

### Residential Lease Agreement

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CINCINNATI AREA BOARD OF REALTORS®, INC.  
Approved by Board Legal Counsel, except for underlined items.  
Form is for exclusive use by REALTORS® clients.  
**This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult a REALTOR®.**



This Lease Agreement (the "Lease") entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, between:

Landlord/Owner Name: \_\_\_\_\_ (the "Landlord")

Landlord/Owner Address: \_\_\_\_\_

Landlord/Owner Phone: \_\_\_\_\_

Landlord/Owner Email Address: \_\_\_\_\_

Property Manager Name: \_\_\_\_\_

Property Manager Phone: \_\_\_\_\_

Property Manager Email Address: \_\_\_\_\_

Tenant Name: \_\_\_\_\_ (the "Tenant")

Tenant Address: \_\_\_\_\_

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

Tenant Email Address: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Tenant Address: \_\_\_\_\_

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

Tenant Email Address: \_\_\_\_\_

(All adult tenants to be named above.)

**WHEREAS**, Landlord desires to lease the real property known as \_\_\_\_\_  
\_\_\_\_\_ Unit # \_\_\_\_\_ (the "Premises") to Tenant upon the terms and conditions contained herein; and

**WHEREAS**, Tenant desires to lease the Premises from Landlord on the terms and conditions contained herein,

**NOW, THEREFORE**, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

**1. TERM.** Landlord leases to Tenant, and Tenant leases from Landlord, the above described Premises for a term of \_\_\_\_\_, such term commencing on \_\_\_\_\_, 20\_\_\_\_ (the "Commencement Date") and terminating \_\_\_\_\_, 20\_\_\_\_ (the "Initial Term"). Tenant shall have the right to Renew the Initial Term of this Lease for one (1) additional term of \_\_\_\_\_ months (the "Renewal Term") by delivering written notice to Landlord not less than sixty (60) days prior to the expiration of the Initial Term. The Initial Term and Renewal Term are collectively referred to hereinafter as the "Term".

**2. RENT.** During the Initial Term of this Lease, Tenant shall pay to Landlord a monthly rent equal to \_\_\_\_\_ (the "Rent"). Rent due during the Renewal Term shall be subject to the mutual agreement of Landlord and Tenant, and shall be agreed to in writing by Landlord and Tenant prior to the commencement of the Renewal Term. Each monthly installment of the Rent is to be paid by Tenant in advance, promptly on or before the first day of every calendar month throughout the Term of this Lease, except for the first month's Rent which shall be prorated and shall be due, payable, and non-refundable upon the execution of this Lease. All payments shall be made to Landlord at Landlord's address above, on or before the due date, without demand. A returned payment fee of \$ \_\_\_\_\_ shall be added to all returned payments. Landlord reserves the right to require payments to be made by Certified Check, Money Order or Cash.

**3. HOLDOVER:** If Tenant remains in possession of the Premises without the consent of Landlord after the expiration of this Lease the Rent charge shall be two (2) times the prorated initial daily Rent for each day Landlord is unable to regain possession of the Premises. The parties agree such sum constitutes liquidated damages and is not a penalty. Tenant will be deemed a tenant at sufferance upon failing to vacate the Premises at the termination of this Lease.

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**4. UTILITIES AND ITEMS INCLUDED WITH PREMISES:**

4.1.1 The following appliances owned by Landlord are included as part of the Premises: \_\_\_\_\_  
\_\_\_\_\_

4.1.2 Landlord shall furnish and pay for the following utilities during the Term of this Lease: \_\_\_\_\_  
\_\_\_\_\_

4.1.3 Tenant shall be responsible for paying for the following utilities during the Term of this Lease: \_\_\_\_\_  
\_\_\_\_\_

4.1.4 Notwithstanding anything to the contrary contained herein, Landlord shall not be liable for the interruption or failure of any utility or service due to any cause beyond Landlord’s reasonable control.

**5. LATE CHARGE:** In the event the Rent payment is not made within five (5) days of when due, Tenant shall pay to Landlord, in addition to Rent payment and charges due, a late fee in the amount of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) per day until Rent payment is made current. The parties acknowledge that such fee represents reasonable liquidated damages and is not a penalty.

