

# RENTAL AGREEMENT

## PARTIES

- This Rental Agreement (hereinafter referred to as the "Agreement") is entered into on Oct. 1, 2022 (the "Effective Date"), by and between Mark Rex, with an address of 456 1/2 Park Ave Cadiz, Oh 43907 (hereinafter referred to as the "Renter") and Shelley Corbett, with an address of 77500 Jamison Rd. Cadiz, Oh 43907 (hereinafter referred to as the "Landlord") (collectively referred to as the "Parties").

## CONSIDERATION

- The Renter hereby agrees to pay the Landlord the amount of money mentioned in this Agreement to lease the property owned by the Landlord.

## TERM

- (Option 1) This Agreement shall be effective on the date of signing this Agreement (hereinafter referred to as the "Effective Date") and will end on June 1, 2023.
- (Option 2) Upon the end of the term of the Agreement, this Agreement will not be automatically renewed for a new term.

## PREMISES, USE AND OCCUPANCY

- The premises that are to be rented by the Landlord are located at (address) 129 W. Market St. Cadiz, Oh 43907
- The premises are to be used only for residential purposes and may be occupied only by the registered occupants.

## COSTS AND PAYMENT

- The monthly rent to be paid by the Renter to the Landlord is \$750.00. It is to be paid by the Renter before the first day of every month, such that the first rent payment is due on 10-1-2022. (All utilities included in monthly amount)
- The method of payment preferred by both parties is Cash, check or credit card
- In the event of late payments made by the Renter, the Landlord is entitled to impose a                      fine as late fee.
- Prior to taking occupancy of the premises, the Renter will pay the Landlord an amount of                      as a security deposit to cover the cost of any damages suffered by the premises and cleaning. Such security deposit will be returned to the Renter upon the end of this Agreement, provided the premises are left in the same condition as prior to the occupancy.

## TERMINATION

- This Agreement may be terminated in the event that any of the following occurs:
  1. Immediately in the event that one of the Parties breaches this Agreement.
  2. At any given time by providing written notice to the other party 14 days prior to terminating the Agreement.

#### **ABANDONMENT AND THE RIGHT TO ENTER**

- In the event that the Renter abandons the premises during the term of this Agreement, the Landlord will be entitled to enter the Premises by any means without facing any liability and the Landlord may terminate this Agreement.
- The Landlord is entitled to enter the premises to inspect or repair the premises.

#### **DISPUTE RESOLUTION**

- Any dispute or difference whatsoever arising out of or in connection with this Agreement shall be submitted to arbitration/mediation/negotiation (circle one) in accordance with, and subject to the laws of           .

#### **GOVERNING LAW**

- This Agreement shall be governed by and construed in accordance with the laws of           .

#### **PETS**

- The Parties agree that the Renter will not keep any pets on the premises without obtaining written prior consent from the Landlord.

#### **SEVERABILITY**

- In the event that any provision of this Agreement is found to be void and unenforceable by a court of competent jurisdiction, then the remaining provisions will remain in force in accordance with the Parties' intention.

#### **ENTIRE AGREEMENT**

- This Agreement contains the entire agreement and understanding among the Parties hereto with respect to the subject matter hereof, and supersedes all prior agreements, understandings, inducements and conditions, express or implied, oral or written, of any nature whatsoever with respect to the subject matter hereof. The express terms hereof control and supersede any course of performance and/or usage of the trade inconsistent with any of the terms hereof.

#### **AMENDMENTS**

- The Parties agree that any amendments made to this Agreement must be in writing, where they must be signed by both Parties to this Agreement.

- As such, any amendments made by the Parties will be applied to this Agreement.

**SIGNATURE AND DATE**

- The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

RENTER

Name: MARK REX

Signature: MARK REX

Date: 9-28-22

LANDLORD

Name: Shelley Coffelt

Signature: Shelley Coffelt

Date: 9-28-22