

**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", contact: Mark Roderick +1 617 230 3674,

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

UNIT: _____
MOVE-IN DATE: _____
MOVE-OUT DATE: _____
TENANT: _____

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

Landlord agrees to rent to Tenant the accommodations described as Unit Number: \_\_\_\_\_, the "Unit".

**1. 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:** \_\_\_\_\_ 4:00 pm, to **MOVE-OUT DATE:** \_\_\_\_\_ 11:00 am.

**2. THE MONTHLY RENT INCLUDES:**

- Utilities:** Heating, Air Conditioning (from June to September), Hot Water, Gas, Electricity, and Wi-Fi.
- Furnishings:** Double Bed (75in by 54in) (137cm by 190cm), Mattress, Night-table, Closet or Armoire, Dresser, Desk, two Chairs, Rugs, and Art work. As well as Linens, Pillows, and Comforter.
- Appliances:** Refrigerator, Microwave, and CookTop (where applicable).
- Kitchen items:** Cook-ware like pots, pans, knives, and Eating-ware, like plates, cups, and silverware.
- Washer and Dryer** are available in the building.
- Also provided:** Laundry detergent, Dish-washing soap, Hand-washing soap, Hand sanitizer, and Toilet paper.

**3. REQUIRED DEPOSITS:** The **FIRST MONTH** deposit is required to secure the Unit. The **LAST MONTH** and **ONE-MONTH SECURITY** deposits are required **prior** the move-in date. The SECURITY deposit is returned within 30 days after moving out.

**4. OCCUPANCY OF PREMISES:** Units are for **SINGLE OCCUPANCY ONLY**. Tenant shall not assign or sublet any part or the whole of the Unit, nor shall permit the Unit to be occupied for a period longer than a temporary visit (a couple days here and there) by anyone except the individual(s) specifically named above and signer on this lease. Tenant agrees to move out by the **last day of the last month**. In addition, Tenant must inform Landlord if the Unit is **unoccupied for a period of 4 days or longer**.

**5. MOVE-IN AND MOVE-OUT INSPECTIONS:** Tenant and Landlord will do a Walk-Through and complete and sign an inspection check list at the beginning and at the end of the tenancy. Tenant must keep and return the Unit in "Broom Clean" condition.

**6. CLEANING:** Landlord will perform a PROFESSIONAL CLEANING of the unit ONCE EVERY THREE MONTHS. Tenant shall be available for the cleaning times mutually agreed in advance. All Bedroom cleanings include a change of clean linens. The building's common areas are routinely cleaned several times per week. Common areas are Entrances, Halls, Stairs, Laundry room, as well as the Kitchens and Bathrooms off the Halls on the second and third floors.

<b>DEPOSITS RECEIVED:</b>	Date received	Paid by	Signed
1st Month Deposit:      \$ _____	_____	_____	_____
Last Month Deposit:    \$ _____	_____	_____	_____
Security Deposit:        \$ _____	_____	_____	_____

7. CARE OF THE PREMISES: Tenant's Apartment/Room/Studio must be kept in clean condition. Tenant shall not tape to, decorate or alter the Unit or its surfaces. **No boxes, furniture, vehicles, carriages or obstructions shall be placed in the Halls, Stairs or other Common Areas or Passageways.** Although, reasonable wear-and-tear is expected, if Landlord deems that the Unit is dangerously dirty, unsafe, unsanitary, or prone to causing fire and it requires professional cleaning or fixing of any damage caused by Tenant, including tape on walls, clogged toilets or sinks and drains, those costs will be billed directly to the Tenant.

8. RIGHT OF ENTRY: Landlord may enter Tenant's Unit, after knocking first, in case of emergency. Landlord will give Tenant advance notice before entering Tenant Unit to show it to prospective tenants and others.

9. APARTMENT ROOMMATES: If Tenant is sharing an Apartment with a Roommate, Tenant must share the responsibilities of periodically cleaning the Apartment common areas including the Bathroom, Kitchen, disposing of the trash, and other duties.

10. DISPOSAL OF TRASH AND RECYCLE MATERIALS: Tenant must FLATTEN and dispose of RECYCLABLE items like moving and delivery boxes and bags, into the RECYCLE - bigger and blue bins outside. Tenant must dispose of NON RECYCLABLE items into the HOUSEHOLD TRASH - smaller and grey bins outside. All bins are marked and located on the left of the building.

11. DISTURBANCE, ILLEGAL USE: Neither Tenant nor Tenant's family, friends, relatives, invitees, visitors, agents, or help shall make or suffer any unlawful, noisy or otherwise offensive use of the premises. No signs or other articles shall be hung or affixed to the windows, doors, porches, balconies or exterior walls. Tenant shall not change, replace nor add new locks.

12. HOUSE RULES THAT TENANT AGREES TO FOLLOW:

- TURN OFF all electric items when Tenant is not in the Unit, including a/c's, fans, air purifiers, and heaters.
- STAY IN THE KITCHEN while cooking. The Common Kitchen hours are up to 10:00 pm.
- LAUNDRY ROOM HOURS are from 9:00 am to 9:00 pm. To prevent a possible fire, please clean the Dryer's lint-screen after use.
- PARTIES ARE NOT ALLOWED (Tenant could become Liable for after party accidents due to alcohol consumed at Tenant's unit.)
- NOT ALLOWED INSIDE THE BUILDING: Animals, Smoking, Illegal Drugs, Lit Candles, and Bicycles.
- PARKING IS NOT ALLOWED in the driveways at 50 and 52 Irving St. Cars parked there, without consent, **WILL BE TOWED.**

13. LOSS OR DAMAGE: Tenant agrees to indemnify and save Landlord harmless from all liability, loss or damage arising from any nuisance made or suffered on the premises by Tenant, family, friends, relatives, invitees, visitors, agents, or help. Subject to the provisions of applicable law, Landlord shall not be liable for damage to or loss of property of any kind while on the premises or in storage in the building nor for any personal injury, unless caused by Landlord negligence.

14. 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.

15. 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.

16. NOTICES: All Notices must be in writing and delivered by e-mail to markmyrealtor@yahoo.com, or in text format to +1 617 230 3674, or mailed to care of Mark Roderick, Cambridge Ivy Inn, 50 Irving St, Cambridge, MA 02138 USA.

SIGNATURES:

Tenant SIGNS FIRST: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord SIGNS LAST: \_\_\_\_\_ Date: \_\_\_\_\_