**6. SECURITY DEPOSIT.** Upon execution of this Lease, Tenant shall deposit with Landlord as a security deposit the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) (the “Security Deposit”) for Tenant’s full and faithful performance of every provision of this Lease and as required by Ohio law. If Tenant defaults in the performance of any provision of this Lease, including but not limited to failure to pay Rent, Landlord may apply the Security Deposit to cure such default. The Security Deposit balance and an itemized list of any deductions from the Security Deposit shall be provided to Tenant within thirty (30) days after the termination of this Lease and delivery of the Premises to Landlord. Said notice will be sent to the address provided to Landlord by Tenant. If required by law, Landlord shall place Security Deposit in account # \_\_\_\_\_ at the \_\_\_\_\_ institution. If not required by law, Landlord shall have no obligation to keep this Security Deposit separate from Landlord’s general funds.

**7. LIMITED EARLY TERMINATION RIGHT.**

7.1.1 In the event Tenant is transferred by its employer to a new location that is more than fifty (50) miles away from the Premises, Tenant may terminate this Lease early by giving not less than sixty (60) days advance written notice to Landlord. Said notice shall specify the early termination date, and shall be accompanied with a copy of Tenant’s employer relocation authorization along with an early termination fee equal to three months’ Rent (the “Employment Relocation Early Termination Fee”). Tenant acknowledges that the termination notice shall only be effective if it is delivered with the Employment Relocation Early Termination Fee. Additionally, Tenant’s election to terminate this Lease pursuant to this Section 7.1.1 will constitute a waiver of Tenant’s right to the Security Deposit. Tenant’s forfeiture of the Security Deposit shall be deemed additional consideration for Tenant’s option to terminate this Lease. Upon receipt of Tenant’s termination notice, Landlord shall have access to the Premises for purposes of showing the Premises to prospective tenants.

7.1.2 In the event Tenant is inducted, recalled, transferred, or honorably discharged from military service which results in Tenant being required to relocate, Tenant may terminate this Lease by giving not less than sixty (60) days advance written notice to Landlord. Said notice shall specify the early termination date, and shall be accompanied with a copy of Tenant’s military orders, along with a termination fee equal to one additional month’s Rent (the “Military Relocation Early Termination Fee”). Tenant acknowledges that the termination notice shall only be effective if it is delivered with the Military Relocation Early Termination Fee. Additionally, Tenant’s election to terminate this Lease pursuant to this Section 7.1.2 will constitute a waiver of Tenant’s right to the Security Deposit. Tenant’s forfeiture of the Security Deposit shall be deemed additional consideration for Tenant’s option to terminate this Lease. Upon receipt of Tenant’s termination notice, Landlord shall have access to the Premises for purposes of showing the Premises to prospective tenants.

7.1.3 In the event the Premises are destroyed or rendered wholly uninhabitable by casualty not caused by Tenant, Landlord shall refund any unused portions of Rent and Security Deposit paid and this Lease will terminate effective as of the date of the casualty. If the whole or any part of the Premises is taken by condemnation this Lease will terminate effective as of the date of such taking or condemnation and Landlord shall refund any unused portions of Rent and unused portions of Security Deposit.

**8. CONDITION OF THE PREMISES.** Tenant stipulates, represents, and warrants that Tenant has examined the Premises, and executed the Move In/Out Condition Security Deposit Statement. Tenant hereby accepts the Premises based solely on Tenant’s investigation, and acknowledges that Landlord has not made any representation or promises regarding the condition of the Premises other than what is specified herein.

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**9. NON-DELIVERY OF POSSESSION.** Landlord or its agents shall have no liability to Tenant in the event Landlord cannot deliver possession of the Premises to Tenant upon the Commencement Date of this Lease. If possession of the Premises is not delivered to Tenant on the Commencement Date, the Term of this Lease shall be extended by the number of days between the above stated Commencement Date and the date Tenant actually receives possession of the Premises. In the event Landlord does not deliver possession of the Premises within ten (10) days after the above stated Commencement Date, Tenant shall have the right to terminate this Lease by delivering written notice to Landlord. Upon such termination all monies paid by Tenant, including the Security Deposit and any advance paid Rent, shall be immediately returned to Tenant.

