students have been paid and all Parent Guarantee forms have been turned in.
  - C) **Collection Fees:** In the event the rent is delinquent, the Owner is authorized to apply the security deposit to any late fees or collection costs. In addition, if the account is turned over to a collection agency, the Student agrees to pay all fees associated with collecting the delinquent rent, including reasonable attorney's fees.
  - D) **Failure to Move In or Vacating Premises:** If a Student fails to move in or vacates the Premises and the opening is not filled, rent will not be refunded. If rent has not been paid by the Student(s) who vacate and the rent cannot be collected by the Owner after a reasonable effort for collection, the remaining Students must make up the difference in rent. Change in University enrollment status has no bearing on this Lease.
- 5) **CONDITION OF PREMISES.** Student stipulates, represents, and warrants that Student has examined the Premises, and that they are at the time of this Lease, in good order, repair, and in a safe, clean, and tenable condition.

