

**Owner:** Betohomes, LLC  
**Property Manager:**  
Address: 5850 North Commerce Plaza  
City: Jackson State: MS  
Zip: 39206  
Daytime Phone:

**Tenant Names**

Tenant must notify Landlord of a change in occupants or any additional occupants. Signature \_\_\_\_\_

The words “we”, “us”, and “our” in this lease mean the owner.

The words “you” and “yours” in this Lease mean all Tenants listed above, and include any occupants listed above.

We agree to rent to you, and you agree to rent from us the house/ townhouse known as:

**House Address:**  
**City:**                      **State**                      **Zip:**  
**Including (garage, storage area, etc.):**

**Lease Date:**  
**Lease Term:** From: 2 years.  
(Unless terminated pursuant to lease)  
**Monthly Total:**  
**Complete Lease Amount:**

**Payment Information/Charges**  
Security Deposit: \_\_\_\_\_  
Pet Deposit/Fee (if applicable):      **NO PETS**  
1<sup>st</sup> Month Rent:  
For the period:  
Amount received:  
Balance Due Before moving in.

1.      **Utilities and Amenities:**

- Water               Electricity               Lawn care               Cable
- Garbage               Gas               Leaf and Snow Removal

**ALL MARKED ARE UNDER THE RESPONSIBILITY OF THE TENANT**

Date:

Betohomes Rep Signature

Tenant Signature

2. **Entering the house/ apartment:** We may enter your house to make repairs or inspect or to show the house to possible or actual purchasers, mortgage lenders, possible future residents, appraisers, workers, or contractors. **We do respect your privacy and will notify you at least 24 hours before entering your house, except in cases of emergency.** The tenant **does not need to be present during inspections by the manager.**
3. **Renter's Insurance:** We **DO NOT** insure your personal property, and you must obtain renter's insurance in order to have coverage for your personal property in the event of theft or damage.
4. **Delivery of Possession:** We will deliver the house to you as of the beginning date of the term. If the house is not ready for you to move in within three (3) days, you may terminate this Lease. Alternatively, if you wish to wait until the house is ready, you will only have to pay rent once we notify you that the house is ready.
5. **Return of Security Deposit:** Your security deposit will be returned to you after your lease has ended and if you have met the following conditions:
  - a. You have vacated your house;
  - b. You have paid the rent due under the Lease;
  - c. You have given us proper notice of your leaving;
  - d. You have removed your personal property and have left the house in a good and clear order, except for ordinary wear and tear.
  - e. Cleaning charges: If the Tenant fails to leave the apartment/house in clean condition, a cleaning charge of \$100.00 per room shall be applied against the security deposit. In addition, a cleaning charge of \$50.00 for the stove and \$40.00 for the refrigerator shall be applied against the security deposit if these appliances are not left in clean condition. If the Tenant vacates the house in clean condition, these charges will be omitted.

If we retain some or all of your security deposit, we will notify you, at the forwarding address you provide, of the reasons we withheld part or all of your security deposit. We will send you notice and/or return your security deposit within "a reasonable amount of time," which will be no more than 30 days.

6. **Sprinkler System in the Leased Premises:** The Leased Premises:

**There is NO Maintained and Operative Sprinkler System on the Leased Premises.**

- B. **Part B of this Lease sets forth your obligations as Resident:**

- A. **Rent:** You agree to pay us rent in the abovementioned amount. Rent must be paid in monthly installments on the   1st   day of each month.

**Rent not paid by the 3rd of the month will be assessed a \$75 late fee. This fee shall be considered added rent.**

All rent and security deposit payments must be made by cash, money order, or check. Rent must be paid at our address set forth on the first page of this Lease or at such other place as we may notify you in writing —deposits to an assigned account. You can also pay the rent on direct bank deposit to an account that we will provide you.

Date:

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**Other Charges:** The Tenant is subject to the charges listed below. These charges shall be considered added rent:

- a. The Landlord will provide Tenant with 1 set(s) of keys to the house. Additional or replacement keys can be obtained from Landlord at the cost of \$10.
- b. The Landlord shall charge the Tenant \$100 for each returned check.
- c. The Tenant is responsible for paying all fines the city charges for the improper storage and/or disposal of the Tenant's garbage and recycling.
- d. Other: \_\_\_\_\_

B. **Assignment and Sublet:** Tenants may have the right to sublet the house with the Landlord's advance written consent.

- a. Tenant shall submit to Landlord a request to sublet in writing that includes: (a) reason for subletting; (b) term of sublease; (c) name, home, and business address of the proposed subtenant; (d) Tenant's address during the sublet period.
- b. The Landlord may request more information about the subtenant to make a final decision. The Landlord shall send the Tenant a notice of consent or, if permission is denied, the reasons for denial within thirty days of receiving the request.
- c. The Landlord may withhold consent to assign this lease. If the Landlord refuses to consent, the Tenant cannot assign and is not entitled to be released from this lease.

C. **Pets: NO PETS**

4. **Care of Living Unit:** Tenant shall not paint or make any alterations to the property without written permission from the Landlord. **The Tenant agrees to maintain the apartment in a clean, reasonable, and habitable way.**

5. **Parking:** If parking is available on the property, the Tenant may park their licensed vehicles in the parking spaces provided at the following location:

6. **Uses:** The apartment is leased for residential use only. Tenant shall not operate any business (LEGAL OR ILLEGAL) on the premises. The tenant agrees not to use the apartment for any illegal purposes, or the lease will be terminated.

