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**Rental Agreement**

Covington Cove LLC / Covington Cove Management CCM

Unit # \_\_\_\_\_\_\_

Name of Primary Tenant\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Primary Tenant Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_email \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Additional Tenant (s) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Additional Tenant Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_email \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Property Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rental Rate\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Term\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Total Due \_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Lease Term:** This agreement shall begin on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. **Rental Payment Schedule**:
* Tenant(s) shall pay in equal monthly installment of $ 950.00 for two bedroom or $1,100 for three bedroom hereinafter known as the “Rent.” The Rent is due on the 1st of each month and is late after the 5th.
* Tenant(s) has the option to pay online at [www.covingtoncovemanagement.com](http://www.covingtoncovemanagement.com) on the 1st or 2nd.
* Any payments made after that must be paid at Community Bank 5012 Hwy 39 North.
1. **Late Fee:** If rent is not paid on due date, there shall be a penalty of $25.00 per day. If Tenant(s) pays the rent with a check that is not honored due to insufficient funds, there shall be a fee of $40.00 per incident.
2. **Holding/Security Deposit:**
* The Holding deposit stated will be fully applied toward and become the Security deposit.
* The Security deposit will be returned to Tenant(s) within 30 days after the end of the lease term less any damage/cleaning charge.
* This Security Deposit shall not be credited towards rent unless CCM gives their written consent.
1. **Possession:** Tenant(s)(s) has examined the condition of the Premises and by taking possession acknowledge that they have accepted the Premises in good order and in its current condition except as herein otherwise stated.
2. **Purpose:** Tenant(s) and any occupant(s) may only use the Premises as a residential dwelling. It may NOT be used for storage, the manufacturing of any type of food or product, a professional service(s), or for any commercial use.
3. **Multiple Tenants(s) or Occupants(s**):
* Only authorized occupants can live in the Premises.
* Each Tenant(s), is jointly and individually liable for all lease agreement obligations, including but not limited to rent monies.
* If any Tenant(s), guest, or occupants violates the lease agreement, all are considered to have violated the lease agreement.
* Request or notices from CCM to the Tenants(s) or any of the occupants(s) of legal age constitutes notice to all Tenant(s).
* Notices and request from the Tenant(s) or any one of the occupant(s) including repair request and entry permission constitutes notice from the Tenant(s).
1. **Guest:** There shall be no other persons living on the Premises other than the Tenant(s) and any occupants(s). Guest of the Tenant(s) are allowed for periods not lasting more than 72 hours unless otherwise approved by CCM in writing.
2. **Noise/disturbance:** Tenant(s) shall not cause or allow any unreasonably loud noise or activity on the Premises that might disturb the rights, comforts and conveniences of other Tenants or neighbors. More than three violations can result in termination of lease agreement.
3. **Smoking:** Tenant agrees NO SMOKING inside Premises will be tolerated.
4. **Utilities/Services:** Water charge is included in the rent. Tenants agrees to pay $100.00 per year for garbage fee paid directly to Lauderdale County at the execution of the lease.
5. **Subletting:** Tenant CANNOT sub-lease the Premises.
6. **Parking:** Two car parking is allowed in front of the Premises. All guest must park in the guest parking area
7. **Pets:**
* Pet deposits are $300.00 non-refundable due at the execution of the lease.
* Tenant(s) are responsible for keeping all areas where pets are housed clean, safe and free of parasites including fleas.
* Pet owners must IMMEDIATELY pick up and dispose all pet waste deposited on CCM grounds.
* Tenant(s) is responsible for all damage that any pet causes, regardless of ownership of the said pet and agrees to restore the property to its original condition at their expense.
* Pets are not allowed to roam free outside without Tenant(s) supervision.
1. **Maintenance, Repairs, or Alterations:**
* The Tenant(s) shall, at their own expense and at all times, maintain Premises in a clean and sanitary manner, and shall surrender the same at the termination hereof, in as good condition as received, normal wear and tear expected.
* Tenant shall not make any changes to Premises without the permission from CCM.
* Appliances are expected to be maintained and kept in good condition.
* CCM will give an advance 24 to 48-hour notice of intent to enter the Premises to make repairs or supply services only at the Tenant’s request.
* Only in an extreme emergency can CCM enter the residence without consent.
* CCM gives the Tenant the option to schedule repairs or maintenance after hours, not exceeding pass 7:00 p.m. unless it is an emergency.
1. **Early Termination:**
* Tenant(s) must give a 45-day notice of intent to vacate Premises, failure to do so will result in forfeited of deposit.
* Tenant(s) understands that if for ANY reason the lease is terminated, the deposit will be forfeited.
* Tenant(s) understands that if for any reason the lease is terminated, they are responsible for the remainder of the rent for the duration of the lease, or until it is rented to someone else, whichever comes first.
* This agreement may be terminated with documented military orders for changes of duty with 30-day notice.
* If Tenant leaves Premises for more than 7 days without paying rent, all property inside and out of Premises becomes the property of Covington Cove LLC.
1. **Compliance with Law:** The Tenant agrees that during the term of the lease Agreement, to promptly comply with any present and future laws, ordinances, orders, rules, regulations and requirements of Federal, State, County, City, and municipal governments. Tenant agrees not to use Premises for ANY ILLEGAL purposes, nor can they allow guest to use Premises for ANY ILLEGAL purposes, failure to comply will result in immediate termination of this agreement.
2. **Surrender of Premises**: Tenant(s) or Occupants(s)understands that upon vacating the Premises it needs BE CLEANED or cleaning expenses will be deducted out of deposit. Tenant agrees to returns all keys to CCM
3. **Rental Insurance:** Tenant(s) understands that rental insurance is recommended, but not required and agrees that Covington Cove LLC is not liable for any damages that may happen under the term of this lease.
4. Tenant has read and agrees to all statements above \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Leasing agent signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant (1) signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_DL# \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant (2) signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_DL # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Emergency Contact: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_