**10. USE OF THE PREMISES.** The Premises shall be used and occupied only by Tenant, and Tenant's following named custodial children: \_\_\_\_\_ . The Premises shall only be used as a private single family dwelling. No part of the Premises shall be used at any time during the Term of this Lease for the purpose of conducting any business, profession, or trade operations. Tenant shall not allow any other person or persons, other than immediate family named above or temporary visiting friends and/or relatives who are short term guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use, which such consent may be withheld in Landlord's sole discretion. Tenant shall comply with all laws, ordinances, rules, and all orders of any government or quasi-governmental authorities affecting the use, cleanliness, occupancy, and preservation of the Premises.

**11. QUIET ENJOYMENT.** Provided Tenant fully performs its obligations and observes the rules and regulations of this Lease, Tenant shall and may peacefully and quietly have, hold and enjoy the Premises for the Term hereof.

**12. ASSIGNMENT AND SUB-LETTING.** Tenant shall not assign this Lease, or sub-let, or grant any license to use the Premises or any part thereof without the prior written consent of Landlord, which consent may be withheld in Landlord's sole discretion. Consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting, or license without the prior written consent of Landlord, or an assignment, sub-letting, or license by operation of law shall be absolutely null and void, and shall at Landlord's option, terminate this Lease. In addition, and notwithstanding anything to the contrary, if assignment, or sub-letting, or grant of any license is allowed, no such assignment, or subletting, or license shall be deemed to release Tenant from any of its obligations and liabilities under this Lease.

**13. SURRENDER OF PREMISES:** Tenant shall surrender Premises and shall peacefully vacate and remove all personal property upon the termination of this Lease. Tenant shall return Premises to Landlord in the same condition it was at the beginning of this Lease. Landlord shall have the right to dispose of all Tenant's personal property left in the Premises after the termination of the Lease as permitted by law.

**14. ABANDONMENT.** The Premises shall be deemed abandoned by Tenant if Tenant vacates the Premises prior to the expiration date of this Lease. The abandonment of this Lease by Tenant shall be deemed a material default of this Lease, and upon such default, Landlord may reclaim possession of the Premises and dispose of all Tenant's personal property as permitted by law. This Lease shall be deemed terminated upon Landlord's reclaiming possession as contemplated in this Section 14.

**15. ALTERATIONS AND IMPROVEMENTS.** Tenant shall not make any alterations or improvements to the Premises, or construct any building upon the Premises, without the prior written consent of Landlord, which such consent may be withheld in Landlord's sole discretion. Any and all alterations, changes, and/or improvements built, constructed, or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become part of the Premises and the property of Landlord at the termination of this Lease, without compensation being owed or paid to Tenant. Notwithstanding the foregoing, Landlord may require Tenant to remove any alterations installed by Tenant at the termination of this Lease. If requested by Landlord, Tenant shall remove such alterations and repair any damage to the Premises caused by such removal.

**16. MAINTENANCE AND REPAIR.** Except as required by law, Tenant will at Tenant's sole expense, keep and maintain the Premises, appliances and appurtenances in a very well maintained and very clean condition during the Term of this Lease. Landlord shall be responsible for repairs or replacements to the Premises necessitated by normal wear and tear. Tenant shall be responsible for repairing or replacing any part of the Premises, including any appliances, which are damaged by Tenant's misuse or negligence. Tenant shall be responsible for maintaining the lawn and landscaped areas of the exterior of the Premises in a neat and tidy condition, and in compliance with any applicable laws.

**17. RULES:** Tenant shall comply with the following rules established by Landlord, which such rules may be modified by Landlord from time to time during the Term of this Lease. Tenant shall be responsible for any damage caused to the Premises or suffered by Landlord as a result of Tenant's failure to comply with the rules. Tenant's failure to comply with the below rules shall be deemed a material default of this Lease.

1. Tenant shall not keep any item of a dangerous, illegal, hazardous, flammable or explosive nature on the Premises or that might be considered hazardous or extra hazardous by any reasonable insurance company.

