

JAMES GIULIANI ENTERPRISES LLC
P.O. Box 989 Morgantown WV 26507
Office Phone: 304-296-8491
Website: www.jewelmanllc.com
Email: jgellcwvu@gmail.com

RENTAL PROPERTY ADDRESS: _____
Morgantown, WV, 26505

**This lease shall begin at 4:00 PM on MAY 12, 2019 and shall expire at 8:00 AM on May 9, 2020.
This lease is for a period of approximately one year. It is a total of 362 days.**

Name: _____ Cell Phone: _____ Email: _____
Name: _____ Cell Phone: _____ Email: _____

SECURITY DEPOSIT AND RENTAL PAYMENTS

The total amount due for this lease term is \$_____, which will be broken down into
twelve (12) equal rental payments of \$_____

Upon signing this lease tenant(s) shall pay a security deposit in the amount of \$_____,
Tenants moving from one apartment to another will be charged a **\$100.00 non-refundable fee** to cover the
extra days in the current apartment. Tenants the stay in the same apartment **will not be** charged an additional
security deposit.

The security deposit becomes an inclusive group deposit from which a total amount can be deducted at the
end of the lease if said apartment is not cleaned or maintained according to the terms of occupancy. A move
out checklist and a list of expected charges are attached.

**The last rental payment (#12) for this lease is required to be paid within thirty (30) days of signing this
lease. \$_____ must be paid on or before _____ If the payment isn't made
in full by the noted date then the landlord reserves the right to lease the property to someone else.**

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The first (#1) rental payment of \$ _____, as well as the other ten (#2 thru #11) equal rental payments, are due by the **10th** of each month beginning on **May 10, 2019** and ending on **April 10, 2020**. There will be a 5-day grace period, which will allow you to make your payment **NO LATER** than the **15th** of each month. A late fee of **\$30** will be charged to any tenant(s) paying after the 15th. Fees charged for late rental payments will be applied to the following month's rental payment if not collected at the time the late payment is charged. There's a \$15 return check fee on all returned checks.

Utilities such as gas, water, and electric are included with your rental payments. We do not provide cable or internet. **If utility usage is excessively more than average due to tenant(s) misuse or not reporting a problem (leaking faucets, running toilets, etc.) the tenant(s) can be charged the difference for that utility.**

There will be a one-time garbage fee collected from **each tenant** signing this lease of **\$150.00** per lease term. This payment is due when the first rental payment is made, **May 10, 2019**.

This rental unit has up to # _____ parking spaces. Additional spaces are **\$50.00** per month.

All tenants have been provided with a copy of the terms of occupancy. If any of the terms are violated or any rental payment becomes over 30 days past due, the landlord reserves the right to any remedy the law allows, including but not limited to; eviction, changing the locks or otherwise recovering possession of the premises and removing all persons and property therein.

This lease is a binding contract between James Giuliani Enterprises LLC, landlord, and all the individuals who have signed this lease.

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This lease made this _____ day of _____, 20____, by and between James Giuliani Enterprises LLC, the landlord and the individuals who have signed this lease, the tenants, constitutes the entire final understanding of all parties and shall not be modified or amended in any way. This is a **JOINT AND SEVERAL LEASE**. Tenants are jointly and severally liable for all portions of this lease. Tenants are 100% liable and responsible for their own actions and the actions of any guests or visitors while in/on the property.

Please make all payments to:
JAMES GIULIANI ENTERPRISES
PO BOX 989
MORGANTOWN, WV 26507

Landlord or Landlord's agent: _____ DATE: _____

SIGN: _____ PRINT: _____ DATE: _____

Business hours are from 10 am to 4 pm Monday thru Friday. You may leave a message if it is after hours and we will return your call as soon as possible. Maintenance requests can be made during the same business hours or in case of an emergency.

Maintenance Dale: 304-288-9662 or Rick: 304 282 7572 or Josh: 304-288-1572