Affordable Living & Supportive Services Leasing Information & Services
Website: www.affordablelivingservivces.com Email:president@affordablelivingservices.com
443-212-8086 | 443-790-6303

LEASE BASIC RENTAL AGREEMENT OR RESIDENTIAL LEASE

This Rental Agreement or Residential Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Please note all tenants are subject to a **background check** prior to occupancy. **Tenants will need the following documents**: 1. Social Security Cards of Head of Households. 2.Photo(s) of the license/ID of the Head of Household(s). Proof of income of the Head of Households. All items can be sent to affordablelivingservices@gmail.com or texted to 443-790-6303. Please visit https://www.affordablelivingservices.com to learn about our services.

Landlord/Lessor/Agent, Melani Barber, shall be referred to as "OWNER" and Tenant(s)/Lessee, George Mars, _____ shall be referred to as "TENANT." As consideration for this agreement, OWNER agrees to rent/lease to TENANT and TENANT agrees to rent/lease from OWNER for use solely as a private residence, the premises located at Ball, _____ in the city of _____. **TERMS:**

1. ☑ **Rooms for Rent: TENANT**: Agrees to pay in advance $_____ on the day of _____ **OR**
2. □ **House for Rent TENANT:** This agreement shall commence on _____, _____ and continue; (check one):

A.☑ Until Nov 1st 2026 on a **month-to-month** tenancy until either party shall terminate this agreement by giving **a written notice of intention to terminate at least 30 days prior to the date of termination. If you are rooming, and refuse to participate in programming, your lease will be terminated immediately and you will have to vacate the premises immediately.**

B.□ Until _____, _____ as a leasehold. Thereafter it shall become a month-to-month tenancy. If TENANT should move from the premises prior to the expiration of this time period, he shall be liable for all rent due until such time that the Residence is occupied by an OWNER approved paying TENANT and/or expiration of said time period, whichever is shorter.

_____/_____6. I/We understand that there is absolutely no drug usage in the home & cigarette smoking is limited to the side patio sitting area.

Services

Please initial if you/family members are in need of any services. Please note that you/family members must have valid state insurance or social security numbers may be used for services

_____1. Financial literacy for financial stability (credit repair, banking, financial planning, etc…: List family member(s)_____.

____2. Behavior modification for youth and adults (anger management, abuse, self-esteem concerns, trauma, etc…) List family member(s)_____

____3. Therapy as related to any trauma. List family member(s)_____

____4. PRP (dedicated person who will assist you/family with resource and will help you to elevate in the areas that you need help in). List family member(s)_____

5. _____Other: Please list_____

2. **PAYMENTS**: Rent and/or other charges are to be paid at such place or method designated by the owner as follows: All payments are to be made by money order, cash, **CASH APP ($meloniHB)** link can be sent to you via text or the landlord/landlord representative can pick up the rent.

TENANT's rent is $ 700;

OWNER acknowledges receipt of the renter's rent in the amount of $ 700, and a Security Deposit of $ —, and additional charges/fees for $_____, for a total payment of $ 700.

If the tenant is giving money to hold a room/house, indicate the amount $_____must be at least **one week's rent OR one month's rent.**

Please note that holding of rooms/houses are only for **ONE week (7 days)**; thereafter, no deposits will be returned. Money given will go towards the security deposit and if there is a balance left-over, the remaining will be applied to the rent.

3. **SECURITY DEPOSITS**: The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to TENANT within _____ days after the premises have been completely vacated less any amount necessary to pay OWNER; a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to TENANT within _____ days of move-out. If deposits do not cover such costs and damages, the TENANT shall immediately pay said additional costs for damages to OWNER. OWNER will exercise the right to take legal action for monies not paid.

4. **LATE CHARGE**: **A late fee is 5% of the rent** and shall be added and due for any payment of rent made after the 1st day of the month.

5. **UTILITIES:** TENANT agrees to pay **all utilities** and /or services based upon occupancy of the premises. _____ (if agree, initial) Tenant understands & agrees that the water bill is due the first of the month **with** the rent. If the water bill & rent are not paid in full on the first of the month, the money given will be applied to the water bill first, and then the remaining balance will be applied to the rent. **Does not apply to roomers.**

6. **OCCUPANTS**: **Guest(s) staying over 1 day** without the written consent of OWNER shall be considered a breach of this agreement. ONLY the following individuals and/or animals, AND NO OTHERS shall occupy the subject residence for more than 15 days unless the expressed written consent of OWNER obtained in advance.

7. **PETS**: No animals without the owner's consent.

