

Arch City Properties  
5510 Kinvarra Lane  
Dublin, OH 43016

**THIS LEASE AGREEMENT**, made September 9, 2017 in Columbus, Ohio between **Arch City Properties**, manager of the unit described below, herein called "lessor" and: [tenant names]

herein called "lessee"

**WITNESS THAT:**

In consideration of mutual covenants, promises and agreements herein contained, lessor hereby rents and lessee hereby leases from lessor the premises known and designated as **427 East 13<sup>th</sup> Ave. Columbus, OH 43201** Unit Type: Apartment for the term of 350 days commencing on August 15, 2018 and fully ending at midnight on July 31, 2019. During the lease term, lessee shall pay to lessor rent equal to **\$18,000.00** which rent shall be paid in monthly installments of **\$1,500.00**. All future lessees must be approved by lessor, must sign a valid lease and pay a security deposit equal to one months rent. *Note (if applicable): Rent is not due until your move-in day. Please note that rent is paid on 350 days, not 365 days.* The rental installments shall be paid in advance on the first day of every month during the lease term. **All rent received after the fifth day of the month becomes subject to an immediate Thirty-Five Dollar (\$35.00) late charge plus Five Dollars (\$5.00) per day thereafter until paid in full for leases < \$1,500/mo, Ten Dollars (\$10.00) per day thereafter until paid in full for leases > \$1,500, Fifteen Dollars (\$15.00) per day thereafter until paid in full for leases > \$3,000.** At Lessor's option, lessee will make rent payment by money order for the remainder of the Lease at first incidence of Returned Checks. Any rental payment not made in full by the date due for any month shall constitute a breach of this agreement, at the option of the lessor. **All returned checks are subject to a Thirty Five-Dollar (\$35.00) charge.**

**NO CASH ACCEPTED.** All rents must be paid by **SINGLE CHECK** or money order. **Multiple checks may be subject to a \$35 office fee per check.** Make check payable to:

Ryan Alge  
5510 Kinvarra Lane  
Dublin, OH 43016

**Unit address shall be clearly written on payment to insure proper crediting.**

OFFICE PHONES: 419-305-8043

THE PARTIES DO HEREBY AGREE AND COVENANT AS FOLLOWS:

**1. Management:** The management company will operate to maintain the Premises to conform with housing rules and regulations as set forth by the local governing authority in which the leased Premises shall be situated, as interpreted by that local governing authority.

**2. Move-in Date:** The agreed upon move-in date for the Lessee is August 15, 2018. This date can be changed only in writing accepted by the Lessor. Lessor shall not be liable for any damage suffered by Lessee whether by negligence or otherwise prior to the move-in date. This Lease is conditioned upon lessor being able to secure possession of the Premises for the existing Lessee, if any, by the commencement date hereof, and if Lessor is unable to deliver possession of the Premises to lessee at the commencement date for any reason, Lessee's right of possession shall be postponed with any liability on the part of Lessor to lessee for any such postponement, until such time when the Premises shall be in suitable physical condition for occupancy, or until such time when Lessor is able to deliver possession.

**3. Resident's Representations and Possession:** Lessee represents and warrants that the statements made on the Lessee's signed application are true. Any false information provided shall constitute a breach of this Lease, entitling Lessor, at Lessor's sole option, the right to terminate the Lease and repossess the Premises in accordance with prevailing laws.

**4. Condition of Premises:** Lessee hereby acknowledges that the Lessee has inspected the Premises and agrees to accept the Premises in an "as-is" condition with the exception of any painting and cleaning necessary unless otherwise noted herein. The acceptance of this lease shall be deemed conclusive evidence that the Premises are on the date hereof in a satisfactory condition and repair, unless otherwise specified herein.

