

Welcome, Devon Campbell

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Sign Lease 124 S 19th St LLC

1821 Ranstead St • Philadelphia, PA 19103
(215) 906-7943

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Lease Terms

ADDRESS of the lease

124-26 South 19th Street - 24-2R
Philadelphia, PA 19103

Terms

- a) Length of the Lease - 12 months lease until 11/05/2024
- b) The lease will start on 11/06/2023. Rent for each month is \$1,950.00.
- c) Additionally, monthly payment for each pet is **\$30/month**
- d) Tenant must pay rent to Landlord by the **1st of every month to 124 S 19th St LLC**, via Appfolio. (Payments may be made through a bank account, credit card, or debit card. Landlord will provide a link to the rent portal; there, the tenant can submit monthly payments and maintenance requests.)
- e) If Tenant's check is returned by the bank or has insufficient funds, Tenant will pay a charge of 7% of monthly rent. If any of the rent is not paid by the 5th of the month, Tenant must pay a late fee of 5% of total monthly rent.

f) Additional rent includes all added charges, costs, and fees for the duration of this lease. If additional rent is not paid after 3 months, we have all of the same rights to proceed against you for collection or eviction as if you defaulted on rent.

g) Cost incurred from additional rent charges such as late fees or NSF charges, will be applied as administrative fees to the account which will be used to cover overhead, bank fees or any other charges. If you challenge these charges, you will be responsible for any and all legal fees related to your claim.

Security deposit

a) Tenant will pay the Landlord a security deposit of \$1,950.00 by 9/8/23

b) The security deposit of \$1,950.00 is security that Tenant will perform his/her obligations under this lease. Landlord may use the security deposit to pay for losses or damages caused by Tenant's breach of this lease. Landlord may also use the security deposit to pay for any damages to the Leased Unit. Tenant must pay losses or damages which are not covered by the security deposit to pay the remaining balance owed for the leased Unit. Landlord may keep the security deposit if Tenant leaves before the end of the Lease Term. Landlord will deposit the security deposit in an escrow account pertaining to 124 S 19th St LLC

c) Tenant must give written notice to Landlord to end the lease, 90 days prior to 11/05/2024

d) Tenant must vacate the Leased Unit and give new address to Landlord in writing before Tenant is eligible for return of security deposit.

e) Security deposit will be returned to Tenant within 30 days of move out date.

f) If written notice is not given from either party, this lease will automatically renew for one year with a five percent (5%) increase in monthly rent.

Utilities

a) Tenant will pay electric.

b) Tenant will pay gas, if applicable.

c) Landlord will pay water, sewer/trash, lawn care and snow removal.

d) Tenant agrees to place electric and all other utilities (telephone, cable etc.) in the name of Tenant and agrees to pay all bills when due. Landlord is not responsible for any inconvenience or loss caused by interruption of any utility services.

e) During the term of the entire lease and any renewal periods thereafter the tenant is required to keep all utilities connected.

f) If any utilities are separately metered before or after lease is signed, you are responsible for all charges and will be considered additional rent (Section 2f) payable to us or the utility company.

use and occupancy

a) Tenant will personally use and continuously occupy the Leased Unit as a residence for Tenants and only the following person(s) may reside in the Leased Unit: Devon N. Campbell .

It is a breach of this Lease to have any person(s) living in the Leased Unit who is (are) not listed in this paragraph.

- b) Tenant will not remove or attempt to move Tenant's personal property without first paying the Landlord all rent due for the balance of this Lease.
- c) Tenant will notify the Landlord in advance if Tenant intends to be away from the Leased Unit for more than 20 days.
- d) Tenant agrees to keep the leased unit to at least 55 degrees during the winter (freezing) months in order to avoid pipes from freezing. Tenant is to drip water from the faucets and keep all cabinet and closet doors open. If you fail to comply with these rules, Tenant will be liable for any charges relating to damages.
- e) Tenant will comply with all statutes, laws, ordinances, and regulations. Tenant will not conduct any dangerous activity in the building. Tenants will not do anything, which might increase the danger to the Leased Unit or to other occupants in the building.
- f) Tenant will not act in any way, which unreasonably disturbs the peace and quiet of other residents, Landlord or Agent.

POSSESSION

- a) Landlord will act in good faith in effort to make the Leased Unit available by scheduled move-in date. If any delay does occur, no rent is due until the Leased Unit is available to Tenant.

SUB-LETTING

- a) Tenant may not sublease, transfer, or assign this Lease. No person is allowed to occupy the Leased Unit unless specifically named in paragraph 5(a).

ALTERATIONS

- a) Tenant may not remodel or make any structural changes to the interior or exterior of the Leased Unit. Tenant may not attach or remove any carpeting or fixtures without first obtaining Landlord's written permission. When this Lease ends, Tenant must return the Leased Unit to its original condition.

