



RESIDENTIAL LEASE AGREEMENT

ADDRESS: _____

This lease agreement is made and entered into by and between the following described landlord and tenant as of the _____ day of _____ in the year of _____.

1. GENERAL TERMS, SPECIFICATIONS, AND DEFINITIONS

LANDLORD

NAME: Cityscape Property Management, Inc.

NOTICE ADDRESS: 485 Woodland Drive, Buffalo, NY 14223

AGENT NAME: _____

AGENT TELEPHONE NUMBER: _____

AGENT EMAIL ADDRESS:

TENANT

NAME: _____

EMAIL: _____

TELEPHONE NUMBER: _____

NAME(S):

EMPLOYER(S):

TELEPHONE NUMBER:

PREMISES

ADDRESS:

For the length of: (CHOOSE ONE) month to month one year

RENT

AMOUNT: **USD per month**

All payments should be made payable to:



2. TERMS AND CONDITIONS

I. Tenant agrees to the terms and conditions herein the dwelling located at

for a period of _____ on the _____ day of _____
in the year of _____.

II. Tenant acknowledges to comply with all provisions of this Lease, particularly with respect to paying the rent on time and caring for the Premises. Tenant warrants that he/she will meet all conditions in every respect and acknowledges that failure to perform will lead to termination of this Lease.

III. Should any provision of this Lease be found to be invalid or unenforceable, the remainder of the Lease shall not be affected thereby, and each term and provision herein shall be valid and enforceable to the fullest extent permitted by law.

3. RENT AND NOTICES

All notices and rent payments should be sent and made payable to:

Cityscape Property Management Inc
485 Woodland Drive
Buffalo, NY 14223

I. Tenant shall pay a total yearly annual rent of \$_____ or the sum of \$_____ per month, due and payable monthly, in advance, postmarked no later than the first day of every month.

II. Tenant agrees to pay the rent with a check or cash. In the event Tenant's bank does not honor the check, Tenant agrees to replace it with a cashier's check. Tenant Payment of rent may be made by check until the first check is returned unpaid. Regardless of the cause, no additional payments may afterward be made by check. Rent must then be made by cashier's check, money order, certified check, or rental app.

III. Tenant consents to Landlord making any and all lawful credit checks or inquiries as a condition to entering into this Lease, and Tenant shall execute any further documents in the nature of consents and authorization in respect thereof as Landlord may require.

IV. Rent may be mailed through the United States Postal Service at Tenant's risk. Any rents lost in the mail will be treated as if unpaid until received by Landlord.

V. Tenant agrees to give the Landlord in writing a notice 1 month (30 days) in advance of his/her moving. Notice must be given on the first day of a month. If notice is given after the first day of the month, the 1 month (30 day) notice will not start until the following month. (The notice must be one full calendar month starting on the first day of a month.) Rent may be increased at any time after first year and the security deposit can not be used for rent. The original lease will be extended to a month-to-month basis after expiration of the original term with a 3% cost of living rent increase. All other terms and conditions as contained in the original lease remain the same.

4. SECURITY DEPOSIT

Tenant agrees to pay a Security Deposit of \$ _____ to bind Tenant's pledge of full compliance with the terms of this agreement. NOTE: SECURITY DEPOSIT MAY NOT BE USED TO PAY RENT. Any damages not previously reported as required in the agreement will be repaired at Tenant's expense.

II. Release of the SECURITY DEPOSIT, at the Option of the Landlord is subject to the provisions below.

- a) The full term of the Agreement has been completed.
- b) No damage to the Premises, buildings, and grounds is evident.
- c) The entire dwelling, appliances, closets, and cupboards are clean and free from insects, the refrigerator is defrosted and clean, the range is to be clean including the racks and broiler pan, all windows are to be clean inside and outside, all debris and rubbish have been removed from the Premises, carpets have been commercially cleaned and left clean and odorless.
- d) All unpaid charges have been paid including late charges, visitor charges, pet charges, delinquent rents, etc.
- e) All keys have been returned.
- f) A forwarding address for Tenant has been left with the Landlord. Within thirty (30) days after termination of the occupancy, the Landlord will mail the balance of the deposit to the address provided by Tenant in the names of all signatories hereto; or at the Option of the Landlord will impose a claim on the deposit and so notify the Tenant.
- g) It is the Tenant's responsibility to call, make arrangements, and be at residence to let meter readers in for final reading on gas, electric, and water. If Landlord has to do this, there is a \$50 charge for each utility.