8. **LIQUID FILLED FURNISHINGS**: No liquid filled furniture, receptacle containing more than ten gallons of liquid is permitted without prior written consent and meeting the requirements of the OWNER. TENANT also agrees to carry insurance deemed appropriate by OWNER to cover possible losses that may be caused by such items.

9. **PARKING**: When and if TENANT is assigned a parking area/space on OWNER'S property, the parking area/space shall be used exclusively for parking of passenger automobiles and/or those approved vehicles listed on TENANT'S Application attached hereto. TENANT is hereby assigned or permitted to park only in the following area or space _____. The parking fee for this space (if applicable is $_____ monthly. Said space shall not be used for the washing, painting, or repair of vehicles. No other parking space shall be used by TENANT or TENANT'S guest(s). TENANT is responsible for oil leaks and other vehicle discharges for which TENANT shall be charged for cleaning if deemed necessary by OWNER.

10. **NOISE**: TENANT agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of another TENANT and/or neighbor. Said noise and/or activity shall be a breach of this agreement.

11. **DESTRUCTION OF PREMISES**: If the premises become totally or partially destroyed during the term of this Agreement so that TENANT'S use is seriously impaired, OWNER or TENANT may terminate this Agreement immediately upon three-day written notice to the other.

12. **CONDITION OF PREMISES**:

_____ TENANT acknowledges that the house is in good and clean condition on move-in day. TENANT agrees to return the house to the owner in the condition it was given. **TENANT agrees to keep the premises and all items in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by TENANT, his guests and/or invitees, except as provided by law.** At the termination of this Agreement, all above items in this provision shall be

AFFORDABLE LIVING & SUPPORTIVE SERVICES

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OWNER'S/AGENT'S Name Melvi Bowe / _____
Print Signature

OWNER'S/AGENT'S Name _____ / _____
Print Signature

$300 11 Eggs

$1130

$200

230 - $290

30. **KEYS AND ADDENDUMS**: TENANT acknowledges receipt of the following which shall be deemed part of this Agreement: (Please check) 2 Keys #of keys and purposes Front door & room door

31. **ENTIRE AGREEMENT**: This Agreement constitutes the entire Agreement between OWNER and TENANT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

32. **RECEIPT OF AGREEMENT**: The undersigned TENANTS have read and understand this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement.

_____33. ALSS will report payment history to the credit bureau to help build credit.

_____ 34. ALSS will email communication.

Email address(es)_____

Date	Deposit(s)	Balance(s)/Credit(s)

Additional Notes:_____

Date 10-1-26

TENANT'S Name George Ho. / George Hom
Print Signature

TENANT'S Name _____ / _____
Print Signature

TENANT'S Name _____ / _____
Print Signature

TENANT'S Name _____ / _____
Print Signature

in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability of any other provision of this Agreement.

22. **NO WAIVER**: OWNER'S acceptance of rent with knowledge of any default by TENANT or waiver by OWNER of any breach of any term of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by OWNER of said term, condition, and/or right, and shall not affect the validity or enforceability of any provision of this Agreement.

23. **ATTORNEY FEES**: If any legal action or proceedings be brought by either party of this Agreement, the prevailing party shall be reimbursed for all reasonable attorney's fees and costs in addition to other damages awarded. Please note that property owner exercises the right to sue TENANT civically.

24. **JOINTLY AND SEVERALLY**: The undersigned TENANTS are jointly and severally responsible and liable for all obligations under this agreement.

25. **REPORT TO CREDIT/TENANT AGENCIES**: You are hereby notified that a nonpayment, late payment or breach of any of the terms of this rental agreement may be submitted/reported to a credit and/or tenant reporting agency, and may create a negative credit record on your credit report.

26. **LEAD NOTIFICATION REQUIREMENT**: For rental dwellings built before 1978, TENANT acknowledges receipt of the following: (Please check) ___ Lead Based Paint Disclosure Form ___ EPA Pamphlet

27. **ADDITIONS AND/OR EXCEPTIONS**: Tenant acknowledged that the house has 2 working smoke detectors and 2 working carbon dioxide detectors. Tenant is responsible for replacing the batteries.

28. **NOTICES**: All notices to TENANT shall be served at TENANT'S premises and all notices to OWNER shall be served at 4110 W. Forest Park Ave.

29. **INVENTORY**: The premises contain the following items that the TENANT may use 1 full sized bed and dresser for each room that is being rented. There are two microwaves (one in each kitchen), a fridge in each kitchen a stove in each kitchen, 2 desks that will can be used in the shared space, 10 sitting chairs and 2 kitchen sets

Washer/dryer is the landlord's responsibility for 90 days (if applicable)