

**Lease Agreement**

The Landlord and Tenant agree to Lease the Premises described below for the Term and Rent stated.

**Landlord Name:** \_\_\_\_\_

**Address for Notices:**  
RENTAL COMPANY ONE, INC.  
179 RIVER STREET  
ONEONTA, NY 13820  
607-431-9525  
[www.rentalcompanyone.com](http://www.rentalcompanyone.com)  
[rentalcompanyone@yahoo.com](mailto:rentalcompanyone@yahoo.com)

**Rent Checks are payable to:**  
Rental Company One, Inc. Escrow Account  
**Security Deposit Checks are made payable to:**  
Rental Company One Security Deposit Escrow Account

**Address of Premises Leased:** \_\_\_\_\_ Oneonta, NY 13820

**Term begins:** \_\_\_\_\_ **Term ends:** \_\_\_\_\_

**Number of persons required to fill this apartment is** \_\_\_\_\_

\$ \_\_\_\_\_ rent due per person on or before \_\_\_\_\_

\$ \_\_\_\_\_ if paid after \_\_\_\_\_ \*

\$ \_\_\_\_\_ rent due per person on or before 08-01-16

\$ \_\_\_\_\_ if paid after 08-10-16\*

\$ \_\_\_\_\_ rent due per person on or before 01-01-17

\$ \_\_\_\_\_ if paid after 01-10-17\*

\$ \_\_\_\_\_ amount due per person for Security Deposit

\$ \_\_\_\_\_ Total rent due \_\_\_\_\_ \*\*

\$ \_\_\_\_\_ Total rent due 08-01-16 \*\*

\$ \_\_\_\_\_ Total rent due 01-01-17\*\*

\$ \_\_\_\_\_ Total rent for Term \*\* (see clause 25 on reverse side)

\$ \_\_\_\_\_ Total Security Deposit required for the Premises

\$ \_\_\_\_\_ Total Security Deposit paid upon the signing of this Lease

\$ \_\_\_\_\_ Balance of Security Deposit from current year (For existing tenants only. This assumes no damage deductions.)

\$ \_\_\_\_\_ Balance of Security Deposit due on or before \_\_\_\_\_,\*\*\*

\* Rents paid after this date will be subject to \$2 per day additional rent.  
\*\* Total rent owed will increase accordingly if individual Tenants pay rent more than 10 days past due date  
\*\*\* If security deposit is not paid when due Landlord may at his option cancel this Lease.

**Tenant will pay for the following services:** ( ) Heat ( ) Electric ( ) Gas

**Premises are Leased:** ( ) Unfurnished ( ) Furnished

**Rent will be collected by :** ( ) College Semesters ( ) Monthly ( ) Other

**We the undersigned have read and agree to all of the Lease Terms and Conditions on the front and back of this lease and on the attached Apartment Rules document.**

Agent \_\_\_\_\_ for RENTAL COMPANY ONE, INC. as Agent for Landlord.  
or  
Landlord \_\_\_\_\_ Date \_\_\_\_\_

**We the undersigned, fully understand that if the lease is signed with less that the required number of people to fill the apartment, or if less people occupy the apartment than signed the lease, that the undersigned are responsible for the total rent owed for the apartment. (Total rent for term) Clause 25 on back.**

**For persons on Financial Aid, the following option may be selected. A copy of your Financial Aid award letter must be submitted to Rental Company One, Inc. to select this option. To avoid late fees for up to 60 days while awaiting Financial Aid, you must pay a minimum of \$600 per month starting on the day of the month the rent was due. All rents that remain unpaid (on rent due per person line above) for 60 days past the original due date, are subject to all late rent provisions contained herein. *Missing a payment voids this option. Balance in full* and late fee will then apply. If a tenant needs to make the monthly payments for the entire lease period, then that tenant will incur a one time processing fee of \$100 added to the first semester's rent.**

TENANTS - PRINT HERE

TENANTS - SIGN HERE

PAID TODAY

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Special Terms or Conditions are listed below:**

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