CONDITION OF LEASED UNIT - REPAIR OF DAMAGE

- a) Tenant has examined the Leased Unit and is satisfied with its present physical condition.
- b) Tenant agrees to maintain the Leased Unit during the term of this Lease in the same condition as it was on the beginning date of the Lease.
- c) Tenant agrees to return the Leased Unit to Landlord at the end of this Lease Term.
- d) Tenant will promptly notify the Landlord in writing if the Leased Unit is damaged or repairs are required. Landlord agrees to perform necessary repairs with reasonable promptness after receiving written notice from Tenant.

- e) Tenant agrees to pay additional rent for the cost of repair or damage caused by Tenant or other permitted occupants or visitors of Tenant.
- f) There is a \$115 fee to fix garbage disposal and \$95 fee to unclog the drain. Only Landlord's employees, agents or contractors may make repairs to the Leased Unit. Landlord is not responsible for any inconvenience or loss caused by necessary repairs to the Leased Unit.
- g) Neither Landlord or Tenant has made any promises or conditions of the property.
- h) Working lightbulbs will be included upon moving into your unit; after which, the Tenant is responsible for replacing all light fixtures with the correct type and wattage for each lightbulb. Tenant will not replace lightbulbs with a higher wattage as it may cause a fire.

CONDEMNATION

- a) Condemnation is the power of the government to take private property for public use. If the Leased Unit or any part of it is condemned or voluntarily transferred by condemnation proceedings this Lease will automatically end as to the condemned portion.
- b) If the Leased Unit becomes uninhabitable due to condemnation, the Lease will end when Tenant pays all rent due until the condemnation date. Tenant will not have any right to any award paid to the Landlord by the condemning authority.

DAMAGE TO LEASED UNIT

- a) If there is a fire or other disaster not caused by Tenant, Landlord will decide whether the Leased Unit cannot be lived in due to damage. If the apartment cannot be restored to its original condition within reasonable time, the Lease will terminate, and the Tenant will owe no rent moving forward from that declared date.
- b) If the Leased Unit is damaged by fire or other disaster not occurring through negligence of Tenant, Landlord will decide whether the Leased Unit cannot be lived in due to damage. If the apartment can be restored to its original condition within reasonable time, the Landlord or Landlord's agent, contractor, etc. may enter the unit for repairs. Landlord may offer Tenant a rental credit during the process of such repairs of the Leased Unit to restore to previous condition.
- c) Landlord will not reduce the rent if there is a fire or other damage, created by Tenant. Landlord will decide whether the Leased Unit cannot be lived in due to damage. If the Leased Unit becomes uninhabitable for any reason, this Lease will end when Tenant pays all rent due to the Leased Unit vacated.
- d) Landlord is not responsible for any loss, damage or inconvenience to Tenant caused by fire or other cause.
- e) Landlord and Tenant are each responsible for their own negligence and negligence of their guest, family, or others they allow on property.

TENANT'S PERSONAL PROPERTY AND INSURANCE

- a) Landlord is not responsible for any damage to Tenant's property. For that reason, Tenant must obtain insurance to protect his or her personal property. Any personal property left in the Leased Unit after Tenant has vacated or has been evicted is considered abandoned.
- b) Landlord may dispose of this property in manner without notice to Tenant.

Tenants must have comprehensive general liability insurance with insurance companies licensed to do business in Pennsylvania. The insurance is to protect Landlord and Tenant against any claim by Tenant's employees, servants, agents, visitors, or family members.

c) If any insurance coverage maintained by Landlord is found to apply to any loss or damage coverage by Tenant's insurance, the following will happen:

1. Landlord's insurance and any obligation of Landlord to pay is considered excess coverage.
2. Tenant's insurance must be fully used up before any claim can be made against Landlord's insurance coverage.
3. Regardless of anything stated in this Lease, Tenant releases Landlord from any injury, loss or damage to personal property or persons from any cause. This release is effective even if Landlord or Landlord's employees or agents cause the injury, loss, or damage.
4. Tenants waive any right of subrogation by Tenant or by any insurance is the right to be repaid for any payments injury, loss or damage to personal property or persons.

d) Landlord may require Tenant to produce proof of insurance that is required in this Lease. It is a violation of the Lease to fail to have the insurance or fail to produce proof when requested.

ACCESS

a) Landlord and anyone allowed by Landlord may enter the Leased Unit after first notifying Tenant with 24 hours notice. If there is an emergency, Landlord may enter the Leased Unit without giving Tenant advance notice. Tenant must obtain written approval from Landlord to add or change any lock. Tenant must provide Landlord keys for any additional or changed locks.

