

Date:		Date Premises Desired:	
Lessee:		SS#:	
		Lic#:	
Occupants: (Names)			
#			
Current Address:		Since:	
Current Landlord or Mortgage Holder:			
Telephone:			
Employer:		Total Monthly Income:	
References:	1. Bank:	Phone:	
	2.		
	3.		
Owner/Lessor:	Compass Business Group, Inc., leasing agent for Ryan W. and Richard R. Walker, owners		
Property Address:	3002 Goodwin Drive, Nashville, TN		
Property Description:	Duplex – 2+ Bedroom & Den		
For use as:	Residence		
Rental Amount:	\$720.00	per month	Security Deposit: \$500.00
Utilities included in rental:	None		

The above Lessee agrees to rent the property referred to subject to the following terms and conditions:

1. The monthly rental shall be due and payable on the 1st of each month. A late payment penalty of 10% of rents due shall be due as additional rent if payment is not received by owner within five (5) days of the due date. In addition, a fee of \$5.00 PER DAY will be due for each day the rent remains unpaid beginning on the 11th day after rent is due. Amounts outstanding over 30 days shall be subject to interest of 2% per month (or part of month) outstanding.

2. The security deposit shall be paid to owner and maintained in owner's account. This amount shall NOT be credited by lessee to rents owed without owner's written permission. Security Deposit shall be returned to Lessee within 30 days of termination of this agreement and lessee's relinquishing use of the premises subject to deduction for any charges for damages, late fees, or costs incurred by the owner which are the responsibility of the lessee.

3. Lessee agrees to rent the property at the above rate until _____. Thereafter, this agreement shall continue on a month-to-month basis until either party gives a 30 day written notice of intention to terminate this agreement. The premises is rented "as is" unless stipulated below, and any modifications to the premises, including painting, must be approved by lessor in writing with any attached improvements (light fixtures, etc.) becoming part of the property upon termination of the agreement. Cost of repairs during the tenancy is to be the responsibility of the tenant.

4. Lessee agrees to/that:

- a. restrict visitors, children, and staff to the assigned areas and away from stairways.
- b. not conduct any unlawful activity upon the premises. Bringing illegal drugs onto the premises shall be grounds for immediate termination of this agreement and forfeiture of premises and deposits.

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4. Lessee agrees to/that:

- c. maintain all areas assigned including shoveling snow when needed in front of the premises rented and maintaining/mowing yard.
- d. restrict use of loud music or noise disturbances to the satisfaction of owner and other tenants.
- e. return the premises in good condition to owner upon upon termination. Lessee will be responsible for rents at the current rate until all keys are returned.
- f. pets will not be permitted without written permission of the owner and additional security deposit.
- g. any additional tenants must be approved by owner.
- h. utilities (electric, water and sewer) shall be maintained in the property by tenant at all times.

If Lessee shall violate these provisions, Lessor shall have the right to immediate termination of the agreement and return of premises. Lessee further indemnifies and holds harmless owner/lessor regarding any costs incurred regarding lessee's use of the property as to claims by occupants and visitors regarding both person and property, costs incurred by owner in enforcing any terms of this agreement (legal and otherwise), and any other costs which may arise as a direct result of lessee's tenancy.

5. Lessee gives to Owner a lien on all property brought into the premises for the satisfaction of rents and amounts due. Owner shall have the right to enter the premises and dispose of any property belonging to lessee:

- a. at any time rent is delinquent.
- b. after termination of the agreement.
- c. after lessee has quit the property. Notice of intent to exercise this right shall be posted on the entrance to the property for not less than 5 days prior to the removal and/or disposition of any said items.

If rents are outstanding, owner may restrict removal of items by lessee in like manner. Any proceeds from the sale of such items shall be applied to 1) costs of disposition, 2) outstanding amounts due under this agreement, and 3) balance sent to lessee.

6. Business Owner(s) and/or additional occupants signing this agreement hereby guarantee the amounts required herein and personally indemnify the property owner against any claims arising out of the occupancy of the property and the actions of guests, employees, subcontractors, and business service providers.

(Seal) LESSEE SIGNATURE	(Seal) LESSOR SIGNATURE
DATE SIGNED: <input style="width: 80%;" type="text"/>	Date: <input style="width: 80%;" type="text"/>
Business Owners'/Additional Occupants Personal Guarantee: <input style="width: 90%;" type="text"/>	

Occupancy Date:	<input style="width: 60%;" type="text"/>
Keys, appliances:	2 keys; stove, refrigerator, dishwasher, built-in air conditioner
Other:	<input style="width: 95%; height: 80px;" type="text"/>