
Venture Capital Partners, LLC
A Real Estate Investment Company

LEASE AGREEMENT

This lease is made on the _____ day of _____, _____.

The Landlord hereby agrees to lease to the Tenant, and the Tenant hereby agrees to take from the Landlord, the Leased Premises described below, and conditions specified herein:

LANDLORD:
Venture Capital Partners, LLC
64 Timothy Drive
Smithfield, NC 27577

TENANT: _____

TENANT: _____

PHONE: _____

Email: _____

Within two weeks of occupancy please contact us with updated contact information.

LEASED PREMISES are those described as:

TERM: The term of the lease will be for _____ months commencing on the day of _____, _____, _____. If tenant remains in possession of the leased premises with consent of the landlord after the expiration date, this lease will convert to a month-to-month lease. **If a tenant breaks the lease prior to one year, the tenant's deposit will not be refunded. The lease deposit IS NOT your last month's rent. The last month's rent must be paid like all other months and the deposit is refunded based upon the condition of the unit at the time of the inspection.** After the expiration date a 30-day written notice to vacate must be given, failure to do this will bind the tenant to another month's rent.

The monthly rental rate for the Leased Premises is \$ _____ per month. The tenant shall make a security deposit in the amount of \$ _____. If the tenant fully complies with the terms and conditions of this lease the deposit will be returned within two weeks of vacating the premises. If tenant does not fully comply with the terms of this lease, Landlord may retain the security deposit to pay amounts owed by tenant, including damages.

Rent is due the 1st of every month. A late fee of \$40 will be added to the account after the 5th day. There will be a \$35 processing fee for any returned checks.

If the tenant defaults in the payment of rent or any other condition of this lease, Landlord may give tenant written notice to cure such default. If tenant fails to cure such default within 10 days of receiving notice, Landlord may elect to terminate the lease, i.e., eviction.

If tenant abandons the leased premises during the term of this lease, Landlord may elect to re-enter the premises, without liability for prosecution or owing damages to tenant, and, at his option, relet the premises.

Only the Following persons may occupy the premises, include name and relationship:

Landlord will make repairs necessary to keep the premises in a fit and habitable condition; however, the tenant shall be liable to the Landlord for any repairs necessitated by the tenant and/or guests intentional or negligent misuse of the premises, such as a stopped-up toilet that was caused by the user.

The tenant is solely responsible for insuring any personal property located or stored at the premises. It is highly recommended that you obtain a renter's insurance policy for your own protection. If there is a loss due to fire or other hazard, our insurance company will hold you financially responsible and even bring about a law suite if necessary.

The tenant shall always maintain the premises in a clean and sanitary condition. Tenant may not make any alterations to the apartment without written consent from the landlord.

The tenant does not own this property. This property is owned by the Landlord; therefore, the Tenant **MAY NOT PAINT, APPLY DECALS, BUILD SHELVES, ADD TO, DEFACE, ALTER, MARK OR MAKE ANY OTHER CHANGES** to the property without written consent from the Landlord. The tenant may install curtains and blinds at the windows.

Tenant may not sublet the leases premises. Only those listed on the lease are permitted to live in unit/house.

The tenant is responsible for the payment of all utilities.

Landlord may enter the premises to inspect it and/or make repairs with a 24-hour notice.

Tenant may not bring or keep pets in the leased premises without prior written consent from the Landlord and payment of a non-refundable pet deposit. If a pet is discovered without consent and a non-refundable pet deposit, your lease/rental agreement will be terminated and you will be told to vacate the property with a 30-day notice.

Tenants must comply with all Laws, regulations, ordinances, and requirements of all municipal, state, and federal authorities.

No satellite dishes are allowed to be mounted to the roof or any part of the roof or any part of the building whatsoever. Mounting on a small pole in the yard is permitted.

No loud music or parties of any kind are permitted. Be aware that you do have neighbors.

If tenant promptly pays the rent and obeys all terms of this lease, the tenant may remain in and use the leased premises without interference from the Landlord.

Upon termination of the lease, the tenant will remove all personal belongings, thoroughly clean the premises, make any repairs caused by the tenant and/or guest, pay all outstanding utility bills and return keys to the Landlord. The tenant is not responsible for ordinary wear and tear.

Tenant is responsible for yard maintenance of single-family homes, landlord is responsible for yard maintenance of apartment or townhomes.

If you live in one of our apartments or townhomes, you are responsible for keeping the yard clean and free of clutter that hinders lawn maintenance (mowing grass). You may NOT add lawn fixtures, such as bird baths, basketball goals, plants and the like. You must also keep automobiles, bicycles and toys or anything else that is an obstacle to mowing around off the lawn everyday as we never know when the lawn maintenance will be performed.

Appliances listed below are property of the landlord.

Park vehicles on the concrete parking pad only.

TENANT DUTIES:

All properties are NON-SMOKING units. You may smoke outside and use a container for cigarette butts. Smoking inside is grounds for eviction.

Pets inside the house/unit are not permitted. Doing so will result in loss of deposit and eviction unless otherwise agreed upon in writing with the paid non-refundable pet deposit.

Waterbeds are not permitted.

Shades and blinds are not furnished; however, you are welcome to use any that are already in place.

It is the tenant's responsibility to check smoke detectors as well as heating and air conditioning filters every 30 days and replace the filters and smoke detector batteries as needed.

If tenant of a single-family household would like to install an above ground pool, tenant must get written consent from Landlord and sign a waiver stating that neither Landlord nor owner will be held responsible for any liabilities related to the pool.

If 30-day notice of move-out is not given, security deposit will remain property of landlord. The same is true if the lease is broken early.

Appliances in house/unit that belong to Landlord:

Refrigerator Dishwasher Stove Microwave
 Washing Machine Dryer

Provide your Post Office Box number to us upon getting this from the post office so that we can communicate with you by mail:

PO Box _____

This Lease Agreement is binding on the Landlord and Tenant. Tenant and Landlord have both read this Lease and all duties of the parties are contained in the Lease.

Landlord _____ Date: _____

Tenant _____ Date: _____

Tenant _____ Date: _____

Please make rent checks payable to Venture Capital Partners, LLC and mail to:

Venture Capital Partners, LLC

1120 South Pollock St.

Selma, NC 27576

Smithfield, NC 27577

If you have a need for a repair, or other need with the property, or an EMERGENCY, call 919-617-1030. Leave a clear message with your property address and your phone number.