

GRANITE

STUDENT LIVING

more choices | a better experience

LEASE AGREEMENT

Granite Management, LLC, as agent for the owner of the real estate ("Landlord"), hereby leases to Tenant(s) as listed below and as defined herein,

_____() _____()
_____() _____()

the premises known as _____ Apartment # _____,
_____, Indiana; signed this _____ day of _____, 201__;
for the term commencing at 12:00 pm on: _____, 20__,
and ending at 12:00 pm on: _____, 20__.

1. **Rent, Deposit, Utilities:** The Tenant promises to pay to the Landlord as rent the sum of:

\$ _____ for the whole term

\$ _____ per rental payment for 12 consecutive rental payments

_____ is the due date of the first rental payment due under this Lease.

_____ is the due date of the last rental payment due under this Lease.

\$ _____ for the deposit

\$ _____ for the administration fee (non-refundable)

The Landlord and Tenant agree that the following shall dictate which party is responsible for furnishing each utility listed below.

	Electric	Gas	Water	Sewage	Trash	Internet/Cable (optional)
Landlord:	_____	_____	_____	_____	_____	_____
Tenant:	_____	_____	_____	_____	_____	_____
N/A :	_____	_____	_____	_____	_____	_____



Rent must be **received** by the Landlord on or before the **1st day of each month**. If Landlord has not received rent payments by the 1st day of each month a fee of Ten Dollars (\$10.00) per day will be assessed for each day the rent is late. All payments shall be made without notice or demand from Landlord by one single: 1) direct debit transaction, 2) credit card transaction, or 3) check or money order, per lease made payable to Landlord, unless requirement of one single payment is waived by Landlord. All payments received shall be applied to the oldest outstanding balance including any fees, damages, or interest incurred under this lease. Payments received may be applied to past due balances of Tenant's previous account with Landlord, if applicable, at the Landlord's discretion. Landlord may require past due balances for previous accounts to be paid before Tenant takes possession of the premises.

The late charge is to be paid with the regular monthly rent, but this late charge clause does not waive the right of the Landlord to evict the Tenant for nonpayment if Landlord so elects. A payment returned to Landlord as insufficient funds will be charged the same as late rent until paid in full. Tenant agrees further to pay Fifty Dollars (\$50.00) for each dishonored or rejected payment, regardless of method of payment – whether by check, phone, online or other method of payment. The acceptance of late rent by the Landlord shall not waive the late rent charge without an express waiver in writing by Landlord.

Tenant shall keep all utilities for which they are responsible (as indicated above) available and active in Tenant's name at all times during the term of this Lease, and Tenant shall keep the temperature set at a minimum of sixty degrees (60°) Fahrenheit. Tenant shall also keep the temperature at or below eighty-five degrees (85°) Fahrenheit if the unit comes equipped with air conditioning systems. Tenant further agrees not to waste any utilities furnished by the Landlord. All breakers on the premises must be left in the ON position at all times during the term of this Lease. Tenant shall not install or operate any auxiliary heaters which are not furnished by the Landlord without the prior written permission of the Landlord. Any utilities that are payable by Tenant but not active in Tenant's name (such as an individual lease) shall incur a fifty dollar (\$50.00) utility administration fee per utility bill invoiced to the Tenant and may be subject to disconnection if not active in Tenant's name. Tenant is responsible to take the utilities out of their name at the end of their lease. No reimbursements will be made by Landlord.

2. **Parking.** Vehicles parked at certain complexes shall be required to complete a parking addendum and properly display a parking permit while parked on the premises. Vehicles parked at these complexes without properly displaying a parking permit may be towed at the vehicle owner's expense. Landlord is not responsible for any vehicle that is towed due to invalid, damaged, lost or missing permit. Tenants shall not reserve parking spaces by placing cones or other obstructions in parking spaces. No vehicle belonging to a Tenant shall park in such a manner as to block traffic to the street. Guests are not allowed to park in designated tenant parking. Lessor is not responsible for tickets or fines incurred by lessee for parking violations.

