

RENTAL AGREEMENT

This Rental AGREEMENT outlines the complete terms and conditions under which the parties whose signatures appear below have agreed. **[PATH WE GIVE LLC]** shall be referred to as "OWNER," and Tenant(s) shall be referred to as "RESIDENT." As consideration for this AGREEMENT, **[PATH WE GIVE LLC]** agrees to rent to RESIDENT, and RESIDENT agrees to rent

from OWNER for use solely as rooming and board. This agreement's terms are on a month-to-month basis. The premises are located at [111 hartson st syracuse ny 13204].

1. TERMS:

- RESIDENT agrees to pay rent each month on the 1st through the 5th, unless an alternate agreement is made. There is no grace period.
- This agreement shall commence on the day of signing and continue on a month-to-month basis.
- A late charge of \$10.00 per day will be applied if rent is late, up to a maximum of 5 days.
- **[PATH WE GIVE LLC]** management may approve late payments.
- If RESIDENT defaults on housing rules or rent payment, the agreement terminates immediately, and the RESIDENT is liable for rent until the unit is re-occupied.
- Residents must vacate the premises as per the indicated date and time of the notice.
- RESIDENT agrees to provide a written notice of intention to terminate at least 1 full month prior to the termination date to honor the agreement. (See Section 7 for Housing Contract Rules).

Initials: _____

2. PAYMENTS:

- Monthly rent: \$_____ per month, including a furnished room or shared living space (bed, linen, TV, internet, and utilities).
- Rent and any other charges are to be paid at a designated location or method provided by the OWNER.
- Payments can be made via Bank Deposit, Zelle, Cash, or Cash App. Exceptions may be made for Funding Agencies.
- Each RESIDENT acknowledges receipt of the monthly rent amount of \$700.00.
- RESIDENT will pay for damages (security deposit, if applicable) and rent if any damages occur.
- Rent must be paid in full on the 1st or 5th of every month, unless otherwise cleared by management, or the agreement will terminate.

Initials: _____

3. SECURITY DEPOSITS:

- The total SECURITY DEPOSIT of \$300.00 has been waived for the above deposit and shall secure compliance with the terms of this agreement and will be refunded to the RESIDENT after vacating the premises.
- The security deposit will be used for damages, if applicable.
- If the security deposit was waived, RESIDENT will be responsible for paying any damages and current rent to continue the contract.
- RESIDENT will be required to restore the security deposit to the initial amount within the next rental payment cycle.

- Security Deposit Waived: \$300.00.

Initials: _____

4. UTILITIES:

- Included utilities: Electricity, Water, Gas (maximum 1-hour use at a time), and Wi-Fi services.
- Any additional channels or services added to the Wi-Fi will be charged in the next rent period, if applicable.

Initials: _____

5. LAUNDRY:

- **[PATH WE GIVE LLC]** agrees to provide scheduled laundry services once a week.

Initials: _____

6. RESIDENT/GUEST RULES:

- RESIDENTS are NOT allowed to remove, unplug, or tamper with cameras inside or outside the property. Doing so will result in immediate termination.
- RESIDENTS are NOT allowed to have guests unless approved by **[PATH WE GIVE LLC]**.
- Visiting hours are between 1 PM- 6 PM on weekdays and 1 PM- 7 PM on weekends, with a two-hour limit.
- RESIDENTS are responsible for the actions of their guests while visiting.
- If a RESIDENT allows an unapproved guest to enter the property or use any resources without authorization, it will result in immediate termination of the agreement and forfeiture of all funds to date.
- RESIDENTS are NOT allowed to play loud music after 7 PM; headphones must be used.
- When the heating or cooling system is on, windows and doors must remain closed.
- RESIDENTS are not allowed to cook on the stovetop. Cooking appliances (Air Fryer, Toaster, Microwave) will be provided.
- RESIDENTS are NOT allowed to bring or remove furniture, mattresses, or appliances that do not fit in their personal space.
- RESIDENTS must not write on **[PATH WE GIVE LLC]** Communication Boards.
- RESIDENTS are NOT allowed to change the locks or tamper with security cameras on the premises. Doing so will be considered a breach of contract and result in termination.
- Any police incidents occurring at the property will be immediately reviewed for resolution or termination of the agreement.
- RESIDENTS are prohibited from using, selling, or possessing drugs on the property. If drugs or drug paraphernalia are found, the agreement will terminate immediately, and all funds, including the security deposit, will be forfeited.

Initials: _____

7. HOUSEKEEPING:

- RESIDENTS are required to wash their linen once a week, make beds daily, and clean bedrooms daily.
- Garbage cans must be emptied daily, and RESIDENTS must place garbage cans at the curb on scheduled pickup days, if applicable.

Initials: _____

8. PREPARING MEALS:

- RESIDENTS are not permitted to use the stove (for safety reasons). However, an Air

Fryer, Toaster Oven, Microwave, and other electric cooking tools will be provided.

- Shared refrigerators are provided, and each RESIDENT will have a designated space.

Be mindful of the amount of food purchased.

- RESIDENTS must clean appliances and kitchen areas immediately after use.
- All meals must be consumed in the designated eating area, not in bedrooms.

Initials: _____

9. SELF-ADMINISTRATION OF MEDICATION:

- RESIDENTS agree to manage their medications independently, without assistance.
- RESIDENTS agree to maintain a current list of prescriptions and order medications from a licensed MD.
- RESIDENTS are prohibited from sharing prescription or over-the-counter medications with other RESIDENTS.

Initials: _____

10. RENTER'S INSURANCE:

- RESIDENT acknowledges that the OWNER's insurance does not cover personal property damage caused by fire, theft, rain, natural disasters, acts of God, or acts of others. The OWNER is not liable for such losses.
- RESIDENT is advised to obtain renter's insurance to cover personal property and any damages to appliances.
- Yes _____ No _____ (Optional)

Initials: _____

11. ENTIRE AGREEMENT:

- This Agreement constitutes the complete and entire Agreement between [Your Company] and the RESIDENT. No oral agreements have been entered into, and all modifications or notices must be in writing to be valid.

Initials: _____

12. RECEIPT OF AGREEMENT:

- The undersigned RESIDENT acknowledges that they have read and understand this Agreement and have received a copy of the Rental Agreement.

Initials: _____

Camera Consent:

I, _____, grant permission to **[PATH WE GIVE LLC]** to photograph, videotape, and/or record me while on the property. I understand that these recordings are for security purposes only and will not be used for media or websites. Videos may be used if any crime or rules are broken. Cameras are located in common areas. I will not receive compensation, and I release **[PATH WE GIVE LLC]** from any related claims.

Initials: _____

Signatures:

RESIDENT Signature: _____

Date: _____

[PATH WE GIVE LLC] Director Signature: _____

Date: _____