



# ALURI RENTALS

Student Housing Near USC

**THIS AGREEMENT** (hereinafter referred to as the "South Carolina Lease Agreement") is made and entered into on this **DATE** by and between **Aluri Family Trust or Raj Aluri** (hereinafter referred to as "Landlord") and **TENANT NAME** hereinafter referred to as "Tenant." This rental agreement is governed by the South Carolina Residential Landlord and Tenant Act. For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

**1. PROPERTY/LOCATION.** Landlord owns certain real property and improvements located at **ADDRESS Street, Columbia, SC 29201** (hereinafter referred to as the "Premises"). Landlord agrees to lease the Premises to the Tenant upon the terms and conditions contained herein. Tenant agrees to lease the Premises from Landlord on the terms and conditions as contained herein.

**Tenant and Guarantor accept the Premise, including all improvements thereon, in a "AS IS" condition, without warranty express or implied, and acknowledges that Landlord makes no warranty, express or implied, as to the condition of the Premise.**

**2.TERM.** This South Carolina Lease Agreement shall commence on **August 1, 2023** and shall continue as a lease for term. The termination date shall be on **July 20, 2024** at 12:00 PM noon. Upon termination date, Tenant shall be required to quietly and peaceably vacate the Premises unless one of the following circumstances occur:

(i) Landlord and Tenant formally extend this South Carolina Lease Agreement in writing or create and execute a new, written, and signed South Carolina Lease Agreement; or

(ii) Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent.

In the event that Landlord accepts new rent from Tenant after the termination date, another 12-month tenancy shall be created with the same or modified lease terms as the previous one. All other terms and conditions as outlined in this South Carolina Lease Agreement shall remain in full force and effect.

**Tenant will forfeit his/her ENTIRE security deposit if not FULLY moved out of the premise by 12 PM noon on **July 20, 2024.****

Tenant shall notify Landlord by **November 1, 2024** of their intention to renew this lease. If no notification is made, Landlord will assume tenant does not wish to renew and will reserve the right to offer the Premises to interested parties.

**3. RENT.** Tenants agree to pay Landlord total rent for Premises of \$**TOTAL RENT**, which will be divided up into **12** equal monthly payments of \$**MONTHLY RENT**. Each tenant leased in this unit agrees to pay a monthly total of \$**INDIVIDUAL PORTION**. Due date for Rent shall be at or before 5:00 PM on the last day of each calendar month as the following month's rent. Weekends and holidays do not delay or excuse Tenant's obligation to pay rent on time. If rent is unpaid when due and Tenant fails to pay rent within five (5) days of the due date, Landlord may start legal collection proceedings for any fees due, begin eviction proceedings and/or terminate the rental agreement as this constitutes written notice in conspicuous language in this written agreement of the Landlord's intention to terminate if rent is outstanding and other means of collection, amicable or legal, are exhausted. Eviction proceedings to not nullify financial obligations as determined by the lease agreement.

If Tenant fails to pay rent due, Landlord reserves the right to take all legal measures to enforce the lease (in lieu of eviction), including collection of all rents for the duration of the lease term. In that event, Tenant will bear all legal costs of such action.



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**In lieu of collecting the first month's rent (August 2023) at the time of lease signing, August Rent will be due on June 1, 2023.**

A. Rent Payments: Rent payments are preferred to be made via electronic transfer on Cozy.co, cashier's check or money order. Cash payments are discouraged for record keeping purposes.

B. Delinquent Rent: Tenant further agrees that a one-time late charge of \$50 will be added to any monthly installment of rent not received by Landlord by the 5th day after the deadline. Thereafter, an additional daily late fee of \$15.00 will be added to the monthly installment of rent until the rent is paid. All late charges are deemed to be additional rental.

C. Returned Payments. In the event that any payment by Tenant is returned or dishonored, Tenant will pay \$50.00 to Landlord for additional bookkeeping costs and handling charges. If the payment is returned after the due date, late charges, as described above, become applicable until Landlord has received payment. Furthermore, Landlord may require in writing that Tenant pay all future Rent payments by money order or cashier's check.

D. Order in which funds are applied. Landlord will apply all funds received from Tenant first to any non-rent obligations of Tenant including late charges, returned payment charges, charge-backs for repairs, brokerage fees, and periodic utilities, then to rent, regardless of any notations on a check.