**5. Holding/Security Deposit:** Lessee has deposited with Lessor upon the execution of the Lease a Holding Deposit which turns into a Security Deposit upon execution of the lease by Lessor. Said Holding Deposit will secure unit until all leases are signed and returned (and co-signed by guarantor when applicable) by the expiration date in **Additional Terms**. Should Lessee fail to return all leases by said expiration date, Lessor may withhold part/all of Holding Deposit. Once leases are accepted, Holding Deposit becomes a Security Deposit to insure the full and faithful performance by Lessee of each and every term, provision, covenant and condition of this Lease. At the termination of the tenancy hereunder, for whatever cause, Lessor may use, apply or retain all or any portion of the Security Deposit for any obligation of Lessee arising under the terms of this Lease or as liquidated damages for Lessee's premature termination of Lease Term: provided, however, that in any such event Lessor may seek redress against any damages suffered by Lessor in excess of the Security Deposit or any portion not so used, applied or retained shall be refunded to Lessee in accordance with applicable law after termination of the tenancy and delivery of possession of the Premises to Lessor with interest, if any required by law. Lessee shall utilize the Security Deposit as rent, deduct the same from the last month's rent, or require Lessor to indemnify itself by resort to the Security Deposit with respect to any violation or default by Lessee. In the event that any part of the Security Deposit shall have been utilized by Lessor in accordance with the terms hereof of applicable law, Lessee shall upon demand immediately deposit with Lessor a sum equal to the amount so applied by Lessor so Lessor shall have the full Security Deposit on hand at all times during the Lease Term including any extension, renewal or holdover term. In the event of the sale, transfer or assignment by Lessor of its interest in the Premises of this Lease, Lessor shall have the right to transfer the Security Deposit to the transferee whereupon Lessor shall be released from all liability for the return of the Security Deposit and Lessor shall have no further liability to return such Security Deposit to the assignor or sublessor. Your Security Deposit can not be used for your last month's rent. Note, unit must be cleaned thoroughly upon move out regardless of early move in.

**6. Rent Adjustments:** If the lease is extended or renewed for an additional period, then Lessee shall pay a rental amount to be renegotiated, and Lessee may be asked to increase the Security Deposit to equal the new rental rate as a result of releasing at Lessor's sole option. Also, any extra persons found to be living in the unit that are not on this lease agreement will subject this lease agreement to an increase in rent based on the average per person rent before the illegal tenant moved in. In addition, Arch City Properties may require an extra security deposit payment and application fees as well as a filled out application to rent and signed lease from new tenant.

**7. Personal Property; Lessor's Liability:** (a) All personal property located or stored in the Premises shall be maintained at Lessee's sole risk and Lessee shall indemnify and hold harmless Lessor from any liability, except in the case of Lessor's sole negligence or willful misconduct, for any injury, damage or loss resulting from any accident or occurrence in or upon Premises sustained by Lessee or any person claiming through Lessee.

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(b) Lessor shall be liable for damages sustained by Lessee or anyone claiming through Lessee resulting from the action or inaction of the managing agent or any of their agents or employees, if negligent, or for the failure of any of them to provide heat, electricity, water, sewer or other services.

**8. Insurance:** Lessee will do nothing and permit nothing to be done on the Premises that will contravene any fire or other insurance policy covering the same. If lessee's use or occupancy of the Premises increases the premium of any fire or other insurance policy, Lessee shall pay such increase. Lessor's insurance does not protect the possessions of the Lessee. **It is the Lessee's responsibility to insure the property of the Lessee. By agreeing to the terms set forth in this lease, Lessee acknowledges that Lessor will not provide any type of renters insurance and it is the sole responsibility of Lessee to obtain such insurance. By signing this rental agreement, Lessee agrees to acquire renters insurance within one (1) week of Lessee's move in date and carry said insurance throughout the duration of Lessee's rental, regardless of when this lease and/or any extension of this lease expires. In addition, Lessee agrees to provide Lessor with proof of said renters insurance upon request of Lessor.**

