This lease agreement is made on this date, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, by and between Washington and Lee University and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Tenant(s).

Other co-tenants or occupants: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Summary of Terms**

Address of leased premises: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Term of lease begins on: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_, through \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_\_\_\_\_\_.

Length of term: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Monthly rent shall be paid in advance on the first day of each month: **$**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ through payroll deduction or by cash or check at the University Auxiliary Services Office.

Utilities included in rent are indicated as marked below:

 None Electricity Water Gas Heat Basic Phone Basic Cable TV

Property is: Unfurnished Furnished

Special Notes: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Condition of Property**

Tenant should inspect the premises at the commencement of the Lease and notify the University Auxiliary Services Office of any damages or conditions on the premises in need of repairs within 24 hours of occupying the premises, failing which, Tenant assumes responsibility for the condition of the premises. At the end of the Lease, the premises shall be returned to the University in the same or substantially similar condition as it was at the commencement of the Lease, including leaving the premises in a clean condition, reasonable wear and tear excepted. The University shall be responsible for repairs and maintenance of the premises that are the result of normal wear and tear. The Tenant shall be responsible for repairs and maintenance that are not considered normal. During the duration of this Lease, Tenant agrees to give University prompt written notice of any defects or damage to the premises, its equipment, appliances and fixtures.

The University reserves the right to assess against Tenant(s), jointly and severally, the actual costs of any damages to the premises or the property grounds, or cleaning necessitated by the acts of Tenant(s), or any of them, less reasonable wear and tear. Tenant(s) expressly agree and consent to the University collecting all such costs from them, and authorize the University to withhold any such amounts from Tenant(s) paychecks. Use of the term “Tenant” hereafter includes the plural, where applicable.

1. **Use, Occupancy and Maintenance**

Tenant covenants the premises will be used only as a dwelling unit and in a lawful manner which will not disturb neighboring tenants and which will not damage the premises. No subleases will be permitted without prior written consent of the University.

Tenant shall allow the University reasonable access to the premises for routine maintenance, pest and termite control, and the like. Further, the University reserves the right to inspect the premises at reasonable times during the term of the Lease after providing reasonable notice to Tenant.

1. **Personal Property of Tenant**

The University shall not be responsible for any damages, costs or liability arising due to personal property destruction or losses or personal injury arising or occurring on or about the premises through no fault of the University. Lessee(s) are encouraged to obtain insurance coverage for their personal property.

1. **Termination**

This Lease may be terminated by the University or by the Tenant, upon approval of the University, by providing the other party at least 30 days written notice of the date certain upon which the premises shall be vacated, except the breach of any term of this lease or use of the premises for illegal purposes entitles the University to terminate this lease forthwith. Any outstanding rent shall be prorated as of the date the premises are vacated: if rented from 1 to 15 days -- pay one-half month's rent; if rented 16 or more days -- pay full month's rent. At the discretion of the University, this lease may be renewed for a maximum of three one-year terms. If the Tenant ceases to be employed by the University, then this lease shall be terminated and the premises vacated no later than 15 days after the cessation of employment.

1. **Pets**

Tenant shall not keep pets on the premises without the prior written consent of the University. Should this consent be granted, Tenant acknowledges that such consent may be revoked if there are any complaints. Tenant further agrees to assume all liability and responsibility for any and all damage caused by said pet(s) including, but not limited to, cost of having all carpeting cleaned by a professional carpet cleaner and/or repaired or replaced; cost of having the premises de-fleaed and de-ticked by a professional exterminator at the termination of occupancy with University to provide paid receipts of such service; and cost to repair any other damage caused by pet(s).

Consent is hereby granted to keep the following pet(s) on the premises:

Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Type \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

A deposit of **$**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ is hereby made by Tenant to guarantee his/her obligations concerning pet(s). It is further understood and agreed that should these monies not be sufficient to satisfy costs incurred under this paragraph, Tenant(s) expressly agree and consent to the University collecting all such costs from them, and authorize the University to withhold such amounts from Tenant’s paycheck.

1. **Funds**

Funds have been received from Tenant as follows:

Rent for period \_\_\_\_\_\_\_\_to \_\_\_\_\_\_\_\_\_ **$**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pet Deposit **$**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Total:** **$**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Notices**

All notices and communication with W&L regarding this Lease and the rental shall be directed to the Director of University Auxiliary Services.

In witness whereof, the individual parties have signed this lease agreement, as of the dates indicated below:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant Date

Washington and Lee University

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 University Auxiliary Services Date