5. CONDITION OF PREMISES

I. Tenant agrees to accept the Premises in its current condition and to return it in "moving-in clean" condition, or to pay a special cleaning charge of \$200.00 upon vacating the Premises. If Tenant prefers to have Landlord arrange the cleaning, the actual charges will be billed to the Tenant. Carpet cleaning costs are in addition to cleaning charge.

II. Tenant agrees to accept said dwelling and all of the furnishings and appliances therein as being in good and satisfactory condition unless a written statement of any objections is delivered to Landlord within three (3) days after resident takes possession. Tenant agrees that failure to file such statement shall be conclusive proof that there were no defects in the Premises. Tenant agrees not to permit any damage to the Premises during the period of this agreement to woodwork, floors, walls, furnishings, fixtures, appliances, windows, screens, doors, lawns, landscaping, fences, plumbing, electrical, air conditioning and heating, and mechanical systems. Tenant specifically agrees that he will be responsible for, and agrees to pay for, any damage done by rain, wind, or hail caused by leaving windows open; overflow of water or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping whether caused by drought, abuse or neglect. Tenant agrees not to park or store a motor home, recreational vehicle or trailer of any type on the Premises.

6. USE OF PREMISES AND LANDLORD PROPERTY

I. Tenant agrees to use the Premises exclusively as a private residence and shall conduct himself in a manner that does not unreasonably disturb the neighborhood or adjacent unit dweller or cause any breach of the peace, or violate any of the Landlord's rules or regulations or the rules or regulations of any applicable homeowners' association(s).

II. Tenant acknowledges that any removal of Landlord's property without express written permission from the Landlord shall constitute abandonment and surrender of the Premises and termination by the resident of this Agreement. Landlord may take immediate possession, exclude Tenant from Premises and store all Tenants' possessions at Tenant's expense pending reimbursement in full for Landlord's loss and damages.

III. Tenant acknowledges that appliances or furniture in the Premises at date of lease per the attached Exhibit "A", are loaned, and not leased to Tenant. Maintenance of appliances or furniture is the responsibility of Tenant who will keep them in good repair.

IV. NO WATER BEDS PERMITTED WITHOUT WRITTEN PERMISSION.

V. NO SMOKING OF ANY KIND ALLOWED INSIDE THE PREMISES

7. TENANT OBLIGATIONS

I. Tenant's obligations are as follows:

1. Take affirmative action to ensure that nothing is done which might place Landlord in violation of applicable building, housing, zoning, and health codes and regulations.
2. Keep the dwelling clean and sanitary, removing garbage and trash as it accumulates, maintaining plumbing in good working order to prevent stoppages and leakage of plumbing fixtures, faucets, pipes, etc.
3. Care for, erect, and store screens storm windows, doors and awnings, which may be on the Premises.
4. Operate all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other appliances in a reasonable, safe manner.
5. Assure that property belonging to Landlord is safeguarded against damage, destruction, loss, removal, or theft.
6. Conduct himself, his family, friends, guests, visitors in a manner which will not disturb others.
7. Allow the Landlord or his agent access to the Premises for the purpose of inspection, repairs, or to show the property to someone else at reasonable hours, and to specifically authorize unannounced access anytime rent is late, or this Agreement is terminated or for pest control, maintenance estimates, serving legal notices, or emergencies.

8. RULES—DANGEROUS USES OF MATERIALS

I. Tenant shall abide by Landlord's rules and regulations as promulgated from time to time. Tenant agrees not to keep or otherwise possess, carry, store, or discharge any guns or other firearms of any kind whatsoever, nor will Tenant allow any of its guests or invitees to do so. Tenant agrees that a violation of this rule against guns and firearms will permit Landlord to immediately terminate this Lease and the Security Deposit will be applied in full to reimburse Landlord's resultant damages, including remarketing costs and lost income. Tenant agrees to not keep on the Premises any dangerous or flammable item that might unreasonably increase the danger of fire or damage to the Premises.

9. MAINTENANCE AND REPAIR / LOCKS AND KEYS

I. Tenant agrees that no additional locks will be installed on any door without written permission from the Landlord. Landlord is to be provided duplicate keys for all locks so installed at Tenant's expense within 24 hours of installation of said locks.

