REDHAWK REAL PROPERTY LLC

4 North Street

Delmar, New York 12054

(518) 439-1989 OFFICE/FAX

(518) 248- HAWK (CELL)

http://redhawkrealproperty.com
email: redhawk@redhawkrealproperty.com

Ethan S. Beyer (Mgr)	1004-6 Ostrander Pl., Schenectady, 12303 :	"Silver Birch Apartments"
Harold G. Beyer, Jr. Esq.	71 Johnston Av., Cohoes , 12047	:"Napolean Favreau"
Margaret A. Beyer	124-126 Mohawk St., Cohoes, 12047	
Nathaniel H. Beyer	14-16 Walnut St, Cohoes, 12047	
Megan B. Ryan	43 Walnut St., Cohoes, 12047	

Date:

Landlord agrees to rent to Tenant _____ apt _____
At _____ , starting on _____ , on the following terms:

1 Tenancy shall be month- to- month. Monthly rental period is from the 1st day of the month to the last day of the month. All rental payments are for one full month and if a tenant leaves prior to the end of the month there will be no proration.

2 Rent Payment
   a. Rent in the amount of $_____ shall be due the 1st day of each month payable by mail.
   b. Failure to pay the rent by the 7th day of the month will result in a $10.00 late payment fee. This fee will be doubled for every consecutive month the rent is late.
   c. Failure to pay by the 10th day of the month will trigger an automatic 3 day eviction notice.
   d. A security deposit of $_____ , equal to one month's rent, shall be paid to guarantee the terms of this agreement.
   e. A Rental Fee of $ 50.00 will be paid upon the request to rent the apartment and to provide for the costs of a Background Check. This fee will be applied to the security deposit for the house keys should the tenant rent the apartment. The fee will be returned when the keys are turned back at the end of the tenancy and the tenancy is one year or more.
   f. Rent adjustments are made effective July 1st of each year, but do not start until 2019.

3. Tenant shall maintain the apartment neat and clean and shall not disturb other tenants, or behave in a manner in violation of law or in a manner which would be offensive to the other tenants or to the Landlord. Failure to keep an orderly apartment or behavior which is violative of law, offensive, or regularly disturbing to the other tenants or landlord will result in the termination of this Agreement.

4. Courtesy to the other tenants should be shown by keeping the noise and activity level down Therefore, tenants will not install or use equipment which may cause excessive vibrations to other apartments, such as treadmills. Speakers should not be placed directly on the floor. After 9:00 p.m. noise levels should try to be lowered so not to disturb others. Nor shall tenants install washers, dryers or dishwashers in the apartment. Similarly, laundry should not be hung out on the front porch.

5. Tenant will contact National Grid, (1- 800– 642-4272) to put the electric and gas bill which is used for the apartment, to be charged to the Tenants name.

6. Landlord will keep the apartment safe, secure and habitable during tenancy.

7. Occupancy shall be limited to _____ tenant(s) only. No other person shall be permitted to permanently reside in the apartment without permission.

8. Pets shall be limited to _____. Permission from landlord must be made before any pet can be added. No dogs are allowed.

9. No smoking is allowed in the apartment , or in the hallways. Outdoor cooking devices are not allowed on the porches and any outside cooking should be done on the lawn areas.

10. Tenant shall give landlord at least 30 days notice of termination of this lease prior to the 1st of the month. Tenant will provide access to the landlord to show apartment after notice. Failure to provide 30 day notice, or failure to allow showing of the apartment, may result in loss of security deposit should landlord not be able to rent apartment for the next month to a suitable tenant.

11. Security Deposit will not be used for last month's rent but is to be used to insure compliance with this agreement. If tenant is evicted all associated court costs will be paid by the tenant and Security Deposit will be applied to pay any back rent or fees as well as any incurred damages.

12. _____

_____

_____

_____   _____
Landlord   Tenant

*This rental agreement may be voided should the tenant background check be done after this agreement is signed and the result of the background check proves unsatisfactory.