

# LEASE AGREEMENT

## [FIXED PERIOD]

(Apartments, Studios, Private Rooms, and Roommates)

This Lease Agreement is between a business entity know as CAMBRIDGE IVY INN, the "Landlord",

and Tenant Name: \_\_\_\_\_, the "Tenant".

Tenant Phone: \_\_\_\_\_

Tenant email: \_\_\_\_\_

Landlord agrees to rent to Tenant the accommodations described as Unit Number: \_\_\_\_\_, the "Unit" located at 50-52 Irving St, Cambridge, MA, USA.

### 1. MONTHLY RENT and LEASE PERIOD:

Tenant agrees to pay the **MONTHLY RENT** of \$ \_\_\_\_\_ USD, on or before the first of each month, in advance.

From **MOVE-IN DATE** (first day of the first month): \_\_\_\_\_ 4:00 pm,

to **MOVE-OUT DATE** (last day of the last month): \_\_\_\_\_ 11:00 am.

### 2. THE MONTHLY RENT INCLUDES:

**All Utilities:** Electricity, Heating, Gas, Water, Hot Water, WI-FI, and Air Conditioning - from June to September.

**All Furnishings:** Full Bed and Mattress, Night Table, Linens, Pillows, and Duvet/Comforter. Closet or Armoire, Dresser, Desk with Light, and 2 Chairs. Curtains, Rugs, and Art work. (Tenant brings own towels and soaps.)

**All Appliances:** Refrigerator, Microwave, Toaster, and CookTop (where applicable).

**All Kitchen items:** Pots, Pans, Plates, cups, and Silverware.

**Laundry:** Coin operated Washer and Dryer are available in the building. Laundry detergent is provided free.

### 3. REQUIRED DEPOSITS:

The **FIRST MONTH** deposit is required to secure the Unit. The **LAST MONTH** and **ONE-MONTH SECURITY** deposits are due up to 15 days prior to move-in date. The Security deposit is returned within 30 days after end of Lease.

### 4. OCCUPANCY OF PREMISES:

Units are for **SINGLE OCCUPANCY ONLY**. Tenant shall not assign or sublet any part of the Unit, nor shall permit the Unit to be occupied by visitors for a period longer than a couple days (Tenant must request Landlord permission.) Tenant agrees to move out, the latest, by 11:00 on the **last day of the last month**, and to inform Landlord if Unit is unoccupied for 4 days or longer.

### 5. CLEANING:

The following building's common areas are routinely cleaned and disinfected professionally multiple times each week: Main Entrances, Halls, Stairs, Laundry room, as well as the Bathrooms and the Kitchens off the Halls on the second and third floors. The Landlord will provide for a free professional cleaning of each unit every three months.

### 6. APARTMENT ROOMMATES:

Apartments units have two Tenants-roommates, sometimes of mixed gender. Each Tenant must alternate the responsibilities of periodically cleaning his/hers Apartment's common areas including the Bathroom, Kitchen, disposing of the trash to the outside bins, and other cleaning and safety duties.

### 7. CARE OF THE PREMISES:

Tenant must kept the Unit in "Broom Clean" condition. Tenant shall not tape to the walls, decorate or alter the outside or inside of the Unit or its surfaces. In the event of damage to the unit, the Landlord will deduct from the Security deposit a reasonable amount necessary to repair any damage caused by the Tenant, any person under the Tenant's control, or any person on the premises within the Tenant's consent. Tenant must return the Lease Addendum "Unit Condition" to Landlord right after moving in.

**Very Important:** No boxes, furniture, vehicles or obstructions shall be placed in the Halls, Stairs, or any Common Areas.

**8. DISPOSAL OF TRASH AND RECYCLE MATERIALS:**

Tenant must FLATTEN and dispose of RECYCLABLE items, like cardboard delivery boxes and plastic bags, into the RECYCLE big BLUE bins located outside. Tenant must dispose of NON RECYCLABLE items, like food, into the TRASH smaller GREY bins also located outside. Both BLUE and GREY bins are located at the left of the building. The city removes the trash and recycle only once per week, on Wednesdays.

**9. DISTURBANCE, ILLEGAL USE:**

Neither Tenant nor Tenant’s family, friends, relatives, invitees, visitors, agents, or help shall make any unlawful noisy or otherwise offensive or illegal use of the premisses.

**10. GENERAL HOUSE RULES THAT TENANT AGREES TO FOLLOW:**

- TURNING OFF ALL ELECTRIC ITEMS when Tenant is not in the Unit, including air conditioning, fans, air purifiers, etc.
- STAYING IN THE KITCHEN while cooking. **Make sure you TURN OFF the GAS KNOB after using the stove.**
- COMMON KITCHEN HOURS are **up to 10:00 pm.**
- LAUNDRY ROOM HOURS are **from 9:00 am to 9:00 pm.** Make sure you Clean the Dryer’s Lint-Screen before and after use. It prevents fires and saves you money because the cloths will dry better and faster. Create a Time-Alarm for your Washing and Drying cycles and remove the cloths promptly.
- PARTIES ARE NOT ALLOWED IN THE BUILDING. Tenant may become Liable for guest’s outside accidents due to alcohol consumed in the premisses.
- NOT ALLOWED INSIDE THE BUILDING: Loud Noises, Animals, Smoking, Lit Candles, and Bicycles or other means of transportation. Store your bicycles in the SHED behind the building.
- PARKING IS NOT ALLOWED in the driveways of 50 and 52 Irving St. These spaces are only for emergencies. Cars parked there without consent **WILL BE TOWED at car owners’ expenses.**

**11. INSURANCE OF PERSONAL PROPERTY:**

Tenant is hereby advised and understands that Tenant’s personal property is not insured by Landlord for either damages or loss, and Landlord assumes no liability for any such loss.

**12. RIGHT OF ENTRY:**

Landlord may enter Tenant’s Unit, after knocking, in case of emergency. Otherwise, Landlord will give Tenant advance notice before entering Tenant’s Unit to repair or paint, or to show it to the bank, city inspectors, fire inspectors, or prospective tenants.

**13. LEAD PAINT:**

This Building was built before 1978 and may contain lead-based paint and other materials. However, Landlord does not have knowledge or information of any lead-based materials and/or hazards in or about the property.

**14. NOTICES:**

All Notices must be in writing and delivered by e-mail to **cambridgeivyinn@gmail.com**, or as a text message to **+1 617 230 3674** or mailed to care of **Mark Roderick, Cambridge Ivy Inn, 50 Irving St, Cambridge, MA 02138 USA.**

**15. ADDITIONAL PROVISIONS:**

Tenant (SIGNS FIRST): \_\_\_\_\_ Date: \_\_\_\_\_

Landlord (SIGNS LAST): \_\_\_\_\_ Date: \_\_\_\_\_