II. Tenant agrees to contact the Landlord in the event repairs are needed beyond the competent of the Tenant. Tenant is offered the discount as an incentive to make his own decisions on repairs to the Premises and to allow Landlord to rent the Premises without the need to employ professional management. Therefore, as much as possible, Tenant should refrain from contacting the Landlord or his agent except for emergencies, or for expensive repairs. Such involvement by the Landlord or his agent will result in the loss of the discount and/or deductible.

III. Tenant agrees to be responsible for all plumbing repairs including faucets, leaks, stopped up pipes, frozen pipes, water damage, and bathroom caulking if they are a result of Tenant's negligence. This clause excludes normal wear and tear or any damage outside of Tenant's control.

IV. Tenant agrees to be responsible for all glass, screen, and storm door repairs.

V. Tenant agrees to be responsible for any repair or maintenance required on the major systems (hot water tank, boiler, radiators) of the Premises for the term of the Lease if repair is necessary due to Tenant's negligence.

VI. Tenant warrants that any work or repairs performed by him will be undertaken only if he is competent and qualified to perform it. Tenant will be totally responsible for all activities to assure that work is done in a safe manner which will meet all the applicable codes and statutes. Tenant further warrants that he will be accountable for any mishaps and/or accidents resulting from such work, and will hold the Landlord free from harm, litigation, or claims of any other person.

10. ALTERATIONS AND IMPROVEMENTS

I. Tenant agrees that any improvements to the Premises made by Tenant inside or outside must not be removed without written permission from the Landlord. This includes landscaping, scrubs, flowers, walkways, out buildings such as storage sheds and play-houses, etc. Any interior improvements the Tenant may have made to the Premises must also remain. Improvements such as but not limited to the following are installation of ceiling fans, book shelves, shelving, light fixtures, etc.

11. PETS OR ANIMALS

I. PETS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM LANDLORD. Tenant agrees to pay a non-refundable pet fee of \$20.00 per month for each pet, including an additional pet deposit of 20% of the security deposit. All pets on the Premises not registered under this Lease shall be presumed to be strays and will be disposed of by the appropriate agency as prescribed by law.

PET NAMES AND DESCRIPTION:

12. INSPECTION OF PREMISES

I. Tenant agrees Landlord has the right of emergency access to the leased Premises at any time and access during reasonable hours to inspect the Premises, make necessary repairs, or to show Premises to a prospective Tenant or buyer. In the event that the property is sold, the Lease/Rental Agreement between Landlord and Tenant is canceled on the date the new owner takes possession of property. Tenant has thirty days to vacate the Premises or sign a new lease with new owner at new owner's option. Tenant agrees to not unreasonably withhold his/her consent for Landlord's entry and inspection.

II. Tenant agrees Landlord may enter the Premises at any time either in case of any emergency to protect or preserve the Premises or if Tenant unreasonably withholds his consent for Landlord to enter and inspect the Premises.

13. ASSIGNMENT AND SUBLetting

I. Tenant agrees not to assign this Lease, nor to sublet any portion of the Premises, nor to allow any other person to live therein other than as named in this lease agreement without first obtaining written permission from Landlord. Further, it is agreed that covenants contained in this Lease, once breached, cannot afterward be performed, and that unlawful detainer proceedings may be commenced at once, without notice to Tenant.

14. DAMAGE TO PREMISES BY FIRE OR OTHER CASUALTY

I. Tenant agrees that no rights of storage are given by this Lease. Landlord shall not be liable for any loss of Tenant's property by fire, theft, breakage, burglary, or otherwise, nor for any accidental damage to persons or property in or about the leased Premises resulting from electrical failure, water, rain, windstorm, etc., which may cause issue or flow into or from any part of said Premises or improvements, including pipes, gas lines, sprinklers, or electrical connections. It is agreed that damage resulting from Tenants' negligence is the burden of the Tenants and the damages resulting from the Tenants' negligence will be promptly addressed if it interferes with normal living conditions. If damage is not a direct result of the Tenants' negligence, the Landlord hereby agrees to make no claim for any such damages or loss against the Tenants.

15. UTILITIES

I. Tenant agrees to arrange for and pay for telephone, cable, gas, electric, or other bills incurred during the term of this Lease. Tenant specifically authorizes Landlord to deduct amounts of any unpaid bills from the Security deposit upon termination of this Agreement.

