



Blue Pine
Property Management

RESIDENTIAL LEASE AGREEMENT

This is a legally binding contract. Read the entire document carefully before signing.

This Agreement is entered into on 7/13/2023, by and between a business entity known as Blue Pine Property Management LLC, hereinafter known as the "Landlord", AND **Tenant(s) name(s) here** agree to the following: _____ hereinafter known as the "Tenant(s)",

OFFER TO RENT: The Landlord hereby rents to the Tenant(s), subject to the following terms and conditions of this Agreement, **Enter Address Here, Idaho Falls, ID, 83404** hereinafter known as the "Premises". The Landlord may also use the address for notices sent to the Tenant(s).

LEASE TERM: This Agreement shall be a fixed-period arrangement beginning on Thursday, July 27, 2023 and ending on Wednesday, July 31, 2024. This agreement will automatically renew on a month-to-month basis unless written notice of termination is given by either party at least thirty (30) days before the initial term ends. A fifty dollar (\$50.00) month to month fee shall be added to the Monthly Rent in the event Resident remains in the Premises after the expiration of the Term, no notice is necessary. Additionally, Owner may increase the rent on a month to month tenancy upon thirty (30) days written notice.

RENT: Tenant(s) shall pay the Landlord in equal monthly installments of \$2,750.00 (US Dollars) hereinafter known as the "Rent". The Rent will be due on the First (1st) of every month and must be paid online through your tenant portal or with certified funds (money order or cashier's check).

LATE FEE: If rent is not paid by 5:00 PM on the 5th of the month, a one-time fee equal to 10% of outstanding balances shall be assessed by the Landlord.

PROPERTY SERVICES FEE: Tenant(s) shall pay the Landlord \$10.00 (US Dollars) per month in addition to rent for property services.

LEASE INITIATION FEE: The Lease Initiation Fee shall be paid from the deposit in the amount of \$150.00 (US Dollars) upon execution of this agreement and shall be deemed consideration for the institution of this agreement and is not a deposit.

SECURITY DEPOSIT: A Security Deposit in the amount of \$5,500.00 (US Dollars) shall be required by the Tenant(s) at the execution of this Agreement to the Landlord for the faithful performance of all the terms and conditions. The Security Deposit is to be returned to the Tenant(s) within 30 days after this Agreement has terminated, less any damage charges and without interest.

PETS: The Tenant(s) Shall Not be allowed to have pets on the Premises or common areas. If Tenant(s) have pets there shall be a limit of two, a non-refundable pet fee of \$300.00 (US Dollars) shall be due upon move in, and a monthly charge of \$25.00 (US Dollars) shall be paid each month in addition to rent.

UTILITIES INCLUDED: None



management company known as Blue Pine Property Management LLC of 1820 E 17th St #135, Idaho Falls, Idaho, 83404 that can be contacted at the following Phone Number (208) 243-9492 and can be E-Mailed at info@bluepinepm.com.

PREMISES DEEMED UNINHABITABLE: If the Property is deemed uninhabitable due to damage beyond reasonable repair the Tenant(s) will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant(s), the Tenant(s) shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.

SERVICEMEMBERS CIVIL RELIEF ACT: In the event the Tenant(s) is or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant(s) receives permanent change of station (PCS) orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, is ordered into military housing, or receives deployment orders, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the Tenant's commanding officer, reflecting the change which warrants termination under this clause. The Tenant will pay prorated rent for any days which he/she occupies the dwelling past the beginning of the rental period.

GOVERNING LAW: This Agreement is to be governed under the laws located in the State of Idaho.

ADDITIONAL TERMS AND CONDITIONS: There are no further terms or conditions that will be added to this Agreement other than any attachments or addendums attached.

ENTIRE AGREEMENT: This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant(s) agree to the terms and conditions and shall be bound until the end of the Lease Term.

TENANT(S) SIGNATURE

Signature: _____ Date: 07 / 13 / 2023

Signature: _____ Date: 07 / 13 / 2023

Signature: _____ Date: 07 / 13 / 2023

Signature: _____ Date: 07 / 13 / 2023

Signature: _____ Date: _____

Signature: _____ Date: _____

LANDLORD(S) SIGNATURE

Signature: _____

Signature: _____

Landlord/Manager's Signature Date: 07 / 13 / 2023