



**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 \_\_\_\_\_, signed this \_\_\_\_\_;  
for the term commencing at 12:00 pm on: \_\_\_\_\_,  
and ending at 12:00 pm on: \_\_\_\_\_.

**1. Rent, Non-refundable Fees, Utilities:** The Tenant promises to pay to the Landlord as rent the sum of:

- \$\_\_\_\_\_ for the whole term
- \$\_\_\_\_\_ per rental payment for \_\_\_\_\_ 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 Security 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 (optional)      Technology

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

**Tenant:** \_\_\_\_\_

**RUBS (Ratio Utility Billing System)/Utility Billing** \_\_\_\_\_



Rent must be ***received*** by the Landlord on or before the ***1<sup>st</sup> day of each month***. If Landlord has not received rent payments by the 1<sup>st</sup> day of each month a fee of Twenty Five Dollars (\$25.00) will be assessed. An additional fee of Fifty Dollars (\$50.00) will be assessed if the rent remains unpaid as of the Tenth (10th) day of the month, and an additional fee of Seventy Five Dollars (\$75.00) will be assessed if the rent remains unpaid as of the 20th day of the month. 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. Tenant acknowledges that all payments must be submitted via their tenant portal, by check, or by money order. Checks and money orders should be made out to Granite Management and mailed to **225 Northwestern Ave Suite A, West Lafayette, IN 47906**. Tenant should never attempt to make payments in cash or through alternative payment methods such as Venmo, CashApp, Zelle, etc. Receipts for payments made outside of the tenant portal are available upon request of the tenant.

The late charge is to be paid with the regular rental payment, 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 Twenty-Five dollars (\$25.00) 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 or partial payment by the landlord shall not waive the late rent charge or breach of lease claims 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 five degrees (65°) 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 Seventy-five (\$75.00) 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. Landlord is not responsible for tickets or fines incurred by Tenant for parking violations. Vehicles must have a current license plate, inflated tires and be in drivable road worthy condition to avoid being towed at vehicle owner's expense.



**3. Security Deposit:** At the signing of this lease the Tenant agrees to pay the Security Deposit of the equivalent of one rental payment 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 Security Deposit set forth above can be increased to the renewal rate. Said Security 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 Security 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 Security Deposit against rental payments, and the security 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 Security Deposit shall be refunded within forty five (45) days after the termination of this agreement. Retention of all or a part of the security 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 the Landlord for Two Hundred Seventy-Five Dollars (\$275.00) 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 they shall examine the premises prior to occupancy, and that their occupancy shall be evidence of their satisfaction with the exceptions noted in writing to the Landlord prior to occupancy. For new leases, 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, use adhesive strips, duct or double sided tape, without potential ramifications impacting the Reconditioning Fee (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 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.

Tenant acknowledges that maintenance services for historic properties may have elevated repair costs due to special requirements to make repairs to restore the building to its original condition or as permitted by any historical preservations.

**6. Use of Premises:** Tenant will occupy and use the premises for Tenant's private residence and for no other purpose including but not limited to practices such as cryptomining, commercial transportation charging, etc. The premises may be occupied only by Tenant unless other occupants are agreed to, in advance and in writing, by the Landlord. 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 Seventy-Five Dollars (\$275.00) per day as an exceeded occupancy charge. If Tenant requests an extra apartment/mail 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. No foreign objects may be disposed of through toilets, sinks, etc, including but not limited to disposable wipes and hygiene products. 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, including but not limited to illegal drug use of any kind. 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, e-cigarettes, 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 are not permitted on the premises unless authorized in writing by Landlord. Open flames shall not be permitted on the leased premises. A fee of Three Hundred Fifty Dollars (\$350.00) shall be assessed if in violation for grills or open flames. No trash or personal property shall be placed in common areas. No weapons, including but not limited to firearms, knives, or explosive materials, etc. shall be allowed on the premises. No signs, posters, or other materials shall be placed on the exterior door, windows, 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. If your property has security cameras they are not monitored 24-7 and are not designed to provide personal security protection.