**9. Inspection and Repair:** Lessor, its agents or employees and mechanics authorized by Lessor or the managing agent, if applicable, shall and may from time to time, with reasonable notice to Lessee, enter in and upon the premises to render services and make adjustments in connection therewith, customary or necessary in the construction, remodeling, or in the maintenance of the premises and for all of her proper purposes. Lessor shall have the right, upon reasonable notice to Lessee, to show the Premises to prospective purchasers; and during the last ten days of the Lease Term shall have free access to the Premised in order to make repairs or to redecorate same for the incoming Lessee should Lessor deem this action necessary. Lessor shall have the right to enter without notice if emergency repairs are required. Twenty-four (24) hour notices shall be considered to be reasonable notice in non-emergency situations. **All glass, screens, doors, door locks, mailbox locks and their parts, and all window glass and window parts are the responsibility of Lessee for repair and replacement.** They are to be repaired by Lessee within three (3) days of any malfunction or breakage. Lessor is to be notified that the damage has occurred and when repairs are finished so Lessor can inspect and approve the work. All such happenings, repairs, and inspections shall be ordered and kept in the Lease file. If not repaired promptly, management may make necessary repairs for safety, security and well being of property. All labor and materials are chargeable to the Lessee and will be paid for by the due date of the next rental period following work done and billed to Lessee. Lessee understands that the City of Columbus may inspect leased property at any time and lessee further agrees to pay for any damages caused by improper living conditions in accordance with City Code i.e. cords along floors, cable wires improperly ran across floors, extension cords, laundry/debris on floors and in hallways, flammable objects near the furnace, etc. Lessee understands that they may be fined in accordance with the City Code and hereby indemnifies Lessor from any/all charges due to improper living conditions. In addition, Lessee acknowledges that Lessor may desire to perform improvements to said property during the terms of this lease. Lessee agrees fully & unconditionally to allow Lessor to perform rehabilitation work as desired by Lessor, including but not limited to, remodeling or building of kitchens, bathroom, bedrooms, common areas, porches, decks, basements, & laundry rooms. Lessee indemnifies Lessor from any damage or loss of personal property of Lessee during time of said rehabilitation unless said damage was the direct result of the negligence of the Lessor. Lessee agrees to allow Lessor, its agents, employees and/or sub-contracted personnel, unconditional access to the property during said time of rehabilitation and waives right to 24 hour notice during this time. Lessee at no time shall be allowed to change any locks including front door, back door, side door, any and all bedroom doors, et al. Should lessee change locks without the permission of Lessor, Lessee may be charged labor + materials for Lessor to reinstall locks provided by Lessor. Lessee is NOT permitted to install any interior locks.

**10. Maintenance:** **EACH TENANT IS ENCOURAGED TO READ THIS PARAGRAPH VERY CAREFULLY.** Lessee shall keep the premises neat, clean and sanitary, dispose of all rubbish, garbage & other organic or flammable waste in a clean safe and sanitary manner. Lessee is responsible for removal of trash from the unit. Where dumpsters are provided, Lessee shall use appropriately. Where Lessee is to provide his own trash containers, Lessee shall put trash out for collection on the designated day and store containers appropriately. Lessee shall use and operate all electrical, gas, plumbing and heating fixtures and appliances in accordance with the operation instructions in a safe manner, and in the event the plumbing in the Premises is obstructed due to negligence of Lessee or Lessee's family or guests, licensees, employees or agents, Lessee shall pay the cost of clearing such obstruction immediately upon presentation of the bill to the Lessee by Lessor. Lessee shall not permit any person to destroy, deface, damage, impair or remove any part of the premises of the facilitated and appurtenances thereto and shall not himself do any such thing. Lessee shall, at his own expense, furnish and replace all light bulbs and fuses. Tenant is responsible to use breaker box and may be charged for failure to use box. Lessee shall promptly report any defect, damage or breakage in the structure, equipment or fixtures to Lessor. Lessee will be held responsible for any damage to the Premises caused by any negligence on the part of the Lessee. Lessee shall keep any carpeting on the Premises clean and in good condition. Any repairs made necessary by acts of commission or omission of Lessee, his family, guests, employees, or pets (if permitted) shall be paid by Lessee at the rate of forty-five (\$45.00) dollars per hour, plus materials, but Lessee shall not order repairs on or about the Premises without prior approval from Lessor. All lock out calls made by the Lessor shall be charged to the Lessee at thirty-five (\$35.00) dollars per call between 8:00 a.m. and 9:00 p.m. or at fifty (\$50.00) dollars per call between 9:00 p.m. and 8: a.m. Lost keys will be replaced at a cost of five dollars (\$5.00) per key during regular office hours. Lessee shall furnish draperies or blinds within forty-five (45) days of move-in date and shall not use sheets or blankets as window coverings. Any decorations on the exterior of the premises are strictly prohibited and will be subject to forfeiture of the security deposit. **Tenants are responsible for any drain or plumbing backups i.e.: hair clogs, tampons, food, bottle caps, etc. Tenant is also responsible for the garbage disposal lock ups or backups. This includes clogged toilets. Tenant will be charged \$55 during normal business hours and \$85 for night and weekends for standard drain, garbage disposal, or plumbing backups.**