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2. Tenant shall not obstruct the driveways, sidewalks, entry ways, stairs or halls which are used for ingress or egress.
3. Tenant shall not use driveways or parking areas for storage or repair of vehicles, motorcycles, campers, watercraft, commercial, or abandoned vehicles.
4. Tenant shall not obstruct or cover window or doors and shall not exhibit posters, signs or other materials in windows, balconies, doors or places visible from the exterior of the Premises.
5. Tenant shall keep windows and doors closed in inclement weather.
6. Tenant shall not hang any clothing or laundry from any window, railing, porch, balcony, building exterior or within any yard area or outdoor space.
7. Tenant shall not store furniture or other items on patio, porches, balconies or exterior areas of the Premises.
8. Tenant shall not install any locks or hooks on windows or doors without the prior written consent of Landlord. Tenant shall be responsible for damages as result of forced entry due to unauthorized locks and hooks.
9. Tenant shall keep kitchen, bath, laundry and all plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes, or other substances to be thrown or deposited on or into plumbing apparatus. Damage to any plumbing apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant.
10. Tenant, Tenant's family and guests shall at all times maintain order in and on the Premises, and shall not make or permit any loud or improper noises or otherwise disturb other residents or neighbors. Noise, dust, vibration, and the sound volume of all radios, televisions, stereos, electronic devices, and other similar devices shall be at a level that does not annoy or interfere with use and quiet enjoyment of other residents or neighbors.
11. Tenant shall deposit all trash, garbage, rubbish or refuse in locations provided therefore, and shall not allow any trash, garbage, rubbish or refuse to be deposited or to stand on the Premises or within the common elements of the Premises. Tenant shall take trash, garbage, rubbish or refuse to the curb if applicable on the date of pick up and not before.
12. Tenant shall abide by and be bound by any bylaws, covenants, restrictions, rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium, Homeowners Association or any organization having control over the Premises and which may be amended from time to time. Failure to abide or comply may result in a warning and or fine from the governing body for which Tenant is responsible and for which shall be considered a breach of this Lease.
13. Written authorization from Landlord is required for installation of a satellite dish.
14. No unauthorized storage is permitted in hallways and laundry areas.
15. Adults and children are not allowed to play or loiter in hallways, common areas and laundry areas.
16. Child care services are not permitted on the Premises.
17. Water beds and liquid furniture are only permitted subject to Landlord's written approval and proof of insurance covering water beds and liquid furniture. Tenant is responsible for any and all damages to the Premises and common areas, or other residents/neighbors property or personal injury as result of water beds and liquid furniture.
18. Tenant is responsible for damage to carpet from stain, destruction and burns. Carpet cleaning and repair shall be a Tenant expense.
19. Tenant shall not remove any appliances from the Premises without written permission of Landlord. All appliances shall be kept clean and operational. Appliances shall be plugged in at all times if required for safe and efficient operation. Garbage disposal shall be operated only after cold water is running into the appliance.
20. No pets are allowed on the Premises unless specifically agreed with Landlord in writing.
21. There shall be no smoking on the Premises.
22. Tenant shall abide by all Federal, State and local laws and shall not use the Premises for any unlawful purpose.
23. Landlord has zero tolerance for criminal activity, which includes but is not limited to illegal drug activity, gang involvement, and domestic disturbances, in or around the Premises. This applies to Tenant, guests and family members. Landlord shall immediately report any evidence of criminal activity to the proper authorities. Tenant's engagement in criminal activity is a material default of this Lease and Landlord shall take legal measures necessary to evict Tenant from the Premises.
24. Tenant shall immediately notify police and Landlord of any illegal activity that is witnessed on or about the Premises. It is Tenant's responsibility to call 911 to report any suspicious activity witnessed on or about the Premises and to notify Landlord of such.
25. Tenant shall be responsible for any fine or violation imposed on Landlord as result of Tenant's negligence.
26. Gas, propane, kerosene, electric, charcoal grills and/or heaters, chimneia and other fire pits may not be used on roof tops, balconies or inside the Premises, which includes, but is not limited to, housing areas, garages and storage buildings.
27. Stoves, ovens, ranges may not be used to heat the Premises.
28. Tenant shall immediately notify Landlord of evidence of pests or insects, and or pest or insect infestation.
29. Tenant must provide appropriate climate control and to take reasonable measures to prevent mold and mildew from accumulating on the Premises.
30. Tenant shall not obstruct or cover any heating, ventilation or air conditioning ducts on the Premises.
31. Tenant shall immediately report to Landlord any evidence of water leaks or moisture or malfunctions of appliances and systems on the Premises.
32. Landlord shall not provide security services and in no way does Landlord guarantee or make a promise of security.

