



Room Lease Agreement – 2017/2018

Rental Rooms of the Islamic Society of Stillwater

The renter agrees to the following lease terms pertaining to the rent of one room and sharing the use of the living room and kitchen within the same apartment. The studio unit is independent with no shared space or utility.

1. Each room shall be occupied by only one individual, the signer of this contract. No roommates are allowed without prior approval of the property manager.
2. Each tenant is fully responsible for cleaning, damages and missing items associated with his/her room. Minor consumables are the responsibility of the renter, such as pillows, bed-sheets and household cleaning supplies, i.e., toilet paper, trash cans, trash liners, bathtub curtains, and light bulbs,
3. Tenants shall take good care of all shared spaces and items inside and outside their rooms, such as kitchen cabinets, kitchen appliances, light fixtures, air conditioning, blinds, and furniture. Tenants are collectively responsible for cleaning and the cost of all damages and missing items in the shared spaces, unless the responsibility clearly resides with a specific individual. Individuals will be charged for the cost of repair of any damage they cause. It is noteworthy that it is the responsibility of tenants to inform the property manager of any damage.
4. For their safety, tenants shall make sure all fire-rated doors are kept closed at all times. Fire-rated doors include the three metal exterior doors, metal door to the second floor of the masjid, and the three wooden doors to stairwells. It is a city violation to prop any of these doors open.
5. Bathrooms shall be used as intended. Tenants should not spill water on the bathroom floor (bathrooms do not have floor drains) and should not throw toilet paper in toilets. Toilet paper clogs sanitary drainage pipes and incur expensive repair.
6. No loose trash or trash accumulation is allowed anywhere inside the building. Tenants shall empty trash every morning in the trash dumpster located on the north side of the building.
7. Renters are expected to keep their consumption of electricity and water to the minimum of what is needed. Never leave plumbing fixtures dripping or leaking. Never leave windows open while air conditioning is on. Before leaving the room for an extended period of time, renters are expected to turn lights off and adjust the thermostat to no higher than 65°F (in the winter) and no lower than 80°F (in the summer).
8. Tenant shall use the facility according to the center's purpose and mission, and in such, conduct and behavior of the tenants and visitors must be accordingly. No visitors of the opposite sex, smoking, alcoholic drinks, pork byproducts are allowed. The entire building is equipped with smoke alarm detectors (for fire safety). Smoking is strictly prohibited anywhere inside the entire complex.
9. Tenants are expected to foster friendly atmosphere within each apartment and cooperate with neighbors and other tenants. No disturbing activity or noisy parties are allowed on the premises.
10. Any unlawful activities of any kind are forbidden on the premises and will be a cause to revoking the agreement and loss of the deposit.
11. Renters are responsible for minor repair items. In case they need help from the Property Manager, they need to call him/her with no delay. Unless in case of emergency, call the Property Manager only during his/her assigned hours.

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12. Property manager has the authority to check the status of the apartments and access the rooms when needed. Property manager shall ask for permission of the renter when present inside the room. When needed, property manager will leave a written note listing any corrective actions.
13. The apartments and the entire complex are designed to the highest current design standards. It is equipped with fire and smoke alarm systems along with an automatic fire sprinkler system. However, the owner assumes no liability for any reason or cause. Renters are living in the apartments at their own risk.
14. Pay a one-month security deposit at the time of move-in. This amount will be returned at the end of the lease term, unless deductions are made for damages or cleaning.
15. Pay the full rent as listed herein, \$600/month per room in the 4-bedroom apartment on the third floor, \$600/month per room in the 3-bedroom apartment on the second floor, \$650/month for the studio unit. In case the City of Stillwater adjusts price of utilities, ISS reserves the right to adjust monthly rent accordingly.
16. Monthly rent includes all utilities, but does not include phone service. If they desire, tenants may directly contact companies such as Suddenlink or AT&T to request service.
17. Parking on the north side of property is included in the rent. Each tenant is responsible for purchasing a parking permit if he/she wishes to park somewhere else on the premises. Parking on the north side is allowed for the duration of this contract, excluding OSU home game days.
18. The rent is due on the first day of every month and should be paid no later than the first Friday of the month. Late payments will be assessed a fee of \$25/week unless prior arrangement of payment is agreed upon with the property manager.
19. This agreement is for a full academic year (including summer). However, tenants may request it to be for period extending from August 1st, 2017 to May 31st, 2018. If leaving for the summer break, tenants may request to retain the room for summer storage (unoccupied) for half of the rent for up to two months during the period extending from June 1st, 2018 to July 31st, 2018. When the room is held as storage, the renter shall not be granted access to the unit. Retaining the room while unoccupied for half of the rent shall only be granted once in a calendar year, either for the duration of the summer break (up to two months) or the winter break (up to one month), but not for both breaks.
20. Violation of any of the above lease terms is cause for eviction and for any losses and related legal expenses.

I, **certify that I have read the lease terms above and accept all terms without any reservation.**

Signature: **Date:**

E-mail address:

Cell phone:

Room rented: (studio), (second floor), (third floor).

I, **authorized property manager representing ISS, have met the renter and approved this contract.**

Signature: **Date:**