3. **Deposit:** At the signing of this lease the Tenant agrees to pay the Deposit of the equivalent of one month's rent or as otherwise notated in Section 1 to secure the performance of Tenant's obligations under this Lease. In the event this lease is renewed, the deposit set forth above can be increased to the renewal rate. Said deposit shall be used by Landlord to cover any damages, repairs, materials, cleaning costs, painting costs, unpaid rent, additional rent, late charges or other charges against the premises. In addition to the items set forth above, Landlord shall deduct automatically from the deposit enough money to cover the market rate cost of



cleaning the carpet or replacing the carpet in the event that it cannot be cleaned. The Tenant cannot apply the security deposit against rental payments, and the security deposit shall not limit or relieve the Tenant from any obligations or liabilities hereunder. Tenant shall provide Landlord with a current forwarding address. If all the covenants and conditions contained herein are complied with by the Tenant, the deposit shall be refunded within forty five (45) days after the termination of this agreement. Retention of all or a part of the security deposit by the Landlord shall be in addition to any of the other remedies the Landlord shall have at law or under the terms of this lease.

4. **Holdover**. Should Tenant fail to vacate the premises, whether by the expiration of the lease term or termination of the lease, Tenant shall be liable to Landlord for Two Hundred Fifty Dollars (\$250.00) per day holdover charge.

5. **Condition and Alteration**: Tenant agrees that no representation as to the condition or repair of the premises, and no promises to decorate, alter or improve the premises has been made as is contained in this Lease. Tenant agrees that he shall examine the premises prior to occupancy, and that his occupancy shall be evidence of his satisfaction with the exceptions noted in writing to the Landlord prior to occupancy. Tenant shall complete and return a move-in checklist upon occupying the property and any damage not noted on the move in checklist, returned within five (5) days after occupancy, shall be presumed to be caused by the Tenant. Tenant shall not make copies of any keys, remotes, or FOBs issued for the premises. Fees for unreturned keys, remotes, or FOBs may still be assessed when duplicates are made. Tenant shall make no alterations or additions to the decorating without the written consent of the Landlord. Nor shall the Tenant place holes, nails, or screws in the walls or woodwork or tape posters on walls, or paint any walls or other surfaces, without potential ramifications impacting the Deposit (see section 3).

Tenant shall, at his own expense, maintain the premises and furnishings in clean, sightly, and healthy conditions and in good repair and shall return them to the Landlord at the termination of the lease, whether such termination shall occur by expiration of the term hereof or in any manner whatsoever, in the same condition of cleanliness, repair and sightliness as at the date of execution hereof, reasonable wear and tear excepted. Tenant shall replace all burnt out light bulbs both during the term of the lease and upon the expiration of the term of this Lease with light bulbs of the same wattage in place when the Tenant moved into the Leased Premises.

The Landlord agrees to make any necessary repairs for mechanical systems except that Tenant agrees to be responsible for all repairs and maintenance to premises caused by Tenant's neglect, ignorance or improper use. Tenant agrees to promptly notify Landlord of any item in need of repair. Tenant shall be liable for any damages caused by his failure to notify Landlord of the item in need of repair in a timely fashion. Tenant agrees to pay reasonable charges for repair of intentional or negligent damage to the premises caused by Tenant and/or his family or invitees or guests. In the event that a maintenance request has been submitted and service is no longer needed, the Tenant is responsible to cancel the request by contacting the Landlord, or a trip fee and labor costs may be charged to the Tenant. If, however, the premises shall not thus be kept in good repair and in a clean, sightly and healthful condition by the Tenant as aforesaid, Landlord may enter the same, themselves or by agents, servants, or employees, without such entering causing or constituting a termination of the lease or an interference with the possession of the premises by Tenant, and Landlord may replace the same in the condition of repair as existed at the date of execution hereof, and Tenant agrees to pay Landlord in addition to the rent hereby reserved, the expenses of Landlord in thus replacing the premises to that condition. Tenant shall not permit any waste or misuse of the premises. The Landlord at his discretion may elect to pay such charges from



the deposit fund, in which event the Tenant shall, within fourteen (14) days therefrom, replenish the deposit fund so as to maintain the full amount thereof.

The cost to repair damage done to common areas of the building and surrounding grounds may be apportioned pro-rata to all residents of the building where the offender is unknown.

Tenant is responsible for providing and correctly installing and using shower curtains and shower curtain rods. Any damage resulting from the absence of shower curtains or shower curtain rods, or incorrect installation and subsequent usage, shall be the financial responsibility of the Tenant.