END OF THE LEASE OR THE RENEWAL

a) Either Landlord or Tenant may end this Lease at the end of the original term by the written notice. Landlord or Tenant must receive this notice at least 90 days before the end of the Term.

b) Landlord may increase the rent or change any other term of Lease for any renewal period by sending written notice to Tenant. Landlord must send this notice at least 90 days before the end of the term or of any renewal term. Tenant may reject the renewal terms by sending written notice to Landlord by certified mail, return receipt requested, within 14 days of date of Landlord's renewal notice. Tenant then must vacate at the end of the current Term. The Lease will renew on the terms sent in Landlord's renewal notice if Tenant does not send notice ending the Lease.

c) If Landlord agrees in writing to end this Lease before the end of the term, Tenant is responsible for all costs of the Lease. These losses will include loss of rent for the balance of the Lease Term.

d) If this Lease is ended and Tenant does not vacate on the ending date, Tenant must pay double the last monthly rental charge. This rental charge is due for each month that Tenant remains in possession of the Leased Unit.

e) Within 60 days of the end of the lease period, it is agreed and understood between all parties that owner and/or his agents shall have access to unit, to show the apartment with **up to 12 hours notice**.

LANDLORD'S REMEDIES

a) Tenant is in breach of this Lease if Tenant fails to make rental payments when due to comply with any other provision of this Lease. If Tenant breaches this Lease:

1. Tenant must immediately pay all rents for the balance of the term of this Lease and Landlord may sue for this rent.
2. Landlord may end this Lease.
3. Landlord may evict Tenant.
4. Landlord may sue Tenant to collect any money due including, but not limited to legal fee and costs to enforce lease terms. Tenant agrees to pay all legal fees and costs.
5. To the extent allowed by law, Landlord may discontinue any utility services to the Lease Unit.
6. Landlord may exercise any one or more of the other remedies available to it in law or in equity.
7. Tenant agrees to waive the 15 or 30 days notice period, which is contained in Section 501 of the Landlord and Tenant Act of 1951 as amended 68 PHS 250.501.

c) Landlord may file suit against Tenant to enforce the terms of the Lease without notice to Tenant.

1. Tenant must pay Landlord's costs of enforcing this Lease including legal fees, whether or not suit is begun as additional rent.

VACATING LEASED UNIT

a) Tenant must notify Landlord and must return all keys at the time that Tenant vacates the Leased Unit.

NO WAIVER BY LANDLORD

a) If Landlord does not exercise any of its rights under this Lease, Landlord may still exercise these rights to enforce other terms under this Lease.

SUBORDINATION

a) This Lease and Tenant's rights under this Lease are subordinate (inferior) to all existing and any future financing, loans or leases on the building or land. Among other things, this means that the new owner or mortgagee may end this Lease if there is a foreclosure sale of the property. Tenant agrees to waive rights by permitting the buyer at a foreclosure sale to end this Lease.

b) Tenant agrees to all financing and to sale of the Leased Unit or property subject to this Lease. Tenant authorizes Landlord to sign any papers on behalf of Tenant, which are necessary to confirm the terms of this paragraph. These are additional waivers of Tenant's rights.

RELEASE OF LANDLORD

a) Landlord is not responsible for any injury caused by any other person occupying the property or by Landlord or Landlord's agents or employees. Tenant expressly waives all claims against Landlord for any damage, loss, or injury.

b) If the property or unit is sold or transferred to a new Landlord, the new Landlord will take over all of the current Landlord's responsibilities.

NOTICE TO TENANT

a) This Lease contains waivers of consumer rights. Tenant waives certain rights by signing this Lease.

NO JURY TRIAL

a) Landlord and Tenant waive and give up any right to any trial for any claim or matter concerning this Lease or the Leased Unit.

INCORRECT INFORMATION IN APPLICATION

a) If Tenant provided incorrect information in the application, it is a breach of this Lease. Landlord may end this Lease and/or sue Tenant for possession and/or any losses or money damages if the application contained incorrect information.

ADDITIONAL TERMS AND CONDITIONS

a) The rules and regulations which are attached are part of this Lease. Violation of any of the "Rules and Regulations" is a breach of this Lease.

REPARABILITY

a) If one or more of the paragraphs of this Lease is determined to be invalid, the remainder of this Lease will remain in effect.

RIDERS

a) The following Riders are attached and made a part of this Lease:

- Rules and Regulations

LEASE CHANGES

a) The terms and conditions of this lease may only be changed if in writing and signed by both, Landlord and Tenant. No oral changes or agreements are permitted.

By initialing here, you acknowledge and agree to the terms on this page. *Click to add your initials.*

Initial Here

Rules & Regulations

locks

a) Tenant may not add, remove or change any lock without first getting written permission of Landlord. There is Lockout charge of \$65.00.

APPLIANCES

a) Tenant may not replace any appliances in the leased Unit. Tenant may not install any new appliances without first getting written permission of Landlord. {Examples of appliances are air-conditioners, freezers, washers, dryers and dishwashers}.