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- 33. Tenant shall be responsible for costs, loss or damages to the Premises as well as injury to Tenant, Tenant's family and Tenant's guests as result of Tenant's failure to comply with the terms of this Lease.
- 34. Tenant knowingly providing incorrect, untruthful or misleading information in the application for lease shall constitute a breach of this Lease.
- 35. Other: \_\_\_\_\_

**18. INSURANCE.** Tenant is solely responsible for any damage, loss, or theft of Tenant's personal property from the Premises. Landlord shall not be liable to Tenant for any damage, loss or theft of Tenant's personal property during the Term of this Lease. TENANT IS STRONGLY ADVISED TO OBTAIN PERSONAL PROPERTY AND RENTERS INSURANCE EFFECTIVE UPON THE COMMENCEMENT OF THIS LEASE.

**19. RIGHT OF ENTRY.** Landlord and Landlord's agents, employees and subcontractors reserve the right to enter the Premises during reasonable hours by giving not less than twenty-four (24) hours notice to Tenant for the purpose of inspecting Premises, performing maintenance, repairs or improvements, mitigating any conditions that do not conform to this Lease, or to show the Premises to prospective Tenants or buyers. Landlord reserves the right to enter the Premises without notice in the event of an emergency.

**20. SUBORDINATION OF LEASE.** This Lease and Tenant's leasehold interest herein created shall be subordinate, junior, and inferior to any and all mortgages, liens or encumbrances now or hereafter placed against the Premises by Landlord or by a court of competent jurisdiction.

**21. SMOKE DETECTORS AND FIRE EXTINGUISHERS.** Tenant acknowledges that there are currently \_\_\_\_\_ smoke detectors and \_\_\_\_\_ fire extinguishers within the Premises. The smoke detectors are located \_\_\_\_\_. The fire extinguisher(s) is(are) located \_\_\_\_\_. Tenant shall maintain, repair, and replace as needed the smoke detectors and fire extinguishers. Tenant shall check the smoke detectors every thirty (30) days and shall replace batteries as needed. Tenant will report theft, malfunction, defect or failure of smoke detectors or fire extinguishers to Landlord immediately in writing. Tenant shall not remove or interfere with the operation of the smoke detectors or fire extinguishers.

**22. RIGHTS AND REMEDIES.** In the event Tenant defaults in prompt and full performance of any of the terms of this Lease, Landlord may exercise any and all rights and remedies available to Landlord at law and equity and will seek to recover from Tenant costs and damages for the remainder of this Lease as a result of Tenant's default, including but not limited to declaring the entire remaining balance of the Rent due and payable immediately. Landlord may initiate legal proceedings in accordance with local and state regulations to evict Tenant as well as to seek judgment against Tenant for any monies owed to Landlord.

**23. JOINT AND SEVERAL, SEVERABILITY.** Tenant understands that if there is one or more parties that sign this Lease each party individually is completely responsible for all obligations under the terms of this Lease. If any portion of this Lease is held to be invalid or unenforceable for any reason the remaining provisions shall continue to be valid and enforceable.

- 24. ADDENDA.** The following addenda are attached to and are an integral part of this Lease agreement.
- 1. Move In/Out Condition Form
  - 2. Lead Base Paint Disclosure if applicable.
  - 3. Other: \_\_\_\_\_

**25. NOTICE.** Any notice required or permitted under the terms of this Lease or under applicable law shall be deemed delivered if attached to the door of the Premises, or slid under the door of the Premises, or hand delivered, or delivered to the parties by certified US mail return receipt requested at the address stated above. Tenant acknowledges that it is Tenant's responsibility to provide Landlord a forwarding address upon the termination of this Lease.

**26. CONSTRUCTION.** The descriptive headings used herein are for convenience of reference and are not a part of this Lease agreement. Pronouns used herein shall include either gender or both singular and plural as context may require.

