

RENTAL AGREEMENT

On this day, _____, the amount of \$ _____ was received by _____ from _____

The deposit will be held until approval is given by both parties to the agreement as indicated by the signatures on this agreement. When both parties have signed the agreement the initial deposit will be applied to the total damage deposit agreed to as a part of this agreement.

This agreement is between the owner, Lone star School District #101 and the above identified rentor(s). The length of the agreement is indefinite subject to a 30 day termination notice by either party. When two or more rentors share the rent each shall be equally responsible for meeting the terms of the lease.

TERMS OF THE AGREEMENT:

Rent: Payment of rent is due the first day of the month with payment in advance for one month. Failure to pay by the 5th day of the month may result in a surcharge of 18 percent interest. Failure to pay by the 15th of the month will be considered to be an automatic 30 day termination notice unless written notification is given to the contrary. The amount of rent is \$ _____ per month. This is a one family rental charge. In the event that additional adults other than occasional guests become residents a new agreement shall be signed and an adjustment in the rental charge may be made. Rent may be changed by action of the school board with 30 day notice.

Damage Deposit: A damage deposit of one months rent is required to be maintained during the life of this agreement. Failure to maintain the required deposit may result in the cancellation of this agreement. No later than two weeks after the termination date of this agreement the damage deposit will be returned minus any charges for damage or other outstanding debts beyond that which would occur during normal use. Damage charges will include necessary cleaning charges based on a rate of \$15.00 per hour. Rentors are expected to assume the responsibility of leaving the premises in good condition.

Driveways: The driveway is to be kept clear for traffic at all times. Care must be taken to keep the driveway clear for all traffic.

Garbage: Garbage must be placed in the container provided by the school. Garbage must be placed in plastic bags and "tied" appropriately.

Repairs: Rentors of property other than trailer space are responsible for small repairs such as the replacement of light bulbs, etc. The need for repairs to plumbing, electricity, etc., must be referred to the owner for disposition. It is the responsibility of the rentor to notify promptly the owner when problems occur or potential problems are observed.

Pets: Rentors are responsible at all times for their pets. Pets are not to be allowed to run-at-large. With children on the playground at various times and with staff and visitors coming and going it is especially important that pets not be found in the vicinity of those areas used primarily by the school.

Utilities: The cost of utilities other than water and sewer is the responsibility of the rentor. For housing owned by the school district the propane tanks will be filled by the owner prior to occupancy. Upon vacating the premises the tanks will again be filled at the expense of the rentor. District owned housing will have the electricity billed to the School District. Meter readings will be taken upon occupancy and again upon vacating the premises. Rentor will be responsible for reimbursement of electrical usage between readings in addition to the monthly bills while this agreement is in effect.

For those renting trailer space all utilities other than water and sewer must be obtained in the name of the rentor.

Maintenance of Grounds: The care and up-keep of the immediate premises are the responsibility of the rentor. District maintenance personnel will be responsible for all grass mowing. For those fenced areas installed by the rentor with the approval of the administration the rentor will be responsible for grass mowing. Rentors are responsible for watering the immediate areas to their premises. Care must be taken to water to minimize the waste of water.

General Conduct: Rentors are expected to abide by all laws of the county and state. Conduct conducive to a cooperative neighborhood is expected. Behavior not conducive to generally accepted neighborhood standards may be grounds for termination of contract. Termination of contract under this provision may include as few as seven days notice and a possible forfeit of prepaid rent if conditions warrant in the opinion of the owner or the owners delegate.

The above terms are agreed to as evidenced by the signatures below.

Rentor: _____ Owner: _____

Date: _____ Date: _____

Adopted: 12-7-91

Lone Star School District #101, Otis, Colorado