

RESIDENTIAL LEASE

THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT - READ IT CAREFULLY.

ALL PROPERTY SERVICES, INC, Landlord, as Agent for the Owner, and _____ Tenant(s), agree to the following terms. Tenant acknowledges that Landlord is the duly authorized managing agent of the Owner of the Premises. Landlord has full power and authority to enter into this Rental Agreement on behalf of Owner and should you have any questions or comments relating to this lease they should be directed to the Landlord at 1630 S College Ave, Fort Collins, CO. 80525 or 640 E. Eisenhower Blvd. Ste D, Loveland CO. 80537.

1. Landlord leases to Tenant and Tenant hires from Landlord those premises described as _____, Apt. (if applicable) _____ City of _____, County of Larimer or Weld, State of Colorado, to be occupied by Tenant and the following other people only: _____, _____, _____. No more than _____ total persons shall occupy this premises.
2. The term of this lease shall be from _____ and terminating _____ at **12:00 NOON**. Tenant will give thirty (30) days **WRITTEN** notice before the end of the lease period of intent to vacate upon termination of lease. Should Tenant occupy the premises after the term of this lease has expired, Tenant shall do so only with the written consent of the Landlord and, unless a new lease is executed, Tenant does so as a month-to-month resident only and will give thirty (30) days written notice before the end of any rental month before vacating. All termination notices referred to above must be given on the first day of the month with the termination date ending on the last day of a calendar month. Landlord reserves the right and has sole discretion whether or not to allow a lease to continue on a month-to-month basis after the lease expiration date. Tenant(s) are jointly and severally held liable for the terms of this lease.
3. Tenant shall pay the Landlord a total of \$ _____ as rent, without any deductions or set-off whatsoever, for the term stated. The first month's pro-rata share of rent, if any, is \$ _____, the balance of the rent shall be in monthly payments of \$ _____ payable in advance on the **FIRST BUSINESS DAY** of each month plus a service charge of **Ten Percent** of the monthly rental amount if the total rent is not received by 5:00 p.m. on the **SECOND BUSINESS DAY OF THE MONTH**. Rent is payable with check, electronic funds transfer (see EFT form on last page for set up), or money order only and made payable to All Property Services, Inc. If Tenant(s) check is dishonored for any reason, Tenant agrees to pay Landlord a service charge of \$35.00 for each dishonored check to cover the additional bookkeeping and handling costs. In the event of any returned check Tenant agrees to make future payments by cashier's check or money order if requested by Landlord. Rent shall be mailed or dropped off at the address listed below or such other address designated by the Landlord in writing. If sending multiple checks, the total dollar amount of all checks must match the amount due. All late charges and or fees incurred due to Tenant(s) disregard for the above will be the Tenant(s) responsibility. Landlord may apply all money received first to charges other than rent.

All Property Services, Inc.

1630 S College Ave
Fort Collins, CO. 80525

640 E. Eisenhower Blvd. Ste D
Loveland, CO. 80537

4. Tenant agrees to pay, in addition to rent, a security deposit of \$ _____ Paid by _____. Said deposit will be returned to Tenant by Landlord or his or her successors within sixty (60) days after the termination or expiration of this lease; less the cost of repairing any damage (except ordinary wear and tear) caused by the Tenant or anyone acting under Tenant(s) control, the cost of putting the premises in a clean condition (which includes professionally cleaning of the carpets) and utilities, a standard rekey charge of \$35.00, attorney fees, or other charges due, with the remaining balance of any monies received being applied toward rent due. If a security deposit check is issued and because the Tenant(s) are jointly and severally held liable for the terms of this lease, only one security deposit refund check will be issued with all responsible parties listed as payees on the check.

Any inquiries regarding the security deposit should be made directly to Landlord. Owner has authorized Landlord to administer the collection and refund of security deposits on behalf of Owner and Landlord is financially responsible for returning any security deposits held by Landlord. The security deposit shall be returned to Tenant in accordance with the terms of this lease.

Initial _____

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5. The Tenant hereby agrees that the Landlord has the authority to place security and or damage deposits into an interest bearing trust account under the Landlord(s) control, and interest accruing thereon shall be the property of the agent as compensation for maintaining and administering said trust account.
6. The Tenant shall arrange, prior to occupancy, for the following utilities to be billed to Tenant at Tenant(s) address, and shall not allow gas or electricity to be disconnected by any means (including nonpayment of bill) until the end of the lease term or renewal period. Tenant agrees that he or she is responsible for the following:
- a. Gas []
 - b. Electricity []
 - c. Water []
 - d. Sewer []
 - e. Trash []
 - f. Phone (if desired) []
 - g. Cable TV (if desired) []

A \$35.00 service fee will be charged the Tenant should the Tenant fail to put the utilities in Tenant(s) name prior to, or at the time of, occupancy.

