

# BAILEY HOMES, INC.

## Townhouse Rentals

2247A Ridge Road • McKeesport, PA 15135  
412-427-5839 • E-mail: makedacall@aol.com

Name: \_\_\_\_\_ Date: \_\_\_\_\_

We are pleased to rent you a townhouse at: \_\_\_\_\_

The original rental period will commence on \_\_\_\_\_ and end \_\_\_\_\_.  
Thereafter, unless this agreement is terminated, you shall become a tenant from month to month only (monthly rental period), at a monthly rental equal to the installments specified in paragraph one (1) of this agreement and governed in all other respects, except as to the term of the provisions of this agreement. Either of us may terminate this agreement on the last day of the original rental period or on the last day of any subsequent monthly rental period by giving written notice to the other, on or before thirty (30) prior to such last day, of an intention to terminate agreement.

This rental agreement is entered into with you subject to the following terms and conditions:

1. Monthly rent-installments of \_\_\_\_\_ upon signing this agreement the first month's rent and security deposit are due. Such monthly installments, and monthly rental payments for any subsequent monthly rental periods, shall be paid before the first day of each month. Rental payments received to the 5th of that month will be charged a \$25.00 late fee. Payments received after the 5th to the 10th will be charged a \$50.00 late fee. If you fail to pay any installment or late fee by the 15th, the entire rent for the balance of the term shall at once become due and payable, together with any legal fees, costs and expenses incurred by us in collecting such amounts. All rent checks are to be made payable to: BAILEY HOMES, INC., 2247A Ridge Road, McKeesport, PA 15135.
2. You will pay all utilities. FAILURE TO MAKE THESE PAYMENTS WILL BE CAUSE FOR EVICTION.
3. You shall use the townhouse only as a private dwelling.
4. You agree not to rent, sublet, or in any way assign the right to reside in your townhouse or any portion of it.
5. You agree to exercise due care in the use of the premises and also agree that the appliances, fixtures and appurtenances are under your control, and therefore, that we are not liable to you, your guests or servants for any damage to person or property caused by the failure for the failure of any other fixtures. We will perform necessary repairs and maintenance upon notice given by you that such is necessary.
6. You agree not to obstruct the sidewalks, halls, and stairways, or use them for any other purpose than for ingress or egress. No parking or driving over the walks or grass is permitted.
7. We reserve the right upon prior notice to you to enter the townhouse at reasonable times for inspection and maintenance purposes and the right to enter the townhouse at any time for emergency repairs when immediate action shall be necessary or seem to be necessary in our opinion, for the protection of yourself, or the other residents of the building.
8. You agree that during the thirty (30) day period prior to the termination of this agreement we shall have the right to enter the townhouse at reasonable times to exhibit the same to prospective residents.
9. You agree to occupy the townhouse in such a manner as to: be a desirable resident, not disturb other residents, comply with all laws, orders, or governmental regulations and our rules and regulations.
10. All personal property placed in the rented townhouse or in any other part of the building or elsewhere upon our premises, including motor vehicles, shall be at your risk or at the risk of the person owning such property. It is advised that all tenants carry renters insurance and present this office with a certificate copy each year.
11. NO PETS ARE PERMITTED AT ANY TIME.
12. You shall not paint or make alterations, additions or improvements to the rented premises except with our prior written consent.
13. You agree that, upon any breach of this agreement of the rules and regulations now, or hereafter in effect, we may either terminate this lease and or require you to surrender possession of the townhouse to us upon giving you seven (7) days notice. You hereby waive all other notices required by the laws of this state which may be waived and having reference to our right to the possession. You also agree that we shall be entitled to recover from you any legal fees, court costs or other expenses incurred by us in enforcing our rights under this paragraph.
14. The amount of the security deposit: \_\_\_\_\_
  - A. The security deposit shall be refunded only upon the completion of the rental period, and only if proper notice in writing 30

days in advance of termination has been given, the keys are returned to the agent, and the premises are found, upon inspection, to be in clean condition with no damage (ordinary wear and tear is expected).

B. The security deposit is at no time to be applied as rent and should the damages to the premises exceed the deposit, you agree to reimburse us for such excess.

C. The security deposit can not be used as the final month's rent payment.

15. All adult residents of the apartment must be a party to this rental agreement.
16. Any additional rights or privileges incident to this rental agreement shall be set forth in a written addendum attached hereto. Upon execution thereof such addendum shall become a part of this rental agreement.
17. No trucks, trailers, house trailers, campers, boats or other such vehicles shall be parked or stored on the premises.
18. There will be a service maintenance charge of \$20.00 for any lost keys and \$100.00 for garbage disposals that have been abused or blocked with foods or other materials. Also, a \$40.00 fee will be charged if the tenant "locks" themselves out of the apartment.
19. Any fixture added to the townhouse that is approved of by the Owner, if attached, must be left on the premises upon vacation of the townhouse. Examples would be a garage door opener, a screen door unit or ceiling fan.
20. All keys must be returned upon vacating the apartment. Any missing key will incur a \$20.00 replacement fee.
21. All cabinets and appliances must be thoroughly cleaned. A \$250.00 fee will be charged for any cleaning not performed in the kitchen area.
22. All carpeting must be vacuumed and professionally steam cleaned upon vacating the townhouse and a paid receipt turned in to Bailey Homes' office. A \$250.00 fee will be charged if the cleaning is not completed in all areas of the unit. This includes the furnace area, garage area, windows and tracks.
23. Bailey Homes, Inc. will pay for 2 cans of trash to be collected each week. This trash will only be picked up if it is enclosed in proper garbage cans. No loose trash or bagged items will be collected. No trash or trash cans can be stored in the yard or on the front porch. **All trash cans must be stored inside the unit.**
24. You must consistently change your furnace filters. If a furnace repairman needs to be called and a dirty filter is the problem, you will be charged for the service call.
25. You may not, at anytime, give permission for any service, structure or change to the townhouse, This includes any TV dish. No such appliance is allowed to be attached to the townhouse either inside or outside, unless permission has been given by Bailey Homes, Inc.
26. One vehicle per unit may be parked in front of buildings. Do not block fire lane between 2017 and 2019 buildings.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Thomas E. Bailey, President

Phone: \_\_\_\_\_

Work: \_\_\_\_\_

Cell: \_\_\_\_\_

E-mail: \_\_\_\_\_

\_\_\_\_\_  
Please list all persons living at this address:

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

6) \_\_\_\_\_