16. DISPLAY OF SIGNS AND EXHIBITION

I. Tenant agrees to not unreasonably withhold his consent for Landlord to exhibit the Premises to prospective or actual purchasers or Tenants and during the term of this Lease, Landlord may display either a "FOR RENT" or "FOR SALE" sign on the Premises. Upon reasonable notice, Tenant shall make the Premises available to Landlord or Landlord's agent for the purpose of showing the Premises to prospective purchasers and Tenant shall cause the Premises to have a neat and clean appearance at such times that the Premises are to be shown.

17. SURRENDER OF PREMISES

I. At the end of this Lease, Tenant agrees to surrender the Premises to Landlord in as good condition as they were at the beginning of this Lease, reasonable use and wear expected.

18. DEFAULT AND TERMINATION

I. All parties agree that termination of this Agreement prior to termination date will constitute breach of the tenancy and all Security Deposits and one full month's rent shall be forfeited in favor of Landlord as liquidated damages plus you will be charged the cost of restoring the Premises to rental condition plus advertising and rent loss incurred until the new resident moves in. Tenant's liability for rent loss is limited to thirty (30) days after restoration is complete.

19. LATE FEES, INTEREST, AND BAD CHECKS

I. Tenant agrees to pay a late fee of \$ 25.00 and an additional late fee of \$5.00 each day after up to a maximum monthly charge of \$50.00 if rent is not paid in full and received by the landlord by the fifth (5th) day of each month. Such late fee being payable in good, collected funds to paid the same day the monthly rental payment is due. Neither the late fee nor the interest charge shall be exclusive of any other remedies permitted hereunder or by law.

II. Tenant agrees to pay a bad check fee in the amount of \$35.00 if Tenant makes any payment of rents hereunder with a bad check (that is, a check returned for insufficient funds or otherwise not collected in due course upon deposit for any reason whatsoever other than a banking error on the part of Landlord's bank). In case of any such bad payment, even where cured by Tenant, Landlord expressly reserves the right in Landlord's sole discretion to require Tenant to pay all future rents and charges under this Lease in cash or by money order; in which event Tenant hereby expressly agrees with covenants that Tenant shall do so.

20. ABANDONMENT

I. If at any time during this Lease Tenant abandons the Premises and the rent is not current, Tenant agrees Landlord may retake possession of the Premises. Tenant agrees Landlord may also take possession of any personal property left in the abandoned Premises and may sell or dispose of the personal property at private or public sale or in any manner Landlord deems proper, subject to applicable law. The proceeds from the sale or disposal shall be applied to any amounts Tenant owes under this Lease, subject to applicable law. In case of a reletting of the Premises by Landlord after default and/or abandonment by Tenant, Tenant agrees to be liable for the difference between any rent collected under the reletting of the Premises and the amount that would have had to be paid as rent; provided, under no circumstances shall Landlord be liable to Tenant for any excess collected. Notwithstanding the foregoing, however, under no circumstances shall Landlord be obligated to relet the Premises, to attempt to relet the Premises or to otherwise attempt to mitigate any damages which Landlord may suffer as a consequence of the Tenant's default. Subject to applicable law, Tenant agrees that the Security Deposit shall be released to Landlord and shall be applied to any amounts owed under this Lease.

21. ATTORNEY FEES AND COSTS

I. Tenant agrees, without protest, to reimburse Landlord for all actual and reasonable expenses incurred by way of Tenant's violation of any term or provision of this Lease, including, but not limited to \$20.00 for each Notice to Pay, Notice to Quit or other notice mailed or delivered by Landlord to Tenant due to Tenant's non-payment of rent, all court costs and attorney's fees and all costs of collection. Both Landlord and Tenant waive trial by jury and agree to submit to the personal jurisdiction and venue of a court of subject matter jurisdiction located in Erie County, State of New York. In such event, no action shall be entertained by said court or any court of competent jurisdiction if filed more than one year subsequent to the date the cause(s) of action accrued.

22. HOLDING OVER

I. Tenant shall be in possession of the Premises after the expiration or sooner termination of this Lease, in the absence of any written agreement extending the term hereof, the tenancy under this Lease shall become, at Lessor's option, a tenancy at sufferance, and Lessor shall be entitled to double rent.

