

Rental Agreement

Whereas John and Sarah Devaney (hereinafter "owners") currently own a residence located at 1295 Wesley Dr. Reno, NV 89503 (hereinafter "property"); and **Whereas:** Fill in your names here...hereinafter tenants:

Now therefore, the parties, for good and valuable consideration enter into the following terms and conditions of a rental agreement:

1. The term of this rental agreement shall begin on August 1, 2024, and go until December 31, 2024. If in the event that the property is being maltreated or rent is not being paid in a timely manner, this agreement shall be null and void at the owners' sole discretion. Tenants must decide by February 15, 2025, if they want to re-sign a new rental agreement for 2025-2026. If tenants are not returning, they will need to clean and be ready to have the house shown to prospective tenants in the last few months of their lease.
2. A one-time security deposit of \$3,200.00 (\$500 of this amount is non-refundable for cleaning) shall be paid to the owners as soon as possible. This security deposit holds the house for you and is 100% non-refundable if you back out on the agreed upon lease. After you move in the security deposit will be used as insurance for non-payment of rent and for cleaning and damages (if necessary). After tenants have moved out of the property and the property has been cleaned and inspected for damage the remaining deposit will be refunded to the tenants. If the current tenants are staying, then no security deposit will be collected or refunded.
3. Pets that are not certified service animals are not allowed at this property at any time. If we discover you have pets, you will automatically lose your security deposit.
4. Rent for the property shall be \$3,200.00 per month for up to 5 people and \$500 per month extra for each person over 5.
5. Rent will be due in full by the close of business day on the 1st of each month. However, if rent is late or not paid in full, there will be a \$350.00 charge on the 3rd of the month, an additional \$350.00 charge if not paid by the 7th of the month and an additional \$500.00 charge if not paid by the 15th of the month. If the entire month's rent is not paid by the 17th of the month you will be served an eviction notice. All payments made after a late fee has incurred go first toward paying the late fee and then toward the remaining rent due.
6. Owner may conduct a walk-through of property. Tenant will normally be given 24-hour notice before the walk-through unless the owner feels an immediate walk through is needed.
7. Currently the property does not come with a washer and dryer. There are hook-ups if you choose to provide your own.
8. Tenant should obtain renter's insurance. Homeowner's Insurance does not cover the tenants' possessions or liabilities.
9. The tenant will not assign or sub-lease any portion of the premise. Only those person(s) listed on this rental agreement may reside on the premise. Any other person staying more than 10-days at the residence requires approval from the landlord.
10. Use of illegal drugs is prohibited in the house.

11. This is a non-smoking residence. The tenant will not smoke or allow any guest to smoke anywhere on the property. Smoking includes cigarettes, cigars, pipes, vaping and smoking marijuana.
12. Anything that you add to the house that has to be screwed into the walls will become the property of the owners ex: TV mounts, etc. Removing these items causes tremendous damage to the walls and will not be permitted.
13. Owner shall be responsible for the sewer and waste bills associated with the property. Effective as soon as tenants move in all other utility bills (power and water) shall be the sole responsibility of the tenants. Internet will be paid to owners each month in addition to the rent unless the tenants want to provide their own internet.
14. A scan or digital copy with electronic signature (full name) of this rental agreement shall be considered to have the same force and effect as that of an original.

(owner)

(Date)

(Tenant 1 Name)

(Date)

(Phone number and Email address)

(permanent address)

(permanent City, State and Zip)

(Tenant 2 Name)

(Date)

(Phone number and Email address)

(permanent address)

(permanent City, State and Zip)

(Tenant 3 Name)

(Date)

(Phone number and Email address)

(permanent address)

(permanent City, State and Zip)

(Tenant 4 Name)

(Date)

(Phone number and Email address)

(permanent address)

(permanent City, State and Zip)

(Tenant 5 Name)

(Date)

(Phone number and Email address)

(permanent address)

(permanent City, State and Zip)