

LEASE AGREEMENT  
**PROPERTY ADDRESS**

THIS LEASE AGREEMENT (this "Agreement") entered into effective \_\_\_\_\_ (the "Effective Date"), by and between **Two Doors Realty, LLC** ("Landlord"), and **TENANT NAME**, ("Tenant").

**WITNESSETH:**

WHEREAS, Landlord is the manager of certain real property situated in PROPERTY COUNTYCounty, Oklahoma, with a street address of PROPERTY ADDRESS (hereinafter referred to as the "Property").

WHEREAS, Landlord desires to lease the Property to Tenant, and Tenant desires to lease the Property from Landlord, upon the terms and conditions herein; and

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein, the parties agree as follows:

1. **TERM.** Landlord leases to Tenant and Tenant leases from Landlord the Property for a term beginning on \_\_\_\_\_ and ending on \_\_\_\_\_ (the "Expiration Date"). If neither party gives 30 days' notice of termination prior to the Expiration Date, this Agreement will automatically renew each month on a month-to-month basis until this Agreement is (i) terminated by either Landlord or Tenant on 30 days' notice, or (ii) renewed by a written agreement signed by Landlord and Tenant.

2. **RENT.** The monthly rent for the term hereof is the sum of \$ \_\_\_\_\_ payable in full on the 1st day of each month of the term. If the first month of the term is a partial month, rent will be pro-rated for such month. Landlord prefers all rent payments to be made electronically via ACH transfer through [www.rentecdirect.com](http://www.rentecdirect.com). This payment service is provided free of charge to the Tenant. Landlord will provide email instructions to tenants regarding payment via ACH transfer. Payment can also be made by check, cashier's check or money order sent to:

Two Doors Realty, LLC  
10612 Westover Ave  
Oklahoma City, OK 73162

3. **LATE PAYMENTS.** If any rent payment is not received by landlord within four (4) days of when due, Tenant will be in breach of this Agreement and shall pay to Landlord, in addition to rent and other charges due hereunder, a late fee in the amount of \$ \_\_\_\_\_ as liquidated damages and not as a penalty. Landlord may choose, at Landlord's sole discretion, to accept or reject partial payments. Acceptance by Landlord of a partial payment does not excuse (i) Tenant's obligation to pay late fees, or (ii) Tenant's breach of this Agreement.

4. **DEPOSIT.** Tenant agrees to pay a security deposit of \$ \_\_\_\_\_. Such deposit shall be refundable at the end of the lease term, subject to deduction for unpaid rent, fees, property damage caused by Tenant, or any other amounts due to Landlord pursuant to this Agreement.

5. USE OF PREMISES. The Property shall be used and occupied by Tenant, Tenant's immediate family, and those persons listed on Tenant's application form exclusively, as a private single family dwelling, and no part of the Property shall be used at any time during the term of this 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 single family dwelling. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the, use, and occupancy of the Property.

6. CONDITION OF PREMISES. Tenant represents and warrants that Tenant has examined the Property, and that it is at the time of this Agreement in good order, repair, and in a safe, clean and habitable condition.

7. ASSIGNMENT AND SUB-LETTING. Tenant shall not assign this Agreement, or sub-let or grant any license to use the Property or any part thereof without the prior written consent of Landlord. An assignment, sub-letting or license without the prior written consent of Landlord shall be void and shall constitute a breach of this Agreement by Tenant.

8. ALTERATIONS AND IMPROVEMENTS. Tenant shall make no alterations to the buildings or improvements on the Property or construct any building or make any other improvements on the Property without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built or placed on the Property by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord. Tenant is not permitted to paint any portion of the Property.

9. UTILITIES. Tenant shall be responsible for arranging for and paying for all utility services required on the Property.

10. AMERICANS WITH DISABILITIES ACT COMPLIANCE. Landlord will make reasonable accommodations for disabled tenants upon request, including the allowance of a service/assistance animal

11. MAINTENANCE AND REPAIR; RULES. Tenant will, at its sole expense, keep and maintain the Property in good and sanitary condition and repair during the term of this Agreement. Tenant shall:

- (a) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- (b) Keep all air conditioning filters clean and free from dirt. Filters must be changed at least once every 90 days;
- (c) 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. The cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;

- (d) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building;
- (e) Abide by any homeowners' association rules affecting the Property;
- (f) Reimburse Landlord for the repair of all damage to the Property caused by Tenant, excepting normal wear and tear;
- (f) Mow and maintain the lawn and all flower beds and shrubs in a reasonably manicured condition consistent with the neighborhood of the Property. If Tenant fails to mow and maintain the lawn and flower beds, Landlord will have the right to hire a professional lawn service to mow and maintain the lawn and flower beds, and Tenant will be responsible for all such expenses;
- (g) Be responsible for all treatments for rodents, insects and other pests, except that
  - (i) Landlord will treat the Property for pests discovered by tenant within 30 days after the date first written above, and
  - (ii) Landlord will be responsible for all termite treatments on the Property. Tenant agrees to promptly notify Landlord of any termite activity discovered at the Property.