6. Use of Premises: Tenant will occupy and use the premises for Tenant's private residence and for no other purpose. The premises may be occupied only by Tenant unless other occupants are agreed to, in advance and in writing, by the Landlord. If Tenant requests an extra key, fob, or remote, an immediately payable charge of Seventy Five Dollars (\$75.00) is due. Tenant may not have any type or size of waterbed in the premises. Tenant shall not have any type of fish tank, aquarium, terrarium, or similar container in, on, or about the premises unless agreed to in writing by the Landlord. Tenant shall comply with all applicable housing zoning codes and all municipal code regulations regarding care, use and occupancy of the premises, and shall not use or permit the use of the premises for any illegal purposes. In the event that the number of occupants on the premises exceeds the maximum number of occupants allowable by occupancy codes, Tenant shall be liable to Landlord for Two Hundred Fifty Dollars (\$250.00) per day as an exceeded occupancy charge. In particular, Tenant agrees to keep the premises clean and free from litter and trash and dispose of trash properly in containers provided for that purpose. Smoking of any kind including cigarettes, pipes, hookahs, etc. is prohibited in the apartment units including any balcony or patio areas as well as in common areas. The Landlord shall be entitled to liquidated damages of Three Hundred Fifty Dollars (\$350.00) per offense should any evidence be found that would suggest a violation of the non-smoking policy. Grills shall not be permitted on the leased premises. No trash or personal property shall be placed in common areas. No firearms or explosive material shall be allowed on the premises. No signs, posters, or other materials shall be placed on the exterior door or the patio or balcony, if applicable, to the premises. Tenant agrees to keep the sidewalks immediately adjacent to the premises free from obstruction of all nature. Furthermore, tenant agrees to keep sidewalks, patios, balconies, and/or driveways which solely pertain to the leased premises properly swept, and snow and ice removed therefrom. In no event shall Tenant go upon or permit any other to go upon the roof of the premises.

Tenant shall not make or permit any disturbing noise or odors nor shall Tenant interfere with rights and comforts of the co-tenants. Tenant shall not store or park tractor trailers, semis, eighteen wheelers, mobile homes, non-plated vehicles, boats, ATV's, trailers, or anything deemed inappropriate by Landlord on the subject property. If Landlord feels that Tenant has become an undesirable resident because of objectionable or improper conduct on Tenant's part or on the part of Tenant's family or guests or by annoying other residents by the same people, then Landlord reserves the right to terminate this lease with five (5) days' written notice to quit and vacate the premises. At the end of such 5-day period, if Tenant has not vacated the premises, the same shall be considered a default.

7. Landlord Nonliability and Lien Rights: Tenant shall indemnify and hold harmless the Landlord from any liability for injury to Tenants, Tenant's employees, guests or invitees or for loss or damage to any property, including that arising from theft, vandalism or casualty, occurring upon the leased premises or in other areas common thereto except for such damage or injury solely and proximately caused by the gross negligence of the Landlord. Tenant agrees to test smoke detectors and pay for and replace smoke detector



batteries, if any, as needed. Tenant agrees to immediately notify Landlord, in writing, if any smoke detector should test improperly. Tenant shall at all times maintain adequate fire and casualty insurance on Tenant's personal property in the premises. Tenant contact info will be shared with Granite's preferred insurance agent and credit reporting agency.

Tenant acknowledges that mold spores are present essentially everywhere and that mold can grow in most any moist location. Emphasis is properly placed on prevention of moisture and on good housekeeping and ventilation practices. Tenant acknowledges the necessity of housekeeping, ventilation, and moisture control (especially in kitchens, closets, and bathrooms) for mold prevention. Tenant agrees to immediately notify landlord if Tenant observes mold, mildew, and/or moisture conditions (from any source, including leaks), and allow landlord to evaluate and/or make recommendations. Tenant waives, releases, and discharges landlord and landlord's property manager for, from, and against all claims, demands, causes of action, suits, judgments, liabilities, losses, damages, and expenses (including attorney's fees) for personal injury, bodily injury, or property damage in any way arising from or relating to or associated with moisture or the growth of or occurrence of mold or mildew on the premises. Tenant acknowledges that mold prevention is a material obligation of Tenant under this lease provided that the Landlord makes necessary repairs for mold prevention.

Tenant hereby grants to Landlord a lien upon all personal property of Tenant kept or used in or about the Leased premises during the term of this Lease to secure the payment to Landlord of all amounts including attorney's fees and costs which may be at any time be due Landlord from Tenant hereunder. Landlord may resort to any remedy at law or equity in order to enforce right to payment for the security granted by this lien.

8. Assignments and Subletting: This lease shall not be assigned nor the apartment nor any part thereof subleased or used for any purpose other than as above provided without the prior written consent of Landlord.