**11. Uses:** The Premises will be used solely as a dwelling to be occupied by no more than the number of persons set forth on the application for Lease, including children, and for no other purpose. No person other than Lessee and the members of the immediate family of Lessee shall be permitted to occupy the Premises without prior written consent of Lessor, provided, however, the occasional visits of guests, not to exceed two weeks during any consecutive twelve-month period without the prior written consent of Lessor, are permitted. Lessee will not use or allow the premises to be used by any family members, guests, licensees, employees or agents for any disorderly or unlawful purpose or in any manner offensive to others and Lessee will comply with the applicable laws and ordinances. Lessee will comply with all local, state and federal laws, to include laws regarding the illegal use, manufacture, or distribution of a controlled substance. Proof of illegal activity may be reasonably inferred by the Management Company and Lessor from fact circumstances including, but not limited to police investigations, witness and/or complaint reports, suspicious activity. For reasons of Lessee's own safety, Lessee will not place upholstered furniture on any exterior porch, deck, roof or any other open dwelling and will be subject to a fine of \$50 per occurrence in addition to any fines/penalties imposed by the City of Columbus. Lessee is not allowed to use property in a commercial manner or any use that allows lessee to charge a fee and make money without prior written consent of Lessor (ex. Lessee cannot charge for parking). In addition Lessee at no time shall park in the grass, yard or any area that isn't meant for parking. **As per City of Columbus law and policy of Arch City Properties, at no time are tenants allowed on roof or any exterior dwelling of unit. Any tenant caught on roof or exterior dwelling is subject to a \$50 fine as well as any and all applicable City fines. Violation of this policy on and after third documented offense will be considered breach of this contract and could result in eviction.** Lessee acknowledges that this unit has a finite number of approved bedrooms with proper egress and should there be more tenants on this lease than approved bedrooms, it is the responsibility of the Lessee to share as many bedrooms as necessary. Lessee indemnifies and holds harmless Lessor for any improper use of unapproved space by Lessee.

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**12. Alterations:** Lessee will not remodel or make any structural changes, alterations, additions or decorations to the Premises; will not paper, paint or redecorate, not install, attach, remove or exchange appliances or equipment, such as air conditioning, heating, refrigeration or cooking units, radio television antenna, nor drive nails or other devices into the walls or woodwork (a reasonable number of picture hangers excepted), nor change the existing locks of the premises, without prior written permission of the Lessor.

**13. Pets: NO ANIMALS SHALL BE PERMITTED.** A \$100 non-refundable payment along with a \$30 monthly per animal shall apply if animals are found in premises. In addition you will be responsible for professional pet cleaning for carpet and floors upon move out.