13. **APPLIANCES.** Landlord will pay for repairs to the oven/range and to any built-in appliances such as dishwasher, garbage disposal and built-in microwave, if present – except that Tenant will be responsible for repairs required as a result of damages caused by Tenant. Landlord may choose to replace any oven/range or built-in appliance with a substitute appliance at Landlord's discretion. If a refrigerator, washer and/or dryer or countertop microwave is provided, such appliances are provided for Tenant's use and convenience, but Landlord does not warrant the condition of such appliances and will not pay for any repair or replacement of such appliances.

14. **INSPECTION OF AND ACCESS TO PREMISES.** Landlord and Landlord's agents shall have the right at all reasonable times to enter the Property for the purpose of inspecting or repairing the Property, with at least one (1) day's notice. Landlord and its agents shall further have the right to show the Property to prospective tenants, buyers and contractors and to display the usual "for sale" or "for rent" signs on the Property at any time within thirty (30) days before the expiration of this Agreement.

15. **SMOKING NOT PERMITTED.** Tenant shall not, and shall not permit any resident or guest to smoke within the house located on the Property. Tenant will be charged for all damages to the Property caused by smoke, including cleaning fees, carpet cleaning, and re-painting if reasonably necessary to remediate smoke odor.

16. **PETS.** No pets are permitted on the Property. [IF PETS ARE PERMITTED, SPECIFY PETS AND FEES HERE]

17. **TENANT'S PERSONAL PROPERTY.** Landlord will not under any circumstances be liable for any damage to or destruction of Tenant's property. Landlord's property

insurance does not cover Tenant's personal property. Landlord encourages Tenant to obtain renter's insurance to insure Tenant's personal property.

18. TERMINATION RELATING TO MILITARY SERVICE. Tenant may terminate this Agreement upon receipt of military orders for a change of permanent station, or upon receipt of military temporary change of station orders for a period of not less than ninety (90) days. Tenant may also terminate this Agreement if Tenant enters military service after the Effective Date. Such termination will become effective thirty (30) days after the date on which Tenant's next rent payment is due, following written notice by Tenant to Landlord.

19. DEFAULT. Upon a default by Tenant, Landlord may exercise any rights available to Landlord under the Oklahoma Landlord and Tenant Act or any other applicable law. If Tenant fails to pay rent when due, Landlord has the right to serve a five (5) day statutory notice to quit, after which period Landlord may declare this Agreement terminated and institute an action to evict Tenant from the Property.

20. WAIVER. No waiver by Landlord of any breach shall be construed to be a continuing waiver of any subsequent breach. Landlord's acceptance of any rent payment during or after any breach by Tenant will not be considered a waiver of such breach.

21. LICENSEE DISCLOSURE. Landlord is a licensed real estate broker in the State of Oklahoma.

22. FLOOD DISCLOSURE. To Landlord's knowledge, the Property is not located within a 100-year flood hazard area. Landlord does not have knowledge of the Property flooding in the last five (5) years. Landlord does not provide flood insurance.

23. MOLD AND MILDEW. Mold and/or mildew can grow in any portion of the Property exposed to elevated levels of moisture, and some forms of mold and mildew can be harmful. Tenant agrees to report to Landlord any water intrusion problems. Tenant shall not block or cover any heating, ventilation, or air condition ducts located in the Property. Landlord will pay no cost for Tenant or Tenant's family members or guests for any problem that might arise from mold, mildew, and/or air quality on or within the Property. **BY SIGNING THIS AGREEMENT, TENANT AGREES TO INDEMNIFY AND HOLD LANDLORD HARMLESS FROM ANY CLAIMS OR DAMAGES ARISING FROM MOLD OR AIR QUALITY PROBLEMS AT THE PROPERTY.**

24. SURRENDER OF PROPERTY. Upon termination of this Agreement, Tenant will vacate the property. Tenant will remove all personal property and trash, and will thoroughly clean the Property. Tenant will pay the cost to have the carpets professionally cleaned, not to exceed \$200, or Tenant will provide a receipt proving the carpets have been professionally cleaned immediately prior to move-out (not applicable to any property that does not have carpet). Tenant will surrender all keys and garage door remotes (if any), or will be charged for re-keying or replacement of remotes, as applicable.

25. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this 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.

26. TIME. Time is of the essence of this Agreement.

27. NOTICE. Any notice required or permitted under this Agreement or required or permitted by law shall be deemed sufficiently given or served if given by hand delivery, electronic mail, or United States mail, addressed as follows:

If to Landlord to:

Jon Pitcher  
Two Doors Realty  
10612 Westover Ave, Oklahoma City, OK 73162  
jon@twodoorsrealty.com

If to Tenant to:

TENANT NAME  
PROPERTY ADDRESS

IN WITNESS WHEREOF, the parties have executed this Agreement effective on the date first above written.

**LANDLORD:**

TWO DOORS REALTY, LLC

\_\_\_\_\_  
Jon Pitcher, Managing Broker

**TENANT:**

\_\_\_\_\_  
TENANT NAME