



KRF Management, 211 S 45th Street, Philadelphia PA 19104
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RESIDENTIAL LEASE Part 1 of 2 Parts

TERM AND AMOUNT: KRF Management agrees to lease to Name of Tenant(s) the dwelling at Address, Philadelphia PA. The term of this lease shall be from Start date to End date. Monthly rent during this period shall be Monthly rent.

Payment is due the first of each month, without notice, in full and in advance, at KRF Mgmt, 211 S 45th St, Philadelphia PA 19104. A \$25 *late fee* will be assessed for rentals not received by the 5th of the month. A \$35 charge will also be assessed for checks returned for non-payment. If these fees are not paid directly by the tenant, they may be deducted from money on deposit.

Unless KRF gives notice to the contrary at least 60 days prior to the ending date of this lease, the tenant will have the option to extend this contract by one, two, or three integral months, or to renew it for one year, under the present terms. The tenant must provide a written notice of the intent to exercise this option at least 60 days prior to the ending date of this lease, or the contract will terminate on the indicated date and the tenant will surrender possession of the premises.

DEPOSITS: A deposit will be collected upon the signing of this lease, in the amount of Security deposit (equal to one month's rent). This will be held as a security deposit and may be applied against damages or losses caused by the tenant during the term of this lease; the security deposit cannot be applied by the tenant in lieu of rent due for any period of occupancy. An additional deposit of Prepaid final month rent (equal to one month's rent) will be collected as an advance toward payment for the final month of occupancy; this is due when the tenant takes possession of the premises.

USAGE: The tenant will use the premises as a living apartment; occupancy will be by no more than Maximum number of occupants. Pets are allowed with approval of KRF Management. Tenant must have an insurance policy covering liability for injuries to persons inflicted by the pet. Complaints of noise, odors, or other nuisance by other residents of the building, neighbors, or or service personnel will be sufficient for withdrawal of such approval, as will lack of the aforementioned insurance policy. Dish- and clothes washing machines are not permitted, except with written permission of KRF Mgmt -- and are subject to an utility usage fee of \$50 per month and a damage deposit of \$250.

UTILITIES: KRF will supply Utilities provided by KRF. The tenant will be responsible for Utilities provided by tenant and all other utilities. Utilities and utility service, including heat, when provided by KRF, will conform to city ordinances.

NOTES:

KRF: _____ DATE: _____

TENANT: _____ DATE: _____



**RESIDENTIAL LEASE
Part 2 of 2 Parts**

ADDITIONAL PROVISIONS & CONDITIONS: It is further agreed:

1. Tenants and KRF Mgmt will honor the terms and conditions of this document and of the *University of Pennsylvania Office of Off-Campus Living Lease Rider*, copies of which may be obtained from KRF Mgmt upon request.
2. Tenants will ensure that the outer doors of the building are properly locked when they and/or their guests enter or leave.
3. Tenants will not keep personal property in the common hallways and stairwells or on the porches of the building; any such items may be removed and disposed of by KRF Mgmt without prior notice.
4. Tenants will properly maintain the premises and dispose of trash, with respect to sanitation conditions in the building, proper use and orderliness of outside storage areas, and adherence to city ordinances for curbside setout at designated times. Tenant will reimburse KRF for the cost of any fines levied by the City of Philadelphia for improper trash disposal, traceable to the tenant.
5. Tenant has been apprised of the possible lead paint hazards associated with older buildings, as set forth in the booklet, *Protect Your Family from Lead in Your Home*, copies of which may be obtained from KRF Management upon request. Tenants with young children or pregnant women will be expected to reduce risks associated with lead by following the procedures enumerated on pages 7 and 8 of the aforementioned booklet -- particularly with respect to cleaning exposed surfaces and notifying KRF of peeling or chipping paint.
6. Tampering with the fire protection equipment in the building seriously jeopardizes safety and is strictly forbidden; tenant will be responsible for damages resulting from such activity; discharge of fire extinguishers is to be reported to KRF; instances of centralized fire alarm activation for nuisance conditions as well as actual hazards are to be reported to KRF Mgmt.
7. Auxiliary space heaters must be approved by KRF Mgmt before they are utilized; use of cooking appliances for auxiliary heating is strictly forbidden.
8. Surcharges on fire or liability insurance levied on KRF by the underwriting companies for conditions caused by tenant – such as but not limited to accumulation of grease on cooking appliances, use of unauthorized space heaters, unsafe storage of flammable items, or blocking of means of egress – will be passed directly to the tenant responsible for the condition.
9. Tenant will be responsible for the payment of any and all legal fees incurred by KRF Management in the event that court action is undertaken to recover possession of the premises or costs of damages caused by the tenant.
10. KRF will provide all normal maintenance services at no charge to tenants. Certain services are considered the responsibility of the tenant; if requested, KRF will provide them as a convenience, but may assess charges for doing so. These include:
 - a. Changing light bulbs within apartments.
 - b. Unclogging of sink drains and toilets when the problem is found to be caused by improper disposal of items found in the drains.
 - c. Changing of locks when the request results from tenants having distributed keys to individuals they no longer wish to have access to their premises.
 - d. Replacement of window glass broken by tenant.
 - e. Repairs necessitated by water damage when the problem is attributable to carelessly getting water on the floor, or by readily apparent leaks which the tenant has not reported in a timely manner.
11. Violating the terms of this lease and creating safety, security, or health hazards – as well as overdue rent – may lead to prompt eviction, with forfeiture of money on deposit and collection of legal expenses incurred by KRF Management.
12. Leases signed in advance will be void and deposits forfeited unless tenant meets occupancy obligations within one week of term inception date – including but not limited to payment of rent and final month's rent deposit and proof of registration with appropriate utilities.

KRF: _____ DATE: _____

TENANT: _____ DATE: _____