**14. Sublet:** Lessee shall not assign this Lease nor sublet the Premises or any portion thereof, or transfer possession or occupancy thereof to any other persons without prior written consent of Lessor. If sublet, Lessee shall pay a separate processing fee to Lessor. Said fee shall be to cover additional costs incurred by Lessor. Fees will be assessed at the following rates: room, efficiency or 1 bedroom apartment, \$100.00; 2 bedroom apartment, \$175.00; 3 bedroom apartment, \$200.00; 4 or 5 bedroom apartment or house, \$250.00. Said fee shall be payable at time of sublet and will not be deducted from Security Deposit.

**15. Parking:** Parking is regulated at Lessor's discretion. If parking is permitted, Lessee must complete parking application and obtain permit/sticker by provision of Lessor abide by parking rules/regulations or be subject to towing at Lessee's expense. Vehicles improperly parked, parked without parking permit/sticker, blocking aisles, cars or dumpsites will be towed. Vehicles judged inoperable, unlicensed, or undrivable are subject to immediate removal at owner's cost. No repairs or maintenance to vehicles may be conducted on Lessor's property. Lessee is liable for any damage to parking areas, building parts, signage, or structures caused by Lessee or its guest's vehicles whether in violation of parking rules or not. **If tenant is found responsible for leakage damage they will be assessed a \$75.00 fine.** All motorized vehicles are restricted to designated parking areas only and must use ordinary traffic lanes for ingress and egress. Parking permits may be issued if necessary and do not guarantee resident a parking space. Note: Permits are assigned to specific license plate numbers. Lessee is never allowed to park on the yard or grass or any area of residence that is not specifically meant for parking. Any damage to yard including ruts and holes caused by improper parking will be accordingly billed back to Lessee. Parking is not guaranteed and Lessor may change, alter or remove parking privileges from Lessee at any time without cause.

**16. Utilities:** Lessee shall pay all utility bills for services separately metered or billed to the premises during the Lease Term, including any extension, renewal or holdover term, as the same become due and payable. Lessee's non-payment of any utility bill is material violation of this lease. Failure to pay a utility bill within 15 days of its due date may result in eviction action being filed against Lessee. Lessee shall transfer all appropriate utilities into Lessee's name within 20 business days of occupancy and shall be subject to a fee of \$30 per month for each month utilities are not in Lessee's name. This failure on the part of the Lessee also constitutes a breach of this agreement at the option of the Lessor. In the event that Lessor pays any utility, Lessee will be liable to pay the Lessor back and may be subject to back office fees for excess utility bills due to negligence and excessive abuse. Lessee shall pay 100% of: GAS, ELECTRIC, WATER & SEWER, TRASH CLEAN UP & REMOVAL, SNOW & ICE REMOVAL, TELEPHONE, INTERNET AND CABLE TV.

**17. Termination of Lease:** Lessee shall vacate the Premises promptly at the expiration of the Lease Term and shall not hold over its term. Lessee will, upon termination of this Lease, surrender the Premises and all fixtures and equipment of Lessor therein good, clean and operating condition, ordinary wear and tear excepted. Lessee shall at the time of vacating the Premises, clean the Premises, including without limitation the stove, refrigerator, and remove all trash from the Premises. If such cleaning and removal of trash is not accomplished by Lessee, action deemed necessary by Lessor to accomplish the same may be taken by Lessor at Lessee's expense. Upon vacating the Premises, Lessee shall deliver all keys thereto to Lessor within twenty-four (24) hours after vacating. Failure to comply will be cause to charge Lessee for changing locks at a rate of fifty dollars (\$50.00) per lock plus materials. Lessee must notify Lessor in writing by October 15, 2018 of intentions of renewing Lease for the upcoming Fall Lease period, and have all new deposits in by December 31, 2018. Should Lessee desire not to renew Lease at the expiration of the current Lease period, Lessee shall notify Lessor at least 30 days prior to said expirations in writing of intentions to vacate. If lessee is on month-to-month lease, lessee must notify Lessor 30 days prior to the end of the last month lessee intends to rent. If tenant stays past lease expiration tenant will be subject to \$100 per day charges under \$2000 per month and \$150 per day for leases over \$2000 per month. Note: Lessee will not be released from lease obligations due to transfer out of area for school, work or any other reason.