7. Ground maintenance, including lawn care and snow removal is to be the responsibility of the _____. If the yard care is the responsibility of the Tenant, it is expected that the yard receive weekly maintenance **including watering, mowing, trimming and ALL WEED CARE. If yard care is neglected by Tenant, the LANDLORD may contract the yard care at the expense of the Tenant.** Before contracting any work and charging it to Tenant, Landlord shall provide at least 3 days notice and opportunity to cure. Damage to trees, shrubs and bushes due to acts of nature will not be considered Tenant(s) responsibility. Lawn mowers, electrical cords, hoses and sprinklers, if any, left on the premises by the Landlord are left as a courtesy, however, Tenant shall be responsible for the servicing, sharpening, and maintenance of the equipment, and Tenant shall assume all responsibility for damages to itself or anyone during use of said equipment and shall hold the Landlord or Owner free and blameless of liability for any such damages. Walks shall be kept free of hazardous objects, ice and snow at all times. If such responsibility is neglected by Tenant, the Landlord may contract the care of the walks to be done at the expense of the Tenant.
8. Tenant has examined the premises and all furniture and fixtures contained within the premises, and accepts the same in their present condition except as otherwise stated herein.
9. **The premises are rented for use only as a residential rental. No animal or pet except _____ shall be kept on the premises without Landlord(s) prior written consent. This permission, if given, may be revoked if in the Landlord(s) sole judgment the above pet is creating a nuisance or disturbance or causing damage to the property. If applicable, written consent, pet terms, deposits, etc. are found in "Attached Pet Addendum".**
10. Tenant shall not disturb, annoy, endanger or inconvenience other Tenant(s) of the building or neighbors, nor use the premises for any unlawful purpose, nor violate any law or ordinance, nor commit waste or nuisance upon or about the premises. Tenant shall be responsible for the conduct of Tenant's guests or visitors as though their conduct was that of the Tenant.
11. Tenant shall obey all the Covenants, Bylaws, Rules and Regulations in effect for the Premises at the time of signing this lease.
12. Tenant shall keep the premises in good order and condition and immediately pay for any repairs necessitated by Tenant's negligence or misuse. Tenant shall be responsible for all minor maintenance such as replacing light bulbs. Landlord shall maintain any other parts of the property and pay for repairs not caused by Tenant(s) negligence or misuse. Tenant shall give Landlord prompt notice of any required maintenance. The property is a non-smoking property. Any damages caused from smoking in the property will be repaired at Tenant's expense. Such expenses could be, but are not limited to, painting, carpeting, window coverings replacement, deep cleaning and washing of all surfaces.
13. Tenant shall not paint nor make alterations of or to the property without Landlord(s) prior written consent. Landlord reserves the right to require Tenant to restore the property to its' previous state, which is prior to painting or alterations, at the Tenant(s) expense. This lease will terminate if the premises become uninhabitable because of dilapidation, condemnation, fire or other casualty for more than 30 days. Rent will be reduced proportionately if the premises are uninhabitable for any shorter period. If tenant believes the premises are uninhabitable, tenant must submit written notice to landlord specifying the condition alleged to breach of the warranty of habitability to: **All Property Services, Inc, 1630 S College Ave., Fort Collins, CO. 80525. Attention: President**

