



REINA

PROPERTIES CORPORATION

RENTAL AND SECURITY DEPOSIT AGREEMENT

This agreement is between REINA Properties Corp, Manager of the property located at

_____ Hereinafter called the "Landlord", and,

_____ Hereinafter called the "Tenant."

This rental agreement is to be construed as a 12-Month term, the rights and obligations of both parties of which are governed by the Uniform Residential Landlord and Tenant Act as adopted by the State of Alaska, and the clauses contained herein. **Upon completion of the original rental term, tenancy shall convert to a month-to-month.** See E below.

The rental period shall begin _____. The rent is \$, _____ Per Month and is payable on the first of each month beginning _____, 2006, and continuing thereafter. If Tenant is not moving in on the 1st, the rent for the fractional month is \$ _____ per day.

Tenant agrees to pay Landlord on the **first day of each month** as long as she/he is renting the premises. **Rent to be delivered as follows: To be deposited in on site drop box or given to apartment manager.** Tenant agrees that a \$50.00 discount will be granted for rent that is paid on or before 9:00 P.M. on the 4th day of the month. The tenant further agrees that a **50-dollar** penalty will be assessed if rent is not paid on or before 9:00P.M. on the 5th day of the month. Mailed rent must be postmarked by the **25th** of the previous month. A Notice to Vacate may be posted at any time after the due date. **Prior arrangement is the only exception to this rule.**

The Landlord is renting the above property for an agreed rental to person(s) listed in paragraph 5 below. The Landlord and Tenant hereby agree that the **Tenant shall deposit the sum of \$ _____ total** **See attached security deposit payment agreement if applicable** which sum shall belong to the Landlord and be used by him/her as follows:

- A. For application upon any rent or damages that may become due or owing by Tenant.
- B. For application to any expenses for damages or redecoration, at the expiration of the rental period, in the event the same are in excess of normal wear and tear during the term of the rental period, and for carpet shampooing.
- C. To deduct from the deposit an amount equal to the Landlord's loss covered by Tenant's failure to give thirty (30) days written notice before the next rental due date of vacating the premises. Should Tenant so fail, said amount to be calculated at the normal rental rate for each day of vacancy caused by said failure. **The Tenant hereby agrees to provide the Landlord with thirty (30) days written notice**

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prior to the next rental due date before vacating the premises. This rental agreement converts to a daily rental agreement at 11:00am on the last day of the month during the above notice period.

D. To deduct cleaning charges if the house or apartment is not left as clean as when it was rented. Tenant acknowledges that he/she has been provided with instructions for cleaning the house when vacating, and incorporated by reference. Tenant acknowledges that failure to comply with the aforesaid instructions makes her/him responsible for reasonable expenses incurred by the Landlord to clean the premises in accordance with the instructions.

E. In the event that the tenant vacates the unit prior to the end of the initial lease period, tenant may forfeit their security deposit.

In the event that no default in the payment of rent occurs, no damages take place, no redecoration is required, and the Tenant gives proper notice, then the Landlord agrees to return the security payment (less charges for carpet shampooing, drape dry cleaning or lock re-keying) to the Tenant within a reasonable period of time after the tenancy is over, to the address left by the Tenant.

The Tenant also agrees to the following provisions with the Landlord:

1. No pets will be kept in or around the premises the Tenant is renting. Except as follows: _____
2. There will be no undue noise in or about the premises, or any activities that would be a disturbance to the neighborhood.
3. Tenant is renting the premises for the following named people: _____
4. Tenant agrees that there will be no overnight guests in the house for any extended period of time (3 days) without prior approval of the Landlord. Any additional occupants to #5 above will be charged at the rate of \$100.00 per month per person, unless approved by the landlord in writing.
5. The rental period for the premise starts at noon and ends at noon during the period Tenant is renting the premises.
6. As part of this Rental and Security Deposit Agreement, a list of the owners' personal property located in the rental premises is entered below. The Tenant agrees to leave all of these items in the premises and to leave them in the same condition save for fair wear and tear. Refrigerator, stove, microwave, washer and dryer and dishwasher.
7. The Landlord and Tenant have examined the premises and found it to be in good repair and the personal property in good condition. If there are any exceptions, they will be noted below this statement. _____ See Attached Premises Condition Statement

8. Sewer lines that become stopped up due to Tenant are the responsibility of the Tenant, and Tenant agrees not to put coffee grounds, grease, rice, spaghetti, sanitary napkins, or any other material likely to clog the Sewer lines in the toilet or drain.
9. The Landlord is providing the Tenant with two (2) keys for the exterior door of the house, (1) mailbox key and one key to the storage area (if applicable). Tenant realizes the probable necessity to change the locks on the exterior door should respective keys not be returned, are lost, or not returned on the last day of the tenancy and hereby agrees to pay up to \$75 for re-key services.

10. Utilities are the responsibility of the tenant.

a. **Tenant Pays: Heat, Electric, Water/Sewer, Telephone, Cable**

11. This writing, the house rules, and instructions for cleaning the apartment when vacating, contain the entire agreement between the Landlord and Tenant, and each Tenant is jointly and severally liable for each provision of this rental agreement, the house rules, and instructions for cleaning the house when vacating.

The Landlord and Tenant have examined the above referenced property and found it to be clean and the personal property in good repair. The Tenant agrees that he/she has read this **RENTAL AND SECURITY DEPOSIT AGREEMENT, the HOUSE RULES, INSTRUCTIONS FOR CLEANING THE HOUSE WHEN VACATING, AND OTHER INFORMATION** and will be subject to their provisions.

Landlord may be contacted at: 457-1297 or info@reina-properties.com

Tenant shall vacate the unit by 11:00a.m on the last day of paid rent. The daily rental rate is the monthly rate/30x3. Tenant agrees that the landlord may show the unit for the purpose of re-renting it in the final week of the tenant's occupancy with reasonable notice.

DATED this 20th day of September, 2005.

TENANT

MANAGER:

TENANT

TENANT

OTHER INFORMATION

TENANT (S) EMPLOYER: _____

TENANT (S) LAST PLACE OF RESIDENCE: _____

EMERGENCY CONTACT AND PHONE NUMBER: _____

Either party may terminate month-to-month tenancy with one month's notice.

Total required for move-in:

Deposit:
Sept Rent:
Total Due