E. Rent Increases. There will be no rent increases through the lease Termination Date.

4. **SECURITY DEPOSIT.** Upon execution of this South Carolina Lease Agreement, Tenant shall deposit with Landlord the sum of \$**TOTAL SEC DEP** (which amount is not in excess of two months periodic rent) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. It being agreed upon and understood that no part of this deposit is to be applied to any rent which may become due under the rental agreement. Landlord may place the security deposit in an interest bearing account and any interest earned will be paid to Landlord or Landlord's representative.

A. **REFUND.** Upon termination of the tenancy, all funds held by the landlord as security deposit may be applied to the payment of accrued rent and the amount of damages that the landlord has suffered by reason of the tenant's noncompliance with the terms of this South Carolina Lease Agreement or with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises. **Upon termination of the lease and move out of all tenants, an inspection of the premises will be conducted. Refund of security deposit minus the agreed upon general cleaning fee of (\$ ) will be within 30 days of the termination of the lease.**

B. **DEDUCTIONS.** Landlord may deduct reasonable charges from the security deposit for:

- (1.) Unpaid rent;
- (2.) Late charges;
- (3.) Unpaid utilities (if applicable);
- (4.) Costs of cleaning, deodorizing, and repairing the Property and its contents above what is covered under the general cleaning fee for which Tenant is responsible
- (5.) Pet violation charges;
- (6.) Replacing unreturned keys;
- (7.) Replacing and or installing missing smoke detectors;
- (8.) The removal of unauthorized locks or fixtures installed by Tenant;
- (9.) Cost of removing abandoned, broken belongings including broken window treatments
- (10.) Removing and disposing of abandoned property;
- (11.) Towing abandoned or illegally parked vehicles;



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- (12.) Costs of reletting, if Tenant is in default;
- (13.) Attorney fees and costs of court incurred in any proceeding against Tenant;
- (14.) Other items Tenant is responsible to pay under this Lease.

If deductions exceed the security deposit, Tenant will pay to Landlord the excess within ten days after Landlord makes written demand. The security deposit will be applied first to any non-rent items, including late charges, returned check charges, repairs, brokerage fees, and periodic utilities, then to any unpaid rent.

**5. USE OF PREMISES.** The Premises shall be used and occupied solely by Tenants and no part of the Premises shall be used at any time during the term of this South Carolina Lease Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private residential dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

Only those persons designated in this Lease or as further modified and agreed to in writing by **LANDLORD** shall reside in the Premises

For the purposes of this Lease, the persons authorized to occupy the Premises are:

**LIST OCCUPANTS**

In no event shall more than 3 unrelated persons occupy the premises. It is tenant's responsibility, not landlord's, to ensure that this zoning law is upheld. For the purposes of this Lease "**occupy**" shall be deemed to mean more than seven (7) days (whether consecutive or sporadic) of living in the Premises within any calendar month. This provision is applicable to all persons whether classified as residents or guests.

No trailer, boat, camper, automobile or any other vehicle shall be allowed to park on the Premises or any part of the property of which the Premises is a part without the written consent of **Landlord**. **There is no parking allowed on the premises or parking spots guaranteed by the landlord unless specified in the Aluri Rentals Parking Addendum.** Any vehicle not registered with the landlord as per the Parking Addendum and not displaying the decal **OR** without current registration tag and license are subject to towing and **Tenant** shall be held liable for all costs for such removal and storage. **Tenants do not have any rights to the parking lot except if authorization to park their vehicles as allowed by the Parking Addendum and if their vehicle is registered properly.** Tenants agree to abide by the City of Columbia parking rules and regulations. **There is no guest parking on the premises at any time.**

**6. CONDITION OF PREMISES.** Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenable condition. The move-in checklist provided by Landlord at the time of move-in must be signed and returned within 72 hours or tenant will be held responsible for all damages.

**7. LEAD BASED PAINT DISCLOSURE.** See addendum for disclosure of information on lead-based paint for properties built before 1978.

**8. ASSIGNMENT AND SUBLETTING.** Tenant shall not assign this South Carolina Lease Agreement, or sublet or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. Consent by Landlord to one such assignment, subletting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. Subletting is only permitted upon express written permission by landlord and property management company and is only permitted in instances involving study abroad,



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out-of-town internship, or early graduation. Permission of all other leased occupants are required to proceed with any subletting approval.

9. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings (including painting) or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this South Carolina Lease Agreement.

10. **NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this South Carolina Lease Agreement and all rights hereunder shall terminate.