**27. GOVERNING LAWS.** This Lease shall be governed, construed and interpreted by, through and under the state where the Premises are located. Tenant or Landlord shall not record this Lease in any public office.

**28. ENTIRE BINDING AGREEMENT.** This is a legally binding document. If not understood, seek legal advice. By signing this Lease, Tenant certifies that Tenant has read, understood and agrees to comply to all terms, conditions, bylaws, covenants, restrictions, rules and regulations including any Addenda attached hereto. This Lease represents the entire agreement and any amendments or revisions must be made in writing, signed by all parties and attached hereto. All terms and conditions of this Lease shall be binding to Tenant, Landlord, their heirs, assigns and legal successors.

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29. **ACKNOWLEDGMENT. BOTH LANDLORD AND TENANT ACKNOWLEDGE THAT REAL ESTATE BROKERS AND THEIR AGENTS HAVE ACTED ONLY AS LIASONS BETWEEN THE PARTIES TO FACILITATE FINDING A TENANT OR FINDING A RENTAL PROPERTY. THE AFOREMENTIONED REAL ESTATE BROKERS AND AGENTS HOLD NO RESPONSIBILITY FOR QUALIFICATIONS OF TENANT, COLLECTION OF RENT, ENFORCEMENT OF THIS LEASE, EVICTION, PROPERTY MANAGEMENT OR RESOLUTION OF ANY DISPUTE BETWEEN LANDLORD AND TENANT. LANDLORD AND TENANT FURTHER ACKNOWLEDGE THAT THE REAL ESTATE BROKERS AND AGENTS WERE NOT RESPONSIBLE FOR DRAFTING THIS LEASE AND MERELY PROVIDED THE FORM OF THIS LEASE TO LANDLORD OR TENANT. LANDLORD AND TENANT ARE RESPONSIBLE FOR FINALIZING AND DRAFTING THIS LEASE, AND SEEKING LEGAL COUNSEL AS NEEDED. LANDLORD AND TENANT ACKNOWLEDGE THAT THEIR REAL ESTATE BROKER AND AGENTS DID NOT PROVIDE LEGAL ASSISTANCE OR LEGAL ADVICE IN PREPARING OR DRAFTING THIS LEASE.**

**LANDLORD AND TENANT ARE ADVISED TO SEEK LEGAL REPRESENTATION IF THEY HAVE ANY QUESTIONS CONCERNING THE TERMS AND CONDITIONS OF THIS LEASE.**

**LANDLORD AND TENANT ACKNOWLEDGE THAT THE CINCINNATI AREA BOARD OF REALTORS® HAS DEVELOPED THIS FORM RESIDENTIAL LEASE AS AN OPTION TO BE USED FOR THE LEASE OF THE REAL ESTATE. THE CINCINNATI AREA BOARD OF REALTORS® IS NOT PROVIDING LEGAL ADVICE TO LANDLORD OR TENANT BY SUPPLYING THIS FORM LEASE AGREEMENT. LANDLORD AND TENANT ACKNOWLEDGE THAT THEY HAVE BEEN PROVIDED THE OPPORTUNITY TO INVESTIGATE ALTERNATIVE LEASE AGREEMENT OPTIONS AND ARE RESPONSIBLE FOR DETERMINING THE LEASE FORM TO BE USED FOR THE LEASE OF THE REAL ESTATE. THE USE OF THIS LEASE FORM BY LANDLORD AND TENANT IS ENTIRELY VOLUNTARY. LANDLORD AND TENANT AGREE TO INDEMNIFY AND HOLD HARMLESS THE REALTORS®, THEIR AGENTS AND EMPLOYEES, THE CINCINNATI AREA BOARD OF REALTORS® AND ITS EMPLOYEES FROM ANY CLAIMS, DEMANDS, DAMAGES, LAWSUITS, LIABILITIES, COSTS AND EXPENSES (INCLUDING REASONABLE ATTORNEY’S FEES) ARISING OUT OF USE OF THIS RESIDENTIAL LEASE.**

IN WITNESS WHEREOF, the Parties have executed this Lease as of the date and time indicated below:

**LANDLORD:**

**TENANT:**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_