



LEASE UNDERSTANDING CHECKLIST

Pertaining to the lease at: _____, West Lafayette, IN.

I have read the lease agreement with Basham Rentals and agree to the terms and conditions contained therein.

- The lease term commences on August 18th, 2023 and ends on July 31st, 2024. (349 days)
- **FIRST RENTAL PAYMENT IS DUE** July 1st, 2023.
- **LAST RENTAL PAYMENT IS DUE** June 1st, 2024.
- Basham Rentals does **NOT SEND OUT ANY NOTICES, BILLS, OR REMINDERS**. It is the tenant's responsibility to know when their rent is due and understand they are responsible for any additional fees.
- **UTILITIES** for which tenants are responsible must remain available and active, in tenant's name at all times during the lease. If any utility goes unpaid or is shut off during the term, there may be a \$50 utility fee added to the tenant's account.
- **PARKING** is a privilege. If a parking permit is issued, the permit must be displayed properly whenever the vehicle is parked in the Basham Rental's lot. Tenants are to park in the designated parking lot for the building. Guests are not allowed to park in tenant parking lots. Basham Rentals is not responsible for any vehicle which is towed due to invalid, damaged, lost, or missing permit.
- **SECURITY DEPOSITS** are processed and returned within 45 days of the end of the lease. Any deposit due back to the tenant will be returned to the home (permanent address) listed on the Rental Application.
- Owners, Maintenance Department, and Leasing Agents may **ACCESS THE APARTMENT**. Tenants understand if they do not renew their lease for the next year, Leasing Agents will be showing their apartment until it is leased. This can happen without notice. This can happen between 8am-7pm.
- Tenants understand that no grills of any sort (gas, charcoal, propane) may be placed on a wooden deck or within 10ft of the building. Basham reserves the right to force removal when this is violated.
- Lessee is required to carry liability insurance for damage caused to the premises by resident's negligence and strongly encouraged to carry **Renters Insurance** throughout their lease.
- Tenants acknowledge they are responsible for reading, understanding, and following all Basham Rental's policies and procedures, outlined in the lease, in brochures, on the website, or via email.

Late Fee: \$5 per day starting on the 4th of each month
After hours lockout fee: \$25 in cash on site
Subleasing Fee: \$100 per Sublease Agreement
Illegal Sublease Fee: \$500 per illegal subtenant
Utility Charge: \$50 per occurrence

NSF Check Charge: \$40 plus late fees
Lost Key Charge: \$20 per key
Pets: Varies by Pet, see Pet Policy Brochure
Towing: At vehicle owner's expense
Replacement Parking Tag: \$20

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