7. **Repairs:** Tenant shall give Landlord prompt notice of needed repairs to the apartment. The tenant will cover small repairs under \$20; the landlord will cover major repairs. Repairs are done during business hours Monday to Friday.

Tenant must deliver the house in similar conditions as it was received.

8. **Objectionable Tenancies:** Under this lease, the tenant or their guests shall not use the premises in such a way as to disturb the quiet enjoyment and peace of any other Tenant or nearby resident. Indications of objectionable tenancy are included in the list below:

- a. Tenant or occupant has given false/incorrect information on the rental application.
- b. Landlord may terminate tenancy for two late payments within a two-month period.
- c. More than three complaints concerning the activities of Tenants or guests.
- d. Tenant failed to allow Landlord to gain access to the property.
- e. Tenant failed to take the trash out for pick-up more than twice in one month.
- f. Storage of unlicensed vehicles without a permit and Landlord permission.
- g. Failure to notify the Landlord of additional occupants within five (5) days of their occupancy.
- h. If the tenant's behavior results in 2 or more public nuisance points and the problem is not cured, Landlord may terminate the lease.
- i. If the Tenant fails to comply with the terms of this Lease, the Landlord will give written notice of default stating the type of violation(s) and ten days for curing (fixing) the violation(s). If the Tenant does not cure the violation in the time stated or repeats the

Date:

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Tenant Signature

objectionable behavior, the Landlord may terminate the Lease with no less than ten days' notice. The Lease will end on the date given in our notice to you. On or before that date, you must leave the house and give us the keys, or we will bring legal action against you.

j. Additional Objectionable Tenancies: \_\_\_\_\_

9. **Termination of Tenancy:** You will be in default under this lease if you do any of the following:
  - a. You fail to pay rent or additional rent on time more than once.
  - b. You have an unauthorized pet in the house.
  - c. You keep the house in dirty conditions.
  - d. Allow any of the preceding objectionable behaviors to occur.
  - e. Both the Tenant and Landlord may mutually consent to the termination of the lease.
10. **Notice to Vacate at End of Lease Term:** You must give us at least one (1) month's written notice of your intention to vacate the house at the end of the term. Notices you provide us under this section are not effective until the first day of the following month. For example, if you give us notice on April 21, your notice will be effective on May 1. In this example, you would provide notice before May 1 to advise that you will leave by the end of May.
11. **End of Lease Term:** You shall vacate the house at the end of the lease term. You must remove all items of personal property and leave the house in good and clean order, except for ordinary wear and tear. Failure to leave the Apartment in good and clean order may result in our retaining part or all of your security deposit and assessing charges for damages in excess of the security deposit amount. Any personal property you leave behind after you vacate the house shall become our property after 30 days, and we may dispose of that property at your cost. The deposit cannot be used as rent.
12. **Enforcement of the Lease:** The acceptance of rent or failure to enforce any term in this lease is not a waiver of any of the Landlord's rights. If a term in this lease is illegal, the rest of the lease remains in full force.
13. **Survivorship of Lease:** The terms of this lease remain in full force as long as the Tenant resides in the premises, even after the expiration of the current lease or until the Landlord and Tenant sign a new lease.
14. **Legal Expenses:** You will reimburse us for all our court costs and reasonable attorneys' fees we incur as a result of any legal action we bring against you for any reason (including an action for eviction or an action for your failure to comply with your obligations under this Lease). Such costs and fees will be considered additional rent.
15. **Maintenance:** The landlord will come once every two months to change the air filters. The AC unit will also be serviced once a year. The Tenant **should be present for the monthly inspection, but it is not possible, the manager will perform the inspection without your presence.**

Date:

Betohomes Rep Signature

Tenant Signature

**16. Amendments:**

1. **The property must be kept clean, inside and outside.**
2. **The tenant is responsible for cutting the grass and basic maintenance of the landscaping. If Betohomes is responsible for this, there will be an extra fee of \$100 per service.**
3. **The property comes with the following items: a stove; if there is a problem with it, we will fix or replace it. The refrigerator is used and in good working condition, but if it breaks, you will need to get your own.**
4. **The Landlord or the manager will perform a monthly visit to the property to inspect the general conditions of the property; if the house needs cleaning, the Landlord will hire a person to clean the property and send the invoice (\$300-\$500) to the tenant, who has four (4) days to pay for it. Pictures: the inspector will take pictures of the outside and inside of the property; we keep records of how our tenants keep our properties.**
5. **The property manager will come every two months to change the air filters, and two times per year, the A/C units will receive maintenance.**
6. **The tenant must inform us in advance of repairs needed; those will be done in business days and hours.**
7. **No parties and loud music after 9 pm.**
8. **We are not responsible for any criminal activity —break-ins, property stolen, etc.**
9. **If the property is for sale, the tenant will be given two (2) months to find a new place to live.**
10. **Every yearly renewal carries a minimum of a 5% monthly increase.**
11. **The deposit cannot be used as Rent. Any repairs that exceed the deposit will be billed accordingly to the tenant. Tenants must take pictures before and after moving.**
12. **Tenant states by an oath that the number of occupants for premises shall be no more than four ( ) people. Any INCREASE shall be grounds to terminate the lease, OR an increase in the Rent, at Landlord's sole option. Initials \_\_\_\_\_**

**Tenants**

**Landlord/Property Manager**

\_\_\_\_\_  
Tenant Name

\_\_\_\_\_  
Landlord Name

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Name

\_\_\_\_\_  
Property Manager/Agent Name

Date:

Betohomes Rep Signature

Tenant Signature