If Tenant desires to sublease the apartment, Tenant shall pay a sublease fee equivalent to one rental payment. Sub-lessee assumes responsibility for the condition of the apartment when the sublease commences. Consent to a sublease during the lease term does not nullify the lease and it continues in effect for the full term and conditions of it. Further consent to a sublease during the lease term does not release Tenant herein from their obligations under this lease. Consent to a lease release before the term of the lease commences shall nullify the lease with Tenant and Tenant shall be released from his obligations under this Lease. Tenant shall pay a lease release fee equivalent to one rental payment.

9. Pets: Except for the pets listed in the separate Pet Addendum, no animals or pets of any kind are permitted on the premises. In addition to any other remedies provided herein, the Landlord shall be entitled to liquidated damages of Five Hundred Dollars (\$500.00) per offense if any animal is kept on the premises. Any fecal matter, urine, or pet waste requiring removal and/or damage remediation in the common area or surrounding grounds will bear a charge of One Hundred Fifty Dollars (\$150.00) due and payable by the Lessee.

10. Entry Rights: Landlord reserves the right to enter the premises at all reasonable hours for the purpose of inspection for needed repairs, to make repairs and alterations or to exhibit the premises to prospective tenants or purchasers. Landlord reserves the right to photograph the premises. Tenant waives any claim to photographs of the premises taken during the term of this lease.

11. Lock-Out Fee: In case of accidental or other lock-out, a Seventy Five Dollars (\$75.00) charge will be assessed to the Tenant should the Landlord be contacted for assistance in re-entry. This charge is due



and payable in cash at the time of the service. Landlord may require any account balances to be paid before performing the service.

12. Default: If Tenant fails to pay any installment of rent, additional rent, late charges, or any other amount due under this lease when due; abandons the premises; or is not in compliance with any section of this lease, Tenant will be in default of this lease. Upon Tenant's default, Landlord may, without notice to Tenant, terminate this lease and all rights of the Tenant. Further, if Tenant is in default, Landlord may, with or without demand, re-enter and take possession of the premises and Tenant shall peacefully surrender thereof to the Landlord and all rights and interests of Tenant to possession and control hereunder shall cease and terminate, but nothing herein contained shall affect Landlord's right to the rental for the term herein specified. Upon taking possession hereunder, Landlord may, at his election, terminate this lease or re-let said property and Tenant shall be liable for and will pay the difference in the rental for the balance of the term and all other sums due under this lease. Landlord may sue Tenant to collect any back rent but that action does not terminate the lease. The remedies specified herein are cumulative and in addition to any remedies of the Landlord at law or in equity. Upon default by the Tenant, the Tenant shall pay all costs and expenses including a doc prep fee of One Hundred Fifty Dollars (\$150.00), a filing fee of One Hundred Twenty Dollars (\$120.00), and attorney's fees incurred by Landlord in connection with its exercise of any rights or remedies it may have under this lease because of such default.

Tenant shall pay all costs and expenses including attorney's fees incurred by Landlord in connection with this lease or arising out of Tenants use of the premises. THE PARTIES DESIRE TO HAVE AN EXPEDIENT RESOLUTION OF ANY DISPUTE THAT MAY ARISE RELATED TO THIS LEASE OR THE PREMISES AND THEREFORE, THE PARTIES HEREBY IRREVOCABLY WAIVE ANY AND ALL RIGHTS TO HAVE A JURY PARTICIPATE IN RESOLVING ANY SUIT, ACTION, DISPUTE, OR PROCEEDING ARISING OUT OF OR RELATING TO THIS LEASE OR THE PREMISES.

13. Lead Paint Disclosure: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of lead-based paint and/or lead-based-paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

In compliance with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42.U.S.C. 4852d), Landlord hereby informs Tenant that Landlord has no knowledge of lead-based paint and/or lead-based-paint hazards in the housing.

If the property was built before 1978, Tenant hereby acknowledges receipt of the information pamphlet entitled *Protect Your Family From Lead in Your Home* (pa#747-k-94-001).

Tenant Initials: _____

14. Casualty. If the premises or the building are substantially damaged by fire, wind, explosion or other cause beyond the control of Landlord then Landlord may, at its option, either terminate this Lease or repair or restore the leased premises or the building. If the leased premises are so repaired or restored, this Lease shall remain in full force and effect, Tenant's rent shall be proportionately reduced to the extent that the leased premises are tenantable from the time of such casualty until the leased premises are repaired and restored.



