

GREEN CABINS RENTAL AGREEMENT

Managers: Ben Rogers and Piroaska Gorog 3110 Judge Arend Ave. Fbks, AK

TENANT(S) _____

RENTAL PROPERTY ADDRESS: 3231 Goldhill Road, Fbks, AK #____

TERM: Lease is month to month. Either party may terminate this tenancy with a 30 day written notice.

AMOUNT: On _____, 20__ TENANT agrees to pay rent on the 1st day of each month by check or cash via mail or dropbox. LANDLORD must receive the rent in order for the TENANT to remain in compliance with this agreement.

Coming soon: personal, locked toilet/lavatory room for 75.00/month.

Optional: \$75 Furnishings (includes sofa/bed, table, chairs, night table, desk)

SECURITY DEPOSIT: TENANT shall deposit one month's rent as a security deposit to secure TENANT'S faithful performance of this agreement's terms. After the TENANT has vacated, the LANDLORD may use the deposit for the cleaning, unusual wear and tear, and rent or other amounts owed.

Rent:	490
Furnished?:	
Monthly Rent	
Move in Total	

CONDITION OF PREMISES: TENANT acknowledges inspection of premises and agrees it is clean and that all fixtures and appliances are in working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item that needed service due to TENANT'S, or TENANT'S invitee, misuse or negligence. Tenant must note any unclean items or damage:

ADDITIONAL TERMS:

LATE CHARGE: A charge of 10.5% the current rental amount shall be incurred for rent more than 5 days late. If rent is late and landlord issues a Notice To Pay Rent or Quit' TENANT must tender cash or cashier's check. If TENANT tenders a check which is dishonored by a bank, then TENANT shall only tender cash or cashier's check for all future payments. TENANT shall be liable \$25 for each check returned by the TENANT's bank.

OCCUPANTS: Limited to two. Premises shall not be occupied by anyone other than those listed as TENANT(S). Any person staying 14 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement.

SUBLETTING OR ASSIGNING: TENANT agrees not to assign or sublet the premises.

UTILITIES: TENANT shall pay for all utilities/services and will dispose of their own garbage.

PARKING: TENANT is allowed a single operational and currently registered vehicle to be parked in the designated space. NOT ALLOWED: washing, repairing, painting; parking a vehicle that is leaking any substance.

ALTERATIONS: TENANT shall not make any alterations to the premises.

NOISE/DISRUPTIVE ACTIVITIES: TENANT, guests, and invitees shall not disturb, annoy, or endanger anyone.

LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours with upon 24 hour advance notice to TENANT. LANDLORD is permitted to make all repairs and maintenance that in LANDLORD'S judgment is necessary to perform. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD. TENANT must notify LANDLORD within 24 hours of any item needing repair.

TENANT must give LANDLORD a reasonable opportunity to service or repair said item.

PETS: No animal may be kept on or about the premises without the LANDLORD's written consent.

FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises.

SMOKING: Smoking is prohibited inside any building.

LOST KEYS: A replacement key will cost 5.00.

INSURANCE: It is acknowledged that LANDLORD does not maintain insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes and that LANDLORD is not liable for these occurrences. TENANT'S failure to maintain their own policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses.

ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where rent has been unpaid for 14 consecutive days and the TENANT has been absent from unit for 14 consecutive days. In that event, LANDLORD may serve written notice. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned. Once TENANT vacates, all abandoned property shall be disposed of as the LANDLORD chooses.

WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. If is further agreed that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges so.

VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees. It is acknowledged, between the parties that jury trials significantly increase the litigation costs and time and therefore both parties waive their rights to have any matter settled by jury trial.

NOTICES: Notices to the tenant shall be deemed served upon mailing by first class mail to the tenant at the subject premises or upon personal delivery to the premises whether or not TENANT is present. Notices to the landlord shall be served by first class mail or by personal delivery to 3110 Judge Arend Ave. Fbks, AK 99709.

ADDITIONAL RENT: All items owed under this lease shall be deemed additional rent.

APPLICATION: Any false statements in TENANT'S application will constitute a material breach of this lease.

ENTIRE AGREEMENT: The foregoing agreement, including any referenced attachments, constitute the entire agreement between the parties and supersedes any oral or written representations that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

_____ LANDLORD/AGENT _____ DATE

_____ TENANT _____ DATE

_____ TENANT _____ DATE