11. **HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

12. **UTILITIES.** Tenant shall be responsible for arranging for and paying for all utility services required on the Premises unless otherwise specified in this lease. Tenant understands that it is the Tenant's responsibility to transfer service into Tenant's name prior to move-in. If service is not transferred, Landlord has the right to have any service remaining in the Landlord's name disconnected. Utilities included in this lease agreement are:

**LIST INCLUDED UTILITIES**

13. **MAINTENANCE, REPAIR, AND GENERAL RULES** Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this South Carolina Lease Agreement and any renewal thereof. **Tenant shall be financially responsible for all repairs caused by negligence or abuse by tenant**, and shall make and pay for all repairs necessary to restore the Premises in and to as good condition as when received, normal wear and tear excepted. **Landlord** shall have the right to designate the person or entity to make any such repair to the Premises. **Tenant** shall notify landlord immediately by filing a maintenance request in the event the Premises, or any part thereof, need repairs or maintenance. In the event **tenant** fails to make any repairs or restorations required hereunder of tenant, landlord may, but shall not be obligated to, make the same at **tenant's** expense, the cost thereof shall be immediately payable as additional rental by tenant to landlord. Landlord will change/check air filters once a quarter and tenant will be notified through e-mail at least 24 hours before this service is performed.

Without limiting the generality of the foregoing, Tenant shall:

- A. Not obstruct the driveways, sidewalks, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- B. Keep all windows, glass, doors, locks and hardware in good, clean order and repair; **Tenants are responsible for providing their own window treatments including blinds, if desired;**
- C. Not obstruct the windows or doors;
- D. Not leave windows or doors in an open position during any inclement weather causing damage;



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- E. Replace batteries in smoke detectors and lightbulbs as needed. The exception to this would be fluorescent lights or light bulbs requiring a ladder to change. **Should a tenant be unwilling to perform these tasks, Aluri Rentals maintenance can do so for a service fee of \$25.**
- F. Not hang any laundry, clothing, sheets, etc., from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- G. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- H. Be responsible for all pest control treatments related to fleas or bedbugs;
- I. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. **Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from hair clogs or misuse (such as allowing foreign or improper objects in ) shall be borne by Tenant;**
- J. Use clothes washer and dryer in proper manner according to manufacturer's instructions and maintain it in good order. Any repairs resulting from the misuse of these appliances will be borne by tenant.
- K. Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents; **tenants are not allowed any alcohol-related parties with guests;**
- L. Keep all radios, televisions, stereos, etc., turned down to a level of sound that does not annoy or interfere with other residents or the public;
- M. Deposit all trash, garbage, rubbish or refuse in the receptacles provided and shall not allow any trash, garbage, rubbish or refuse to accumulate on the exterior of any building; **tenants are responsible for keeping the exterior of their residence (including any porches) free of litter at all times. A FINE OF \$25 OR MORE CAN BE LEVIED FOR EACH OCCURRENCE OF LITTERING.**
- N. Abide by and be bound by any and all rules and regulations affecting the Premises as determined necessary by the Landlord.
- O. Keep dryer in good working order by changing the dryer lint between each use. Damage to machine due to negligence and failure to follow this procedure will result in any charges for repair being borne by the tenant.

**NOTE: Tenants are responsible for taking their own trash and recyclables to the curb EVERY WEDNESDAY EVENING and returning the containers to their proper locations BY THURSDAY EVENING. All trash is to go out to the curb on a weekly basis. FAILURE TO DO SO WILL RESULT IN A FINE OF \$25 PER OCCURRENCE.**

14. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this South Carolina Lease Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the South Carolina Lease Agreement continue according to its terms.

15. **INSURANCE.** Tenant shall be responsible for insuring his own possessions against fire, theft, and all other catastrophes. Landlord and Tenant hereby release each other from liability for loss or damage occurring on or to the leased premise or the premise of which they are a part or to the contents of either thereof, caused by fire or other hazards ordinarily covered by fire and extended coverage insurance policies and each waives all rights of recovery against the other for such loss or damage. Willful misconduct lawfully attributable to either party, whether in whole or in part a contributing cause of the casualty giving rise to the



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loss or damage shall not be excused under a foregoing lease and waiver. **Renter's insurance is a requirement of this lease agreement, and proof of coverage is required prior to occupancy.**

16. **ACCESS BY LANDLORD.** Landlord and Landlord's agents shall have the right at all reasonable times, and by all reasonable means, with 24-hour notice unless in situations that arise due to an emergency, during the term of this South Carolina Lease Agreement and any renewal thereof to enter the Premises for the following purposes:

- A. Inspect the Property for condition;
- B. Make repairs;
- C. Show the Property to prospective tenants, prospective purchasers, inspectors, fire marshals, lenders, appraisers, or insurance agents;
- D. Exercise a contractual or statutory lien;
- E. Leave written notice;
- F. Seize nonexempt property after default.