15. Condemnation. In the event that during the lease term the leased premises or the building, or any part thereof, or the use, possession, or access thereof, is taken in condemnation proceedings by any right of eminent domain or for any public or quasi-public use and the condemnation renders the leased premises unsuitable for use by Tenant, this Lease shall terminate and expire on the date when possession shall be taken by the condemning authorities, and rent and all other charges payable hereunder shall be apportioned and paid in full up to the date of the taking and all prepaid unearned rent shall forthwith be repaid by Landlord to Tenant. As of the date of such taking, this Lease shall be deemed terminated and of no further force and effect and neither Landlord nor Tenant shall be liable to the other for any further rent or other charges payable hereunder.

16. Pests: Tenant shall ensure that all personal property brought onto the premises is pest free. Tenant shall maintain reasonably proper housekeeping and cleanliness to avoid pest infestation and shall notify Landlord immediately of any signs of pest activity. Tenant shall cooperate with all necessary pest control efforts. If pest remediation is needed, Tenant shall comply with proper preparation for treatment and prevention. Tenant shall not self treat for bed bugs and agrees to indemnify and hold Landlord harmless from any actions, claims, losses, damages, and expenses including but not limited to replacement of furniture, medications, medical expenses, and any damage done to Tenant's unit or personal items during pest control inspections or treatment. Tenant shall be responsible for any expenses incurred by Landlord as a result of the negligence of Tenant or any guest occupying or using the premises.

17. Complete Agreement: This lease agreement together with the addenda below, if any, and any additional addenda, if any, constitute the full and complete agreement by and between the Landlord and the Tenant and no other agreements or representations have been made. All parties who may occupy the premises shall sign this lease as Tenant. All parties signing this lease as Tenant are jointly and severally liable, meaning that each such party may be held responsible for the acts or omissions of the other parties signing the lease as Tenant or their guests.

18. Notices: Any notice or demand, except notice to enter premises, provided for herein may be given to the party to be serviced by personal service, or by registered or certified mail addressed to Landlord at the address set forth below or as updated by Landlord or to Tenant at the premises herein leased. Landlord shall not be required to give notice to any parent or other legal guardian identified on this Lease. Tenant agrees to receive text and/or e-mail communication from Landlord pertaining to tenancy, resident services, or general leasing information.

19. Definitions: Whenever the word "Landlord" is used herein, it shall be construed to include the heirs, executors, administrators, successors, assigns or legal representatives of the Landlord; and the word "Tenant" shall include the heirs, executors, administrators, successors, assigns or legal representatives of the Tenant; and the words "Landlord" and "Tenant" shall include a singular and plural, masculine and feminine, and the individual or business organization, subject always to the provisions herein contained as to the assignment or subletting.

20. Rules and Regulations. From time to time Landlord shall issue and distribute rules and regulations relating to the use of the building of which the leased premises is a part. Tenant shall observe the rules and regulations to maintain proper and orderly care of the building and surrounding grounds.



21. Background Verification. Tenant(s) agrees to direct and authorize Landlord to verify the information Tenant(s) provided and obtain additional background information about Tenant(s) through any means, including (i) using a third party consumer reporting agency such as AppFolio, Inc., 50 Castilian Dr. Goleta, CA 93117, 866.648.1536, to prepare a consumer report or an investigative consumer report and/or (ii) verifying information by contacting personal and professional references, employers and other rental housing owners. Tenant(s) further direct and authorize Landlord to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that any such entities may have concerning Tenant(s) status as a registered sex offender (as allowed by law), criminal history (as allowed by law), motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature. Preparation of all consumer reports and investigative consumer reports will follow federal, state and local laws and regulations. Tenant(s) have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any consumer report or investigative consumer report. Tenant(s) are advised that the nature and scope of the most common form of investigative consumer report obtained with regard to tenants is an investigation into Tenant(s) prior rental history, education, and employment. https://assets.cdn.appfolio.com/listings/pdf/fair_credit_reporting_act_summary.pdf.

- I am authorizing the Landlord to conduct the background check(s) described above.
- I am consenting to use electronic means to (i) sign this form (if applicable), (ii) receive the Applicant Authorization appearing above, and (iii) receive any legal notices electronically.
- I have also received and read a copy of the Summary of Your Rights Under The Fair Credit Reporting Act (listed above).