23. INDEMNIFICATION AND HOLD HARMLESS

I. Tenant hereby agrees to pay all costs of Landlord's defense, and to indemnify and hold Landlord harmless from and against any and all claims, demands, suits, actions and judgments of any kind or nature and from damages whether compensatory, punitive or otherwise, resulting from or in connection with loss of life, bodily or personal injury or property damage arising, directly or indirectly, out of or from or on account of any occurrence in, upon, or from the Premises or occasioned through the use and occupancy of the Premises, or by any act, omission or negligence of Tenant or Tenant's agents, family, contractors or invitees, in, upon, at or from the Premises, or any part thereof, or in the common areas thereof.

II. TENANT ACKNOWLEDGES AND AGREES THAT THE LANDLORD IS NOT RESPONSIBLE OR LIABLE FOR LOSS OR THEFT OF, OR DAMAGE TO, ANY PERSONAL PROPERTY OR EFFECTS, INCLUDING WITHOUT LIMITATION, MONEY, COINS, JEWELRY, CLOTHING, ROOM DECORATIONS, ELECTRONIC DEVICES, ART, MEMENTOS, COLLECTIBLES, AND FURNITURE ("LOSSES"). TENANT ACKNOWLEDGES AND AGREES THAT THE LANDLORD IS NOT AN INSURER AGAINST SUCH LOSSES. TENANT EXPRESSLY RELEASES THE LANDLORD FROM ANY CLAIM, LOSS OR LIABILITY ARISING OUT OF OR RELATED TO SUCH LOSSES. TENANT IS ENCOURAGED TO SECURE RENTER'S INSURANCE TO PROTECT AGAINST ANY LOSSES.

24. INSURANCE (Choose One)

Tenant shall not be required to provide liability insurance

Throughout the term of this Lease, Tenant shall pay all premiums for liability insurance coverage on the Premises, in such amount and with such companies as may be determined prudent and adequate by Landlord. Landlord shall be named as an insured on all said insurance and shall be provided with a certificate of said coverage. Any insurance procured by Tenant as herein required shall be issued in the name of Landlord and Tenant by a company licensed to do business in the state in which the Premises is located and shall contain endorsements that: (a) such insurance may not be canceled or amended with respect to Landlord without thirty (30) days written notice by certified mail, return receipt requested, to Landlord by the insurance company; (b) Tenant shall be solely responsible for payment of premiums and Landlord shall not be required to pay any premiums for such insurance; and (c) in the event of payment of any loss covered by such policy, Landlord shall be paid first by the insurance company for its loss. The original policy of all such insurance shall be delivered to Landlord prior to the commencement of the term of the Lease.

25. NON-RECOURSE

I. Tenant specifically agrees to look solely to the Landlord's interest in the Premises for the recovery of any judgment, claim, liability or damages against the Landlord or against any of its affiliates, partners, trustees, officers, shareholders, directors, agents, or attorneys (hereafter the "Landlord and Others"). None of the Landlord and Others shall ever be personally liable for any such judgment, claim, liability or damages.

26. LIENS

I. Tenant shall not have the right or authority to encumber the Premises or to permit any person to claim or assert any lien for the improvement or repair of the Premises made by Tenant; all such liens or encumbrances being hereby expressly prohibited. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

27. NO BROKERS

I. Tenant represents and warrants that there was no broker instrumental in consummating this Lease; no broker was the procuring cause hereof, and no conversations or prior negotiations were had by Tenant with any broker concerning this Lease or the provisions hereof (any such broker or conversations or negotiations, if they had taken place, would be referred to as "Broker Discussions"), other than with Landlord and Landlord's managing agent. Tenant agrees to protect, defend, indemnify and hold Landlord harmless from and against any and all liabilities, including attorneys' fees and costs incurred through all levels of proceedings, arising from or in connection with any Broker Discussions had by Tenant.

28. NOTICE

I. Any notice under this Lease must be in writing and sent by certified mail, return receipt requested, to the last address of the party to whom the notice is to be given, as designated by such party in writing. Initially, Landlord's and Tenant's notice addresses, respectively, shall be as set out at the commencement of this Lease; provided Landlord shall always be entitled to deliver effective notice hereunder to the Premises (including through posting or hand-delivery to the Premises).