**18. Destruction:** If the Premises is destroyed by reason of fire or other causality not resulting from the negligence of Lessee or Lessee's family, guests, licensees, employees or agents, and as a result thereof shall be inhabitable, the rent provided therein shall be suspended until Premises shall have been restored to a habitable condition; provided however, if Lessor does not or cannot repair the Premises within 60 days, this lease shall terminate and neither party shall have any further liability to the other. If, however, such damage or destruction does not render the Premises uninhabitable, Lessor shall promptly undertake to repair the same within 60 days, in which event this Lease shall remain in full force and effect without any abatement of rent. Lessor shall not be liable to Lessee for failure to repair caused by actions not within Lessor's control, such as governmental or other authorities.

**19. Waiver:** No waiver by Lessor of one breach of any covenant or agreement herein contained shall be construed to be a waiver of the covenant or agreement itself, or of the subsequent breach thereof. Acceptance of the rent or acquiescence continues in a default shall not operate as a waiver of such default, even though such acquiescence continues for an extended period of time. The provisions of this Lease shall not affect or impair any other provision

**20. Counterparts:** This Lease may be executed in any number of counterparts, each of which shall be an original but all of which shall together constitute one and the same instrument.

**21. Responsibility:** All parties agree to be jointly and severally responsible for all terms and conditions of the Lease Agreement, and that no partial compliance relieves any part from further contingent liability.

**22. Security System:** If lessee desires a security system, one may be installed at discretion of lessor. Lessor is in no way obligated to install such system. If system is installed for lessee or is present prior to lessee's lease term, lessee may not use such system unless lessor receives a signed amendment to this lease guaranteeing monthly payments from lessee to lessor to pay for said security system. In addition, lessee is responsible for any and all fees associated with false alarms, including but not limited to city fines, whether lessee uses system or not.

**23. Smoke Detectors:** The lessee acknowledges that multiple smoke detectors have been installed in their home. Lessees will test the smoke detectors and determine that they are operating upon move in. Lessee agrees to inspect and test the smoke detectors once each month. Lessee shall not tamper with, remove, or replace any parts or equipment of the smoke detectors except "dead" or missing batteries, if applicable. The lessee will

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notify lessor or lessor's agent of an inoperative smoke detector by certified letter. Lessor will not be responsible or liable for replacing or repairing an inoperable smoke detector until after lessees properly delivers such written notice. Lessor may charge lessee a service charge if the service call results from Lessees failure to replace dead or missing batteries if applicable, tampering or interfering with, or damaging any components of the smoke detector. Lessees shall be liable for immediately paying the cost of repairing any damages caused to the smoke detector by lessee's negligence or misconduct. Lessor shall not be responsible for any injury or damage to persons or property occurring in the premises that in any manner arises from lessee's failure to test, inspect or maintain the smoke detector as provided by this lease agreement or from lessee's failure to comply with the proper City Code; and lessee shall indemnify lessor from such damage or liability. Any cost of replacing the smoke detector, or its batteries if applicable after lessee vacates the premises may, at the lessor's option, be deducted from lessee's security deposit. Lessee is responsible for replacing "dead" batteries with the battery types specified in the smoke detector instructions throughout the lease term. If the smoke detector will not operate after lessee replaces the batteries, lessee will promptly notify lessor or lessor's agent. Lessee acknowledges that operating smoke detectors were installed in the property at the time lessee took occupancy and at no time during lessee's occupancy in the property did the lessor ever remove the smoke detectors from the property. Lessees and lessee's guests or occupants shall abide by all smoke detector rules. Each lessee shall be jointly and severally liable for damages and all other obligations set forth herein.