TENANT(S):

Signed: _____

Printed: _____

Signed: _____

Printed: _____

Signed: _____

Printed: _____

Signed: _____

Printed: _____

[signature page follows]



LEASE EXPLANATION SUMMARY

I have read the lease agreement with Granite Management and agree to the terms and conditions contained therein. **Please initial below to acknowledge these items set forth in the lease.**

- _____ 1. The lease term commences on _____ and ends on _____.
- _____ 2. **FIRST RENTAL PAYMENT IS DUE** _____.
- _____ 3. **LAST RENTAL PAYMENT IS DUE** _____.
- _____ 4. Utilities for which tenants are responsible must remain available and active in tenant's name at all times during the term of the lease beginning and ending on the lease dates listed above.
- _____ 5. There will be no early move-ins. The day the lease commences is the move-in day.
- _____ 6. Tenant(s) must have no delinquent rental payments at the time of move-in. Any delinquent rental payments or balances must be paid before keys will be issued.
- _____ 7. If a parking permit is issued, the permit must be displayed properly whenever the vehicle is parked on the premises. Parking permits are required at this specific property:
_____ YES, or _____ NO (initial accordingly).
- _____ 8. Unless noted in a pet addendum, no pets are permitted at any time. There will be a \$500 fine per offense.
- _____ 9. Tenant(s) shall maintain adequate Renters Insurance. Tenant contact info will be shared with Granite's preferred insurance agent and credit reporting agency. The lessor is not responsible for any damaged, missing, or stolen property.
- _____ 10. Parties waive any and all rights to have a jury participate in resolving any suit, action, dispute, or proceeding arising out of or relating to this lease or the premises.
- _____ 11. Tenants are responsible for returning the premises in the same condition as it was received as documented on the walk thru checklist at the termination of the lease agreement, normal wear and tear excepted.
- _____ 12. Granite Management Fine/Fee Summarization:
- | | |
|--|---|
| <u>Late Fee:</u> \$10 per day starting the 2 nd day | <u>Dishonored Payment Fee:</u> \$50 |
| <u>Lockout Fee:</u> \$75 | <u>Extra Key Fee:</u> \$75 |
| <u>Holdover Charge:</u> \$250 per day | <u>Smoking Fine (per event):</u> \$350 |
| <u>Utility Administration Fee (per event):</u> \$50 | <u>Subleasing Fee:</u> equivalent to one rental payment |
| <u>Pet Cleanup Fine (per event):</u> \$150 | <u>Pet(s) without permission (per event):</u> \$500 |
| <u>Exceeded Occupancy Charge:</u> \$250 per day | <u>Doc Prep Fee:</u> \$150 |
| <u>Filing Fee:</u> \$120 | |

*This list is not exhaustive nor does it limit the ability of Granite Management, LLC and its agents, members, employees, and managers to assess and apply fees in addition to or alternative to what is listed above, in the corresponding leasing agreement, in any separate addendums, or any other defining documents as deemed appropriate.



IN WITNESS WHEREOF, Landlord and Tenant have caused this lease to be executed on this day as notated on page one of the same.

TENANT: (Signature) _____ Date: _____

TENANT: (Printed) _____

Home/Permanent Address: _____

Email: _____

US Cell: _____

SSN: _____ DOB: _____

Parent/Guardian Name _____

Parent/Guardian Phone: _____

TENANT: (Signature) _____ Date: _____

TENANT: (Printed) _____

Home/Permanent Address: _____

Email: _____

US Cell: _____

SSN: _____ DOB: _____

Parent/Guardian Name _____

Parent/Guardian Phone: _____

TENANT: (Signature) _____ Date: _____

TENANT: (Printed) _____

Home/Permanent Address: _____

Email: _____

US Cell: _____

SSN: _____ DOB: _____

Parent/Guardian Name _____

Parent/Guardian Phone: _____



TENANT: (Signature) _____ Date: _____

TENANT: (Printed) _____

Home/Permanent Address: _____

Email: _____

US Cell: _____

SSN: _____ DOB: _____

Parent/Guardian Name _____

Parent/Guardian Phone: _____

LANDLORD: Granite Management, LLC

PREPARED BY: _____
[printed name]

AUTHORIZED BY: _____
[signature]

[printed name]

RENT PAYABLE TO: Granite Management, LLC
225 Northwestern Avenue, Suite A
West Lafayette, IN 47906

ADDENDUM: _____