Tenant shall not make or permit any disturbing noise or odors nor shall Tenant interfere with rights and comforts of the co-tenants. A Two Hundred Fifty Dollar (\$250) fine will be assessed per violation. Tenant shall not store or park tractor trailers, semis, eighteen wheelers, mobile homes, non-plated vehicles, vehicles with



expired plates, boats, ATV's, trailers, recreational vehicles, campers, oversized vehicles or anything deemed inappropriate by Landlord on the subject property. Tenant shall not make vehicle repairs or perform vehicle maintenance on the premises. Tenant shall not charge electric vehicles outside of designated charging stations. 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, including for loss or damage to any of Tenant property. Tenant is responsible for the safety, negligence, and actions of tenant's guests. 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 not tamper with smoke detectors and any violations will result in a Three Hundred Fifty Dollars (\$350) fine, plus the cost of labor and materials, per offense. Tenant is responsible for any remediation of damage caused by sprinkler activation due to tenant activity. Tenant shall maintain adequate liability damage coverage. Tenant contact info will be shared with Granite's preferred liability damage coverage provider 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.

**8. Assignments and Subletting:** Tenant acknowledges that there is no lease termination. 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-Tenant assumes responsibility for the condition of the apartment when the sublease commences. Landlord shall not consent to a sublease without a sub-Tenant first being secured by the Tenant. Approval of the sub-Tenant shall be at the sole discretion of the Landlord. 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 or during the term of the lease shall nullify the lease with Tenant and Tenant shall be released from the obligations under this Lease. Landlord shall not consent to a lease release without a suitable new Tenant first being secured by the Tenant. Approval of the new Tenant shall be at the sole discretion of the Landlord. Tenant shall pay a lease release fee equivalent to one and a half (1.5) times the 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), plus the cost of labor and materials, due and payable by the Tenant. All Tenants, may be required to participate in a third-party pet screening service to determine if they have a pet, the category of the pet and the health and related compliance of the pet. Tenants that qualify to have a pet will be assessed a qualified pet screening and administrative fee due at the time of completing the Pet Addendum.

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. Tenant acknowledges that the landlord will lock the door upon exiting the premises for tours, maintenance, etc. regardless if the door was unlocked when the landlord arrived. Landlord reserves the right to photograph the premises. Tenant waives any claim to photographs of the premises taken during the term of this lease. Tenant may install a private security monitoring system without damaging the property once completing the Security System Addendum which specifies conditions and compliance including providing access codes, etc. to Landlord.

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's online portal should the Landlord be contacted for assistance in re-entry. This charge is due and payable 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 Seventy-Five Dollars (\$175.00), a filing fee of One Hundred Fifty Dollars (\$150.00), 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.

Landlord and Tenant are barred from bringing any legal action against one another arising from





disputes over Landlord and Tenant's obligations under the terms of this Lease unless such action is filed within one (1) year after termination of the Lease.

**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)*. See attached lead paint addendum.

**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. Technology Fee:** Tenant(s) will be assessed a monthly fee of \$15 per tenant for technological/electronically controlled devices such as fobs, remotes, keyless entry, security cameras, etc. if applicable as indicated in Section 1 of this lease agreement.



**18. Complete Agreement:** This lease agreement together with the addenda below, 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. Tenant acknowledges neither an invalid clause or signature invalidates this lease agreement.

**19. Notices:** Any notice or demand, except notice to enter premises, provided for herein may be given to the party to be serviced by electronic service, 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 legal matters, tenancy, resident services, or general leasing information.

**20. 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.

**21. 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.

**[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  
If you would like to register for a parking permit please contact the leasing office for info and to sign a parking addendum.
- \_\_\_\_\_ 8. No pets are permitted at any time unless permitted via the completion of a pet addendum. There will be a \$500 fine per offense for any nonpermitted pets.
- \_\_\_\_\_ 9. Tenant(s) shall maintain adequate damage coverage (liability).
- \_\_\_\_\_ 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:

Late Fee: \$25 starting the 2nd, additional \$50 if unpaid by the 10th, and additional \$75 if unpaid by the 20th.	
Dishonored Payment Fee: \$25	Lockout Fee: \$75
Extra Key Fee: \$75	Holdover Charge: \$275 per day
Smoking Fine (per event): \$350	Utility Administration Fee (per event): \$75
Subleasing Fee: equivalent to one rental payment Lease Release Fee: equivalent to 1.5x rental payment	Pet Cleanup Fine (per event): \$150, plus cost of labor and materials
Pet(s) without permission (per event): \$500	Exceeded Occupancy Charge: \$275 per day
Doc Prep Fee: \$175	Filing Fee: \$150
Qualified Pet Screening & Administration Fee: \$25	

\*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]

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

ADDENDUM:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