29. SMOKE AND CARBON MONOXIDE DETECTORS

- I. Tenant acknowledges that smoke detectors have been installed and are in operable condition.
- II. Tenant acknowledges that carbon monoxide detectors have been installed and are in operable condition
- III. Tenant acknowledges full responsibility to maintain the smoke detectors and carbon monoxide detectors. Any new batteries are the responsibility of the Tenants. If any questions arise about the smoke detectors, the Tenant should call the Landlord promptly. I/We, the undersigned, have personally checked the smoke alarms and carbon monoxide detectors in the unit which is provided and find it/them to be in working order. I/We understand that the law requires me/us to maintain the alarm/s and keep fresh batteries in the mechanism. Tenants' failure to do so absolves the Landlord, or agent from any responsibility for losses due to my/our non-compliance with the law or malfunction of the alarm.

30. WAIVER OF TRIAL BY JURY

- I. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR NON-COMPULSORY COUNTERCLAIM BROUGHT BY ANY PARTY AGAINST ANY OTHER ON ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE PREMISES, THE USE OR OCCUPANCY OF THE PREMISES AND/OR THE RELATIONSHIP OF THE PARTIES CREATED HEREBY.

31. LEAD-BASED PAINT

- I. Properties built before and during the late sixties and early seventies may have had lead-based products and asbestos products used in them. These products were considered to be safe at the time they were used, just as the building products used today are considered safe for home construction. Only the test of time will show which products are or are not safe to use. Having read the above, the Tenant signs the Lease below with the full understanding that these conditions may be present in this property. The Tenant and all parties associated with this property relieves the owner, property manager, and any of his agents from any responsibilities for these conditions, regardless of when or how these conditions were caused.

TENANT SIGNATURE: _____

DATE: _____

MISCELLANEOUS

I. All rights given to Landlord by this Lease shall be cumulative to any other laws which might exist or come into being. Any exercise or failure to exercise by Landlord of any right shall not act as a waiver of any other rights. No statement or promise of Landlord or his agent as to tenancy, repairs, alterations, or other terms and conditions shall be binding unless reduced to writing and signed by Landlord.

II. The acceptance by Landlord of partial payments of rent due shall not, under any circumstances, constitute a waiver of Landlord, nor affect any notice or legal proceeding in unlawful detainer theretofore given or commenced under state law. Acceptance of partial rent due or late payments does not create a custom nor constitute a continuing waiver of the obligation to pay on time. No payment by the Tenant or receipt by the Landlord of any amount of the monthly rent herein stipulated shall be deemed to be other than on account of the stipulated rent, nor shall any endorsement on any check or any letter accompanying such payment of rent be deemed an accord and satisfaction, but the Landlord may accept such a partial payment without prejudice to his rights to collect the balance of such rent.

III. No money is to be deducted by Tenant from rent payment for any reason without express written permission of Landlord.

IV. From time to time, owner may be represented by an agent (property management agent) who will carry identification.

V. In this Lease the singular number where used will also include the plural, the masculine gender will also include the feminine, the term Landlord will include, Owner or Lessor; and the term Tenant(s) will include Resident, Lessee or Renter.

VI. Unless specifically disallowed by law, should litigation arise hereunder, service of process therefore may be obtained through certified mail, return receipt requested; the parties hereto waiving any and all rights they may have to object to the method by which service was perfected.

VII. The Tenant was asked if he/she could speak, read and understand English. He/she was told that signing below would indicate that they understood what they were signing and that he/she did speak and read English.

CERTIFICATION OF ACCURACY

All parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

YOU SHOULD READ AND UNDERSTAND THIS LEASE, IT IS A LEGAL AND BINDING CONTRACT.

Signing below means you have read the Lease, are in full agreement with it, and have received a copy of the contract.

ACCEPTED THIS DATE: _____

AT THIS ADDRESS: _____

SIGNATURE: _____

TENANTS

Printed Name	Signature	Date
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Printed Name	Signature	Date
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Printed Name	Signature	Date
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Printed Name	Signature	Date
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LANDLORD, PROPERTY MANAGER, OR AGENT

Cityscape Property Management, Inc.

Printed Name	Signature	Date
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EXHIBIT "A"

The following appliances and/or furniture are on loan to Tenant for the period of Tenant's rental agreement or lease on the following basis: Tenant agrees, by the signing of this agreement, that all appliances and/or furniture herein listed are accepted by Tenant, individually, as being in good working order or condition. Tenant agrees to maintain said appliances and/or furniture in good working order at his expense. If Tenant fails to pay rent by the fifth day of the month, the Landlord/manager or his representative may enter building and remove appliances or furniture belonging to Landlord without giving Tenant advance notice.

TENANTS