Landlord may prominently display a "For Sale" or "For Lease" or similarly worded sign on the Property during the term of this Lease or any renewal period.

If Tenant fails to permit reasonable access under this Paragraph, Tenant will be in default.

17. **SUBORDINATION OF LEASE.** This South Carolina Lease Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

18. **TENANT'S HOLDOVER.** If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this South Carolina Lease Agreement, a new tenancy for a new lease term of 12 months shall be created between Landlord and Tenant with the same terms of lease as a previous one or a modified new lease agreement.

17. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this South Carolina Lease Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.

18. **ANIMALS.** THERE WILL BE NO ANIMALS, unless authorized by a separate written Pet Addendum to this Residential Lease Agreement. Tenant shall not permit any animal, including mammals, reptiles, birds, fish, rodents, or insects on the property, even temporarily, unless otherwise agreed by a separate written Pet Agreement. If tenant violates the pet restrictions of this Lease, Tenant will pay to Landlord a fine of **\$300**. Landlord may remove or cause to be removed any unauthorized animal and deliver it to appropriate local authorities by providing at least 24-hour written notice to Tenant of Landlord's intention to remove the unauthorized animal. Landlord will not be liable for any harm, injury, death, or sickness to any unauthorized animal. Tenant is responsible and liable for any damage or required cleaning to the Property caused by any unauthorized animal and for all costs Landlord may incur in removing or causing any unauthorized animal to be removed.

19. **WATERBEDS.** THERE WILL BE NO WATERBEDS, unless authorized by a separate written Waterbed Addendum to this Residential Lease Agreement.





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20. **SMOKING.** There will be no smoking on the premises. Failure to observe this will result in fines levied by the landlord.
21. **QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.
22. **INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.
23. **DEFAULT.** If Landlord breaches this Lease, Tenant may seek any relief provided by law. If Tenant fails to comply with any of the material provisions of this South Carolina Lease Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the noncompliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this South Carolina Lease Agreement. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this South Carolina Lease Agreement.
24. **ABANDONMENT.** If at any time during the term of this South Carolina Lease Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this South Carolina Lease Agreement during the balance of the unexpired term, if this South Carolina Lease Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so. **Water & utility services shall not be shut off during the lease term to maintain the condition of the unit. Failure to maintain active services will result in fines and any damages or service fees will be charged to the tenant.**
25. **ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorney's fee.
26. **RECORDING OF SOUTH CAROLINA LEASE AGREEMENT.** Tenant shall not record this South Carolina Lease Agreement on the Public Records of any public office. In the event that Tenant shall record this South Carolina Lease Agreement, this South Carolina Lease Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.



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27. **GOVERNING LAW.** This South Carolina Lease Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of South Carolina. All tenets of this lease will be subject to and superseded by Federal, State, and Local law.
28. **SEVERABILITY.** If any provision of this South Carolina Lease Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this South Carolina Lease Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
29. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
30. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
31. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
32. **NON-WAIVER.** No delay, indulgence, waiver, non-enforcement, election or non-election by Landlord under this South Carolina Lease Agreement will be deemed to be a waiver of any other breach by Tenant, nor shall it affect Tenant's duties, obligations, and liabilities hereunder.
33. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this South Carolina Lease Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
34. **COMMUNICATION/ NOTICE.** Any notice required or permitted under this Lease or under state law shall be delivered to Tenant at the Property address, and to Landlord at the following address:  
Aluri Rentals, P.O. Box 12504, Columbia, SC 29211.
35. **MOLD/MILDEW.** Tenant acknowledges that it is necessary for the Tenant to provide appropriate climate control, keep the premises clean, and take other measures to retard and prevent mold and mildew from accumulating in the premises. Tenant agrees to clean and dust the premises on a regular basis and to remove visible moisture accumulation on windows, walls, floors, ceilings, window AC units, and other surfaces as soon as reasonably possible. Tenant agrees not to block or cover any of the heating, ventilation, or air-conditioning ducts in the premises. Tenant also agrees to immediately report to the management office in writing: (i) any evidence of a water leak or excessive moisture in the premises, (ii) any evidence of mold or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area, (iii) any failure or malfunction in the heating, ventilation or air-conditioning system in the premises; and (iv) any inoperable doors or windows. Tenant further agrees that Tenant shall be responsible for damage to the premises and tenant's property as well as injury to Tenant and Occupants resulting from Tenant knowingly failing to comply with the terms of this policy and/or from Tenant being negligent in respect to the items set forth herein.