14. Landlord or Agent is permitted to enter the premises to make repairs, inspect the interior of the premises or to show the premises to prospective Tenant(s) or Purchaser(s). In non emergency situations, Landlord or Agent will make a good faith effort but shall not be required to notify the Tenant(s) at least 12 hours prior to Landlord or Agent entry by one of the following methods: telephone or cell phone message, or door hanger, having made such good faith effort, Landlord or Agent shall enter as necessary. If an emergency situation arises, Landlord or Agent is permitted to enter the premises immediately without prior notice to Tenant(s). Tenant shall not change any locks without the prior written consent of the Landlord and if consent is obtained Tenant shall provide Landlord with a copy of the new key the same day the lock is changed.
15. **Tenant may let or sublet all or any part of the premises or assign this lease or any interest in it only with the prior written consent of the Landlord.** If Landlord consents to letting or subletting the premises the Tenant shall pay the Landlord for the cost of advertising plus a fee of one hundred-seventy-five dollars to cover the costs of processing a new rental application and/or lease.
16. If Tenant abandons or vacates the premises and leaves behind personal property of the Tenant or others, all such property shall be deemed abandoned and Landlord shall have the right to remove and dispose of such personal property as the Landlord sees fit, at Tenant(s) sole risk and cost and without recourse by Tenant or any person claiming under the Tenant against the Landlord.
17. Tenant shall be responsible for liability, theft and accident in his/her own unit. Tenant insurance is urged.
18. In the event of any legal action relating to this lease the prevailing party may recover from the other party his/her costs and attorney fees.
19. If a carbon monoxide detector/alarm is installed, tenant agrees: (a) Keep, test and maintain all carbon monoxide alarms in good repair; (b) Notify, in writing, the landlord, if the batteries of any carbon monoxide alarm need to be replaced; (c) Notify, in writing, the landlord if any carbon monoxide alarm is stolen, removed, found missing, or found not operational during the tenant's occupancy of the premises; (d) Notify, in writing, the landlord, of any deficiency in any carbon monoxide alarm that the tenant cannot correct.
20. **In the event Tenant delivers possession of the premises, voluntarily or involuntarily, Tenant shall remain liable for all rent and other obligations under this lease including utilities, late charges, and damages for the stated term of the lease whether or not Tenant(s) right to possession is previously terminated or surrendered by unlawful detainer action or otherwise. Tenant agrees that termination of his/her right to possession shall not constitute termination of the lease or of Tenant(s) obligations under the lease unless Landlord expressly consents in writing to terminating Tenant(s) obligation under the lease.**
21. Time is of the essence. The waiver by Landlord of any breach shall not be construed to be a continuing waiver of any subsequent breach.
22. Tenant has received the attached Lead-Based Paint disclosure from the Landlord. Tenant has read the disclosure and understands that there are some risks involved with exposure to lead based paint and fully accepts all such risks.
23. Tenant shall NOT change any locks without prior written consent of the Landlord and shall, on the same day, provide Landlord with a copy of the new key. There shall be a \$35.00 key charge assessed for any failure to return all keys assigned to the Tenant upon execution of this lease.
- Unit _____ Mail _____ Pool _____ Garage _____ Security _____ Garage Openers _____
24. This lease is subject to All Property Services, Inc. signed approval.
25. Per the 2006 International Fire Code, charcoal grills and propane gas grills with a tank capacity greater than 2 ½ gallons cannot be located within 10 feet of buildings. Electric grills and small camping grills with bottles less than 2 ½ gallons capacity are acceptable. The only exceptions are one and two family dwellings or where buildings, balconies and decks are protected by an automatic sprinkler system.
26. **ADDITIONAL PROVISIONS:** _____

GENERAL RULES AND REGULATIONS AND HOA GUIDELINES

1. Patios, lanais, decks shall **NOT** be used for storage and shall be kept free of any items other than legitimate patio furniture, a barbecue grill (if HOA or building rules allow), and not more than two bicycles. Other common areas shall not be used for storage.
2. All vehicles must have valid, current tags and registration. Vehicles shall be operational and cannot be parked in the same parking place for more than 7 continuous days. The parking or storing of boats, trailers, RV's, campers, etc. is not allowed. Automobile repairs shall **NOT** be made in the parking lot. Vehicle parking allocation shall not exceed one vehicle per bedroom per leased unit. Park only in designated areas or assigned parking spots. Tenant found in violation of this section will result in Tenant vehicle(s) being towed at the vehicle owner's expense.
3. Tenant shall abide by the Rules and Regulations of any HomeOwners Association in which their building, and or unit, belong. If you require a copy of the HOA rules, please make a request for them at our office.
4. Under **NO** circumstances shall warm or hot ashes from fireplaces or grills be placed in trash receptacles or dumpsters.
5. If a dumpster is provided, Tenant shall place all trash in the dumpster. If trash is collected by a trash service on a regularly scheduled day, trash shall not be put out until the scheduled pickup day.
6. If the rental unit is provided with a screen or storm door, Tenant shall not prop it open.
7. If applicable, all Pet Rules, Pool Rules, Exercise Room Rules, Parking Rules and Clubhouse Rules must be followed in accordance with the Rules and Regulations, Covenants and Bylaws of the Governing HomeOwner's Association.
8. The rental unit, Premises, may or may not allow for the overnight parking of commercial vehicles on the property. It is the Tenant(s) responsibility to ask the Landlord if he or she has a commercial vehicle and if parking commercial vehicles overnight is allowed.