**24. HVAC (furnace and central air):** Lessee is aware of the installed furnace and central air conditioner (if applicable) and lessee agrees to change out all filters *at least* once per month for the duration of the lease term, including any renewal. Lessees acknowledge that lessor will not be replacing filters after lessees take possession of the house and that it is the sole responsibility of the lessees to change said filters. Lessees will take full responsibility for any damage directly caused to said furnace/central air conditioner due to the lack of changing filters or improper changing of filter. Lessees may request lessor assist them with changing said filters but acknowledge that they may be charged \$25 each time lessor, their agents, employees, sub-contractors or representatives are called to change said filter and complete requested change.

**25. Additional Terms: Lessee must have all co-signer forms completed and returned by 15 Days following contract date or Lessor reserves the right to cancel lease. Cancelled leases are subject to loss of holding fees as per the application to lease.** Premises are rented in as-is condition. General maintenance is responsibility of Lessee. Premises must be cleaned prior to termination of Lease. In addition, Lessor reserves the right to apply funds received at Lessor's discretion, including but not limited to: rent, late fees, NSF fees, security deposit, application fees, utility fees and maintenance bill backs.

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Dublin, OH 43016

**Signatures:** I realize that the terms and obligations of this lease are joint and several and I have read and understood all terms of the Lease Agreement. Unit Address: **427 East 13<sup>th</sup> Ave. Columbus, OH 43201**

SIGNED:

_____ Lessee Signature	_____ Date	_____ Lessee Signature	_____ Date
_____ Printed Full Legal Name	_____ SSN	_____ Printed Full Legal Name	_____ SSN
_____ Email address	_____ Phone #	_____ Email address	_____ Phone #
_____ Lessee Signature	_____ Date	_____ Lessee Signature	_____ Date
_____ Printed Full Legal Name	_____ SSN	_____ Printed Full Legal Name	_____ SSN
_____ Email address	_____ Phone #	_____ Email address	_____ Phone #

This lease is secured by a deposit of: \$ \_\_\_\_\_  
\_\_\_\_\_  
Date

This lease is here by accepted by: \_\_\_\_\_  
Arch City Properties

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5510 Kinvarra Lane  
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**CO-SIGNER GUARANTEE OF LEASE OBLIGATION**

In consideration of the execution and delivery of an apartment lease dated September 9, 2017 execution on behalf of Arch City Properties as Guarantor(s) and [tenant names] \_\_\_\_\_ as Lessee, I/we hereby guarantee the prompt payment of the rent therein reserved and the full performance of agreements therein contained on the part of the Lessee to be performed.

I/we understand, by signing this guarantee, that if tenant should default on the rent payments or should breach the terms of said lease, I/we are legally liable, as guarantor/guarantors, for any and all liability for which tenant would be legally obligated as a result of said tenant's default or breach. I/we certify that the below listed information is true and accurate and hereby agree to allow Arch City Properties, their agents, employees and/or representatives to run any and all necessary credit reports and verifications.

The information below is submitted for the purpose of renting the unit named above. I hereby certify the information to be true, and give Arch City Properties and/or their agent(s) permission to run any and all credit reports and verifications.

**THIS GUARANTEE IS ABSOLUTE AND UNCONDITIONAL.**

I Guarantor is responsible for 100% of lease agreement for **427 East 13<sup>th</sup> Ave. Columbus, OH 43201** or an equal fractional amount based on the number of tenants.

SIGNED:

_____	_____
Guarantor Sign & Date	E-mail Address
_____	_____
Printed Full Legal Name	SSN
_____	( )
Street Address	Phone #
_____	_____
City, State, Zip	Date of Birth

Sworn to me and subscribed in my presence this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

NOTARY

SEAL

NEEDED

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Expiration Date of Notary Commission

\_\_\_\_\_  
Notary Telephone Number

**THIS GUARANTEE FORM MUST BE SIGNED BY ALL GUARANTORS  
THIS FORM MUST BE NOTARIZED (INCLUDING SEAL), AND CANNOT BE ALTERED.  
ALTERED FORMS WILL NOT BE ACCEPTED.**