

# GARDNER LAMSON APARTMENTS

349 Old #11 Road. Westford, VT 05494

Apartment Leases:(PRINT) \_\_\_\_\_

\_\_\_\_\_  
**THE UNDERSIGNED LANDLORD HEREBY LEASES TO THE UNDERSIGNED  
TENANT(S) THE PREMISES:**

**APARTMENT # \_\_\_\_ at \_\_\_\_\_ Street with parking space for 2 cars, for  
12 months beginning in the month of \_\_\_\_\_ in the year \_\_\_\_, at \$\_\_\_\_\_**  
**per month, payable in advance on or before the first of the month. Starting the  
second month of this lease, rent will be paid online OR by direct deposit to  
Gardner Lamson Apartments' bank account.**

Rent received after the 1<sup>st</sup> must include a **\$75.00 late fee**. First month's rent and security deposit must be paid before moving in. All checks are to be payable to: **Gardner Lamson Apartments**. All rent payments will be by **direct deposit** to **Gardner Lamson Apartments** account at Citizens Bank (see details in attached Rent payment instructions document).

This lease may be extended on a month-to-month basis, subject to rate adjustment, until either party shall terminate the Lease as hereinafter provided.

Others to Occupy: \_\_\_\_\_

**THE PARTIES HEREBY CONVENANT AND AGREE:**

No part of the premises shall be sublet, nor underlet, without written permission of the landlord. No other parking on the premises without approval of the landlord. Unregistered vehicles are not allowed in the parking lots.

No article or substance shall be kept on the premises, nor any occupation conducted which is illegal, noisy, dangerous, or which might increase the insurance premiums of the building.

Dry rubbish is to be placed in the dumpsters. Grindable food is to be deposited in garbage disposal, if your unit has one. Recyclable material shall be deposited in recycling barrels.

No dogs, cats, birds or other pets are to be kept on the premises.

Landlord/Agent signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant signature \_\_\_\_\_ Date \_\_\_\_\_

**PAGE 2 OF LEASE, GARDNER LAMSON APARTMENTS**

No baby carriages, toys or other articles are to be left in halls or on porches.

Only picture hooks or nails are to be used on walls: sticky tapes, toggle fasteners or scotch tape are not allowed, and no hangers are to be placed in ceilings. Adhesive materials must not be attached to stoves, refrigerators, bath or walls.

No nails or screws may be used when installing air conditioners. The landlord will install any necessary hardware for these units.

No smoking in or within 20 feet of the building; this is a smoke free building.

Tenants must not paint, install shelves or redecorate any portion of the premises without explicit permission of the landlord.

The tenant accepts all drains, waste pipes, and plumbing as clear. Any partial or complete stoppage occurring during the tenancy, and any damage to garbage disposal appliance through misuse by tenant shall be repaired at tenant's expense. Water damage caused by tenants will be repaired at their expense.

No radio, television, musical instrument or electronic device is to be played so as to constitute a nuisance to other tenants, particularly after 11 p.m.

No satellite dishes are allowed on the premises. Comcast provides Cable and Internet services. Landlord must approve the routing of new wiring for cable or Internet service.

No locks are to be installed nor changed. The landlord may, without liability, enter at any reasonable time to inspect, repair or show the apartment. Keys given upon first rent payment are noted and expected to be returned when tenant moves, in order to close out deposit.

Gas grills must be at least four feet from the buildings and any flammable object, and no propane tanks or flammable substances are allowed in the building.

No belongings may be stored within 15 feet of furnaces, and not within 3 feet of the water heaters.

Landlord/Agent signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant signature \_\_\_\_\_ Date \_\_\_\_\_

**PAGE 3 OF LEASE, GARDNER LAMSON APARTMENTS**

Heat is to be supplied by the landlord, but he shall not be responsible for damage resulting from any interruption of heat or electric service. Leaks in pipes, unless caused by negligence of tenant, are to be repaired by the landlord, within a reasonable time after notice, but the landlord shall not be liable or responsible for any damage suffered by the tenant, or those claiming under him by his failure to make such repairs.

A notice of intent to vacate the premises shall be given by the tenant by written notice delivered to the landlord on or before the first of any month to be effective the first of the following month; said notice shall be delivered at least thirty days in advance of vacating the premises. Damages from moving in and/or moving out will be deducted from the security deposit. Landlord may terminate the lease after one year following the same notification protocol.

**A security deposit of \$\_\_\_\_\_ shall be payable at the execution of this lease, to be retained by the landlord for the duration of the rental period, said interest bearing security to be returned when the tenant vacates, subject to deduction for damages to property beyond ordinary wear and tear.**

**Security deposit is not to be used for final month's rent. The security deposit will be forfeited if the lease is terminated prior to its completion date.**

**The waiver of any term of this contract at any time shall not be deemed a waiver on any other occasion, nor of any other term.**

**Notice from either party shall be deemed properly delivered if mailed by ordinary mail to the premises or address of the landlord.**

**Witness our hands and seals this \_\_\_\_ day of the month of \_\_\_\_\_, in the year \_\_\_\_\_.**

Landlord/Agent signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant signature \_\_\_\_\_ Date \_\_\_\_\_