Note: TENANTS MUST UNDERSTAND AND ABIDE BY NO ALCOHOL PARTIES TO BE HOSTED OF ANY SIZE GROUP OF PEOPLE (GUESTS) AT THE PREMISES AT ANY TIME (INSIDE OR OUTSIDE). IF PARTIES ARE HELD THAT CAUSE DISRUPTIONS TO THE NEIGHBORHOOD, HAVE EXCESSIVE NOISE, INCLUDE UNDERAGE DRINKING, OR INCUR DAMAGE/DESTRUCTION TO THE PROPERTY (EXTERIOR OR INTERIOR) WILL BE LIABLE FOR FINES OF A MINIMUM OF







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**ADDRESS** Greene Street, Columbia, SC 29201

PROPERTY ADDRESS

All rent is due and payable on the last day of the month for the following month. Rent will be considered late on the 5th day after the deadline and a \$50 late fee will be collected. Late fees will then accrue according to the schedule presented in the lease agreement.

Initial by Tenant/Guarantor: \_\_\_\_\_

Tenant understands that pets are not allowed on the rented premises unless a written pet addendum is agreed upon and signed by Landlord and Tenant. Failure to comply will constitute eviction and automatic forfeiture of Security Deposit. Pets are not allowed to visit the premises with guests. If evidence is found during occupancy or after move out that the tenant had a pet (i.e. pet food, animal hair, fleas, etc) the deposit will be forfeited and fines will be assigned according to the lease agreement.

Initial by Tenant/Guarantor: \_\_\_\_\_

Absolutely no repairs, maintenance, or painting will be made to the premises without the written consent of Aluri Rentals.

Initial by Tenant/Guarantor: \_\_\_\_\_

Tenants and guarantors understand that due to the historic nature and age of the premises, tenants agree to receive the premises in a safe, clean and habitable, but "as-is" condition without expectation of improvements or renovations unless a written agreement is signed by both Landlord and Tenant at the time of signing this document.

Initial by Tenant/Guarantor: \_\_\_\_\_

Tenant understands that Aluri Rentals is not responsible for insuring the personal property of the resident. Residents are required to purchase renters insurance to cover personal property prior to occupancy. Proof of coverage will be required prior to issuing keys.

Initial by Tenant/Guarantor: \_\_\_\_\_

If Tenant wishes to change the locks on the residence at move in, he may do so at his expense provided Tenant supplies a copy of the new keys to Aluri Rentals at the time of change. Failure to provide notice and a set of keys may result in a fine of \$50.00.

Initial by Tenant/Guarantor: \_\_\_\_\_

Tenant understands that any clogged pipes caused by hair, foreign objects, sanitary products, etc. are the responsibility of the tenant. Tenant should purchase a plunger to unclog plumbing. If the problem is a main line and not the tenant responsibility, Aluri Rentals Maintenance will unstop the clog, however, hair clogs etc. will be charged to the tenant.

Initial by Tenant/Guarantor: \_\_\_\_\_



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Tenant understands all window treatments including blinds are the tenants responsibility and not provided by the landlord.

Initial by Tenant/Guarantor: \_\_\_\_\_

The tenant understands and agrees that there will be no parties involving alcohol hosted of any size with any number of guests at the rented premises at any time (inside or outside). Parties that cause disruption to the neighborhood, excessive noise, or damage/destruction to the property will result in the levying of fines. Tenants who are of legal age may consume alcohol on the premises as determined by law and as fits under "quiet enjoyment of property".

Initial by Tenant/Guarantor: \_\_\_\_\_

Tenant agrees that there will be no smoking on the Premises at any time.

Initial by Tenant/Guarantor: \_\_\_\_\_

Tenant agrees and understands that during the lease term, changing lightbulbs and smoke detector batteries are the responsibility of the tenant. All lightbulbs and batteries will be checked and changed as necessary prior to occupancy. The exception to this will be fluorescent lights and/or lightbulbs that require a ladder to reach.

Initial by Tenant/Guarantor: \_\_\_\_\_

Tenants understand that trash & recycling are the responsibility of the tenant during the duration of their lease term. Tenants must abide by the city schedule for trash & recycling as outlined in the lease agreement. Failure to do so may result in fines levied by the landlord.

Initial by Tenant/Guarantor: \_\_\_\_\_

Guarantor agrees that, if lease is signed without the Guarantor viewing the premises, no undue burden or complaints will be placed on the landlord due to size, condition, or age of the premises at the time of move-in. No undue expectations will be placed on the landlord with regards to improvements or renovations. Lease will be completed only after the tenant approves the unit through in person or virtual viewing.

Initial by Tenant/Guarantor: \_\_\_\_\_