



## **Room Lease Agreement – 2018/2019** **Rental Rooms of the Islamic Society of Stillwater**

The tenant 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 separate and has its own kitchenette.

1. Each room shall be occupied by only one individual, the signer of this contract. No roommates are allowed without prior written approval of the Property Manager.
2. Each tenant is responsible for cleaning his/her room, as well as paying for missing items and damages within the room. Minor consumables are the responsibility of the tenant, such as pillows, bed-sheets, bathtub curtains, and household cleaning supplies (toilet paper, trash cans, trash liners ... etc.).
3. Bathrooms shall be used as intended. Tenants should never spill water on bathroom floors (bathrooms do not have floor drains) and should not throw toilet paper in toilets. Toilet paper clogs sanitary drainage pipes and incur expensive repair. If happens, tenants will be charged for unclogging sanitary pipes.
4. Tenants shall take good care of all shared spaces and items outside of their rooms, such as kitchen cabinets, kitchen appliances, light fixtures, LED light bulbs, smoke detectors, air conditioning, blinds, and furniture.
5. Tenants shall keep shared spaces clean and well organized to the satisfaction of all tenants sharing the same apartment. Same applies to the shared laundry, hallways, and stairwells. The masjid does not provide cleaning for rooms and the afore-mentioned shared spaces.
6. Tenants are responsible for minor repair items (fixing window blinds, door knobs ...etc.). In case they need help from the Property Manager, they need to call him/her with no delay. Unless in case of emergency, please call the Property Manager only during working hours.
7. Tenants are collectively responsible for the cost of extra 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.
8. No loose trash or trash accumulation is allowed anywhere inside or outside of the building. Tenants are expected to empty trash every morning in the trash dumpster located on the north side of the building.
9. Tenants shall keep their consumption of electricity and water to the minimum of what is needed. Never leave plumbing fixtures dripping or leaking. Never leave light on while not present. Never leave windows open while air conditioning is on. Before leaving the room for an extended period of time, tenants 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).
10. For safety purposes, tenants shall make sure all fire-rated doors are kept closed at all times. Fire-rated doors include the three exterior metal doors, the 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.
11. For safety purposes, tenants shall turn off all cooking appliances before leaving the apartment.
12. Tenant shall use the premises according to the masjid'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 anywhere in the premises. The entire building is equipped with smoke alarm detectors (for fire safety). Smoking is strictly prohibited everywhere inside the building.
13. 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.
14. Any unlawful activities of any kind are forbidden on the premises and will be a cause to revoking this agreement and loss of the deposit.
15. Property Manager will regularly inspect the apartments and access the rooms whenever needed. Property Manager shall ask for permission from the tenant when present inside the room. Whenever needed, Property Manager will leave a written note listing any corrective actions.
16. The apartments and the entire premises 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

# *The Islamic Society of Stillwater*

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- owner (the masjid) assumes no liability for any reason or cause. Insurance carried by the owner does not cover tenants. Tenants are living in the apartments at their own risk.
17. 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.
  18. Monthly rent includes all utilities, but does not include phone service (land line). However, In case the City of Stillwater adjusts price of utilities, ISS reserves the right to adjust monthly rent accordingly.
  19. Parking on the north side of the building 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.
  20. 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.
  21. Pay the full monthly rent per room as listed herein:
    - The efficiency: \$650 for 12-month, or \$700 for 10-month, or \$750 for 9-month contracts (or shorter).
    - Second floor rooms (3-bedroom apartment): \$600 for 12-month, or \$645 for 10-month, or \$690 for 9-month contracts (or shorter).
    - Third floor rooms (4-bedroom apartment): \$500 for 12-month, or \$535 for 10-month, or \$575 for 9-month contracts (or shorter).
    - 4% discount is applied to 24-month contracts (one free month at end of contract).
    - Generous discount is offered to tenants who have to break a contract somewhere else.
    - Special for 12-month contracts: requests to retain the room as storage for half of the rent shall only be granted once in an academic 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. When the room is held as storage, the tenant shall not be granted access to the unit.
  22. The 9-month contracts are effective from August 15<sup>th</sup> to May 14<sup>th</sup> and 10-month contracts are effective from August 1<sup>st</sup> to May 31<sup>st</sup>. The 12-month contracts start August 1<sup>st</sup>. However, January 1<sup>st</sup> or 15<sup>th</sup> are the start date for students starting in the spring semester. Unless requested otherwise at least three months before its end date, 12-month contracts are automatically renewed for one extra year.
  23. Students who break their contract are responsible for the full rent for the entire effective contract time.
  24. Graduating and transferring students who need to leave before the end date of contract must inform the Property Manager in writing at least two months in advance.
  25. By signing this contract, the tenant agrees to fill out the emergency contact information sheet.
  26. Violation of any of the above lease terms is cause for eviction and/or for any losses and related legal expenses.

*I, ..... certify that I have read the lease terms above and accept all terms without any reservation. I will fill out the information of my permanent address and next of kin to be notified in case of emergency.*

*Choose one: ..... [12-month contract] or [10-month contract]*

*Signature: ..... Date: .....*

*E-mail address: .....*

*Cell phone: .....*

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

*I, ..... authorized Property Manager or official representing ISS, have met the tenant and approved this contract.*

*Signature: ..... Date: .....*