The following documents have been provided to Tenant or discussed, explained with the Tenant during the lease signing process and are made a part of this lease. Tenant agrees he or she understands the following and will comply with the term of the lease:

☐ **General Rules and Regulations and HOA Guidelines** ☐ **Pet Addendum(s)**
☐ **Lead Based Paint Disclosure** ☐ **Occupancy Limits Disclosure**

☐ **Blank, Move In Inspection Form To Be Completed By Tenant(s).**
The Original Must Be Returned To Our Office Within 10 days of Move In Date.

This lease, and attachments incorporated by reference constitute the entire lease agreement between the Landlord and the Tenant(s).

Tenant Signature

Tenant Email Phone Number

Tenant Signature

Tenant Email Phone Number

Tenant Signature

Tenant Email Phone Number

Date: _____

By: _____
All Property Services, Inc.

Date: _____

Initial _____

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint and/or lead-based paint hazards. Lead from paint, paint chips and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Owners **MUST** disclose the presence of known lead-based paint and/or lead-based hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

This Premises Was Built: ☐ Prior to December 31, 1978 ☐ After December 31, 1978

Lessor's Disclosure (initial)

____(a) Lessor has no knowledge of lead-based paint and/or lead-based paint hazard present in the housing.

____(b) Lessor has no reports/records regarding lead-based paint or lead-based paint hazard in the unit.

_____(c) Lessor has knowledge of lead-based paint and/or lead based paint hazards present in the housing as listed: _____

____(d) Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing as listed:_____

Lessee's Acknowledgement

_____(e) Lessee has received copies of all information listed above.

____(f) Lessee has received the pamphlet "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME."

Agent's Acknowledgement

____(g) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Lessee

Date

Lessee

Date

Lessee
Date

Lessor / Agent **Date**

OCCUPANCY LIMITS DISCLOSURE STATEMENT FOR PROPERTY LEASE

Fort Collins Neighborhood & Building Services. City of Fort Collins, 281 N. College Ave., Fort Collins, CO. 80522-0580

The City of Fort Collins Code requires that any person selling or leasing a home, apartment or other dwelling unit must inform the buyer or renter about the maximum number of people who, by law, are allowed to occupy that home. All parties must sign where indicated below.

Until January 1, 2007, the maximum permissible occupancy of this dwelling unit is:

1. Any number of persons related by blood, marriage, adoption, guardianship or duly authorized custodial relationship; or
2. Any unrelated group of persons consisting of not more than 3 persons or not more than 2 unrelated adults and their related children, if any

After January 1, 2007, the maximum permissible occupancy of this dwelling unit is:

1. One (1) family (related by blood, marriage, adoption) and not more than one (1) additional person; or
2. Two (2) adults and their dependents, if any, and not more than one (1) additional person

Date: _____

Property Address: _____

Property Owner Name(s): All Property Services, Inc. as Authorized Agent For Property Owner

Property Owner or Authorized Agent's Signature(s): _____

Tenant Name: _____ Signature: _____ Phone: _____

Tenant Name: _____ Signature: _____ Phone: _____

Tenant Name: _____ Signature: _____ Phone: _____

ELECTRONIC FUNDS TRANSFER AUTHORIZATION FORM

I, _____, hereby authorize All Property Services, Inc. to initiate debit entries and adjustments for any debit entries in error from my _____ Checking, _____ Savings Account (select one) at the financial institution indicated on this enrollment form. I further authorize the financial institution named in this enrollment form to debit such account for:

Check Only One Box Below

☐ **Homeowner's Dues Assessments**

☐ **Tenant's Monthly Rental Payments**

I WANT TO:

Check Only One Box Below

☐ **START new EFT**

☐ **CHANGE existing EFT**

☐ **STOP current and future EFT**

I understand that this authorization remains in effect until All Property Services, Inc. receives from me, in writing, notification to terminate the authorization in such a time and manner as to afford All Property Services, Inc. and my financial institution a reasonable time to act on it.

Homeowner or Tenant Account Holder Signature

Date

Name of Homeowners Association (Tenants: Leave blank if this is for rent payments)

HOA DUES: Address of Property or for RENT PAYMENTS: Address of Rental Unit

In order to begin this service, I am providing herewith a cancelled/voided check for the account from which I want my assessments or rent withdrawn – **and** – I am providing the bank account information below:

Bank Account Information:

Name of Bank: _____

Address of Bank: _____

Phone No. of Bank: _____

ABA or Bank Routing No: _____

Account No: _____ Checking or _____ Savings

Initial _____

www.AllPropertyServices.com

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Serving Northern Colorado for Over 25 Years