

# *Tranquil Properties LLC*

PO Box 496451, Garland, TX 75049-6451

*staff@tranquilprop.com*

**636-277-9709**



## **RENTAL AGREEMENT**

In consideration of a monthly payment of \$1300.00, and equal monthly payments thereafter,

I, \_\_\_\_\_, (tenant) agree to rent the property located at:

\_\_\_\_\_, **O'Fallon, MO 63368**

from Tranquil Properties LLC (agent) for a minimum period of 12 months.

Lease begins on \_\_\_\_\_ and continues through \_\_\_\_\_.

- Tenant hereby agrees that if the property is retained by him/her after minimum rental period, all conditions and terms shall remain in effect.
- Rental payments increase annually according to current market rates but is limited to \$50/month each year.
- Receipt of \$1300.00 deposit is hereby acknowledged [      ]. Said amount is to be returned within 30 days following the termination of this tenancy, provided all keys to said property are returned to agent, tenant owes no rents/penalties to said agent, premise is left in acceptable condition, and said tenant, members of his family, servants, or agents have caused no damage to property. All debris must be removed from property. Tenant shall have all windows cleaned, carpets shampooed and vacuumed, all appliances cleaned and in working order, broken glass and screens repaired/replaced. Costs incurred to rectify any deficiencies in the condition the property, when returned, will be withheld from the deposit. Failure to fulfill the minimum lease period shall result in forfeiture of deposit. Deposit shall never be used for a rent payment.
- Tenant hereby agrees to obtain a Renter's Insurance Policy and keep said policy in force for the duration of the lease. Tranquil Properties LLC, PO Box 496451, Garland, TX 75049-64541 shall be listed as an "Additional Interest" on the policy and a copy provided to Tranquil Properties via the email address listed above.
- Tenant hereby agrees said premises to be occupied by no more than [ ] person(s). Any additional people will incur a **\$50.00** charge per person.
- Tenant hereby agrees to keep agent informed regarding current phone/email and vehicle information for all residents of the property.
- Said premises are not to be used for unlawful purposes. Proper concern for the peace of others in the neighborhood must be shown.

**TENANT** \_\_\_\_\_

**TENANT** \_\_\_\_\_

**AGENT** \_\_\_\_\_

- Said tenant shall give agent a minimum of 30 days written notice of intent to vacate said premises. Upon receipt of which notice, agent shall have authority to erect a sign and show the property to prospective renters before termination of this contract.
- Agent or his employees has the right to inspect said premises at any reasonable time.
- Tenant shall not make any changes to the property without written permission from the agent.
- All monthly payments shall be paid one month in advance or said payment shall be considered overdue.
- **ALL PAYMENTS MUST BE MADE ONLINE AND ARE DUE BY THE 15th OF EVERY MONTH.**
- **Same day payments can be sent directly to [staff@tranquilprop.com](mailto:staff@tranquilprop.com). Recurring payments can be set up at [eRentPayment.com](http://eRentPayment.com), which incurs a \$3 fee per transaction and takes several days to process.**
- Tenant hereby agrees, in the event said rent is not paid by said tenant when due, to pay a penalty of **\$5.00 per day LATE FEE.**
- There will also be a **\$30.00** fee for any failed payments, and late fees will accrue.
- Said tenant agrees to vacate premises when given 30 days written notice from agent, or within 5 days if rent is not paid by due date.
- Failure of said tenant to pay rent in advance or fail to comply with any terms or conditions of this agreement which shall at the option of agent, constitute a breach of this agreement, in the event of said breach tenant forfeits all rights under this agreement.
- Said tenant shall not lease, sublease, rent, loan, or give access to premises.
- Said tenant shall pay all utilities unless otherwise agreed.
- Minor plumbing repairs, stoppage of sewer facilities shall be tenant's responsibility. Do not flush any feminine products, paper towels, etc. There will be a **\$100.00** minimum service fee.
- Tenant hereby agrees there will be a **\$50.00** replacement lock charge and a **\$20.00** lockout charge. Replacement key **\$10.00**.
- This agreement constitutes the full understanding between said tenant and agent. No other agreement shall be binding unless in writing and signed by both parties herein.
- **NO SMOKING OR PETS ALLOWED IN THIS PROPERTY AT ANY TIME!**

TENANT \_\_\_\_\_ SS# \_\_\_\_\_

TENANT \_\_\_\_\_ SS# \_\_\_\_\_

AGENT \_\_\_\_\_ DATE \_\_\_\_\_