

租赁常用条款

2010年2月15日

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, B/I Dishwasher, Washer, Dryer, Light Fixtures And Window Coverings

Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property.

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four [24] hours written notice of such showing.

Landlord and Tenant acknowledge and understand that this Offer may be approved, accepted or modified by the use of a Facsimile transmission and agree to accept said transmission as legal and binding.

Landlord agree to have the floor and the appliances professionally cleaned prior to the commencement of the lease at the Landlord's cost.

Landlord agree to lave to premisses in good condition and the Tenant agree to keep the premisses in a similar condition as when it was first occupied except for the usual wear and tear throughout the rental term. Tenant agree to pay general maintenance and repair that cost under \$50.00 per item, over \$50.00 repairing pay by the Landlord, but by the tenant neglect or misused shall response by tenant the entire cost.

No Smoking No Pet allowed in the rental premisses.

If the Landlord or Tenant, wishes to terminate, extension or renewal the Agreement on the end of term, both party shall give by written notice at least 60 days before the end of the lease term.

Tenant shall be responsible for the payment of his own contents and liability insurance, cable TV and Telephone during the term of lease;

Tenant shall provide key deposit of \$200.00 to the Landlord on occupancy,

such deposit is to be returned to the Tenant at the end of the lease.

Tenant will not use the property to grow or manufacture any illegal substances or drug lab operation. Tenant agrees to the Landlord regularly inspect the property with reasonable notice.

No Painting or construction alternation , no changing lock key [if change the lock, tenant agree provide one key to the Landlord for emergent or Condo office use] on the property.

Tenant agree that the deposit and key deposit will there no interest to be paid by Landlord.

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four [24] hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property.

Parking spot is only for the use of the tenant and shall not be rented out to third party.

The tenant is willing to give 10 posted cheques for each month rent on or before closing date.