VISITORS

a) Tenant may not allow more than 1 person (s) to live in the Leased Unit.

c) Visitors may not move in with and occupy Tenant`s apartment. Landlord may end this Lease with 30 days notice if Tenant breaks the Rules regarding visitors.

RIGHTS OF LANDLORD TO ENTER LEASED UNIT

a) Landlord may enter the Leased Unit at reasonable hours to examine, make repairs, additions and/or changes with 24 hours, unless emergency.

SMOKE DETECTORS

a) Tenant must notify landlord about defective smoke detector. Tenant may not hang anything from the window or windowsills.

WATER Furniture

a) No water furniture is allowed in the Leased Unit. This includes water beds, fish tanks, etc. without written permission from the Landlord.

WINDOWS

a) Tenant needs written permission of Landlord to have window shades or awnings on any of the windows. Tenant may not hang anything from the window or windowsills.

PETS/ANIMALS

a) No pets and animals in the Leased Unit, the building or the permanents at any time, unless agreed upon in writing with Landlord.

ODORS

- a) Poisonous or offensive odors are not allowed.

NOISES

- a) Tenant may not play any musical instrument, stereo, other audio equipment, radio or television, which disturbs other tenants. Tenant may not make any other disturbing noises in the building.

NO DISTURBANCES TO OTHERS

- a) Creating electrical interference that will interfere with the activities of other Tenants.
- b) Behaving in an offensive, threatening, obnoxious or obscene manner.

PARKING

- a) Tenant shall not assign or sublease any parking spaces without the consent of Landlord. Landlord shall not be responsible for money, jewelry, automobiles or other personal property lost in or stolen from the Garage or the surface parking areas regardless of whether such loss or theft occurs when the Garage or other areas therein are locked or otherwise secured. Landlord shall not be liable for any loss, injury or damage to persons using the Garage or the surface parking areas or automobiles or other property therein, it being agreed that, to the fullest extent permitted by law, the use of the Spaces shall be at the sole risk of Tenant.

SAFES AND OTHER HEAVY ITEMS

- a) Landlord may limit the weight and position of safes and other heavy items in the Leased Unit. Tenant is responsible for all damages caused by the moving of heavy items.

TOILETS AND OTHER PLUMBING FIXTURES

- a) Tenant may not throw trash or any other improper items into the toilets, water closets or other plumbing fixtures. There is a \$95.00 fee to unclog the drain; \$115 to fix garbage disposal if it's caused by tenant.

USE OF APPLIANCES

- a) Tenant may not use any electrical appliance that interferes with the radio or television reception of other tenants.

PUBLIC AREAS OF THE BUILDING

- a) The public areas of the building are: halls, fire stairways. Tenant may not block any public area. Tenant is responsible for any damage for the public areas caused when moving in or out.

CLEANLINESS

- a) Tenant must keep the Leased Unit and Laundry Room clean and neat.
- b) Tenant agrees to keep the Unit clean and free of trash, garbage, rats, insects and vermin and otherwise maintain the Unit.

RISK OF FIRE

- a) Tenant may not do anything that increases the risk of fire in the building.
- b) Tenant agrees not to keep or store environmental, hazardous or combustible materials in the unit or on the property.

THEFT OR DAMAGE OF PROPERTY

- a) Landlord is not responsible for loss, theft, disappearance or damage of any items left with the janitor.

PROHIBITED ACTIONS

Tenant agrees not to:

- a) Interfere, damage, change or tamper with any utility cable, FIOS or wire lines;
- b) Place anything in utility or appliance closets;
- c) Make or publish on the internet, in a newspaper or anywhere else, false statements or bad faith allegations against us, the management company or the apartment complex which may injure our reputation.

CHANGES INSIDE THE LEASED UNIT

- a) Tenant may not install or change electric lights, pipes, wires, radiators or other fixtures unless Tenant has first obtained written consent of Landlord. Tenant may not ruin or damage the walls, ceiling, floor and/or woodwork by driving nails, tacks or screws.

NO SMOKING POLICY

- a) Tenant, or Tenant's family or guests shall not smoke within premises. This includes smoking cigarettes, cigars, pipes or any other smoking device.

NEW RULES AND REGULATIONS

- a) Landlord may change or add to these Rules and Regulations as needed. All new rules and regulations must be lawful and within reason. Such addendums are a part of this Lease.

By signing here, you acknowledge and agree to the terms on this page. *Click to add your signature.*

Sign Here (*Click to add your signature*)

Sign and Accept

signature

All parties must sign below

This is a legally binding document. By clicking “Sign and Accept”, you agree that you have the authority to enter into the agreement and are creating your electronic signature and signing the document just as if you had used a pen to ink sign the document.

X
Sign and Accept

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