

House
Rental
Agreement

Landlord:

Name:

David & Terri Dammon

Address:

285 Cross Gates Blvd.
Slidell, La 70458

Phone Number:

(985)285-4657

Tenant:

Names:

Kathleen & Cosme Reyes

Email:

Katreyes1119@gmail.com
Cosmreyesjr@yahoo.com

Phone Number:

985-590-1172
602-504-301-8741

Number of Occupants:

4

Rental Information:

Property Address:

117 N. Queens Dr.

Slidell La 70458

Amount:

\$1,200.00

Start Date of Agreement:

1 July 2020

Security Deposit:

\$1,200.00

End Date of Agreement:

30 June 2021

Payment Method:

Check or Money Order

Date of payment Due:

1st day of each Month

Late Charges after 5 days:

\$5% (\$60.00)

Terms & Conditions:

This House Rental Agreement made on June 25, 2020 between David & Terri Dammon (Owner/Agent) and Kathleen & Cosme Reyes (Tenants).

I. ACKNOWLEDGMENT

The Owner/Agent agrees to rent the house in its present condition located at
**117 N. Queens Dr.
Slidell La**

to the Tenant under these terms. The Tenant acknowledges the terms of this Agreement and will comply.

II. AGREEMENT TERM

This House Rental Agreement will begin on 1 July 2020 and end on 30 June 2021. After this, a renewal agreement will be created for the new term.

III. MONTHLY RENTAL

The monthly rental shall be \$1,200.00 per month.

Payments will be made by **mail or in person**. The monthly rental shall be collected by **David or Terri Dammon**. The check/money order shall be made payable to David Dammon. If the tenant failed to pay within five (5) days after the due date, late charges of \$5% (\$60.00) will be applied.

IV. SECURITY DEPOSIT

The Tenants agree to pay a security deposit of \$1,200.00. The Security Deposit is to be refunded upon fulfilling this contract, and returning the keys to the Landlord. This Security Deposit will cover any damage to the premise. All appliances furnished shall be remain in home after termination of this contract (i.e. refrigerator, stove, microwave, garbage disposal, hot water heater, HVAC system). This Security Deposit will also cover in case the Tenant fails to pay the utility bills.

V. UTILITIES

Tenants will be responsible for paying all utilities like electricity, water, gas, telephone, cable, and internet.

Utility Companies

Cleco for Electricity

Resolve for Water, Sewer and Trash Pickup

Charter for Cable

AT&T or others for Telephone

Satellite Dish installation requires \$250 Deposit to the Owner

VI. MAINTENANCE AND DAMAGES

See attached Maintenance Addendum.

See attached Mold Notification.

VII. OCCUPANCY

The number of occupants is limited to five (5). It will only be occupied by the Tenant and the Tenant's immediate family member.

VIII. RULES and REGULATIONS

The number of overnight guests shall not exceed five (5). Overnight guest(s) may not stay for more than seven (7) nights.

IX. Pet(s)

Pets are allowed on the premises but limited to 2 pets; See Pet Addendum.

X. Smoking

Smoking is prohibited inside the premises.

XI. PEACE AND ORDER

Tenants agree not to use the premises in a way to disturb the peace in the neighborhood.

XII. ABANDONMENT

If the Tenant abandons the house, the Landlord has the right to enter the house by any means without liabilities.

The Landlord is allowed to presume that Tenant abandoned the premise if the furniture and other items were removed.

If the house is unoccupied for a period of 15 consecutive days without written notification to the Landlord, it will be considered as abandonment.

XIII. AMENDMENTS

This Agreement can only be changed or modified through the written consent of both parties.


XIV. GOVERNING LAW

This agreement shall be governed under the laws of the state of **Louisiana**.

We, the undersigned, hereby agreed that we have read this agreement and bounded by its terms and conditions.

Date of Execution:

June 25, 2020


Owner/Agent (Signature)


Tennant (Signature)


Owner/Agent (Signature)


Tennant (Signature)

MAINTENANCE ADDENDUM TO RESIDENTIAL RENTAL CONTRACT

This Addendum is attached to and a part of the Residential Rental Contract dated Jun 25th 2020 between David/Terri Dammon (hereafter referred to as "Owner/Agent"),

and Kathleen & Cosme Reyes (hereafter referred to as "Tenant") of the real property 117 N. Queens Dr. Slidell La 70458 hereby agree to the following:

PURPOSE

The purpose of this Addendum is to give you, the Tenant, specific examples of things you are responsible for maintaining during the term of your lease so that you will have a better understanding of your obligations under the lease. It does not list everything you are responsible for maintaining. GOOD HOUSEKEEPING IS EXPECTED OF EVERYONE.

VEHICLES

- The Tenant and guests may park only in designated areas and not on the grass.
- Keep driveways free of oil and grease.
- Do not keep inoperable or unlicensed vehicles on the property.

LIGHTS, FILTERS, FUSES, ETC

- Replace burned-out electric light bulbs and blown fuses.
- Use of light bulbs with a higher wattage than is allowed in any light fixture is a fire hazard and is strictly prohibited.
- Reset tripped circuit breakers, oven timers and GFCI receptacles.
- Leave working light bulbs in all light fixtures at the end of tenancy.
- Replace heating and air conditioning filters every month.
- Leave new filter in the air return at the end of tenancy.

CARPETS

- Use a carpet cleaning service to steam clean carpets at the end of tenancy.

FIRE SAFETY

- If you have never used a fireplace before, ask for instruction on how to use it.
- Do not store ashes in trash cans.
- Do not build a wood fire in a fireplace that has connections for gas logs.
- Do not use kerosene heaters.
- Do not use grills within 10 feet (horizontally or vertically) of anything that will burn.
- Tenant shall not tamper with smoke detectors, equipment, or fuse boxes.

Tenant Initials CR KR Agent Initials TD

WATER LINES (to help prevent water lines from freezing and bursting during cold weather)

- Allow water to trickle and place lights as appropriate.
- If you are going to be away from home, have water turned off and water lines drained or leave sufficient heat in the house.
- Disconnect garden hoses from the outside faucets.
- Place insulation around outside faucets.

PEST EXTERMINATION

- Keep the premises free from visible infestations of roaches, ants, hornets, bees, mice, bed bugs and other pests.

LOCKS

- Do not change, alter, or remove any existing locks or add any additional locks without Agent's written permission.
- Immediately provide Agent keys for any changed or additional locks.

EXTERIOR MAINTENANCE

- Mow, water, and general upkeep in a timely manner to ensure landscaping is maintained in good condition.
- Clean any gutters and trim any shrubs at least semi-annually.
- Keep the porches, patios, balconies, and front and back yards free of clutter and unsightly items.
- Owner/Agent reserves the right to request removal of any items deemed unsightly.
- Tenant shall not alter or disturb grounds or landscaping without Owner/Agent approval.
- Tenant may not add plants, ornaments, or signs to a planting area without prior written approval of Agent.
- Owner/Agent is not responsible for providing yard maintenance equipment.

MAINTENANCE REQUESTS

- Non-emergency work requests must be submitted in writing. You may email, fax, mail, or fill out a form. Should you have an emergency, you may call the Owner/Agent.
- Your maintenance request cannot be fulfilled if pets are left unattended.
- It is not our policy to make appointments for maintenance work.
- The vendor/contractor will contact the Tenant directly to make an appointment to complete the work request.
- If you have not heard from the assigned vendor/contractor within 24 hours, please contact us again. (Please remember that several of our vendors/contractors do not have weekend appointments available.)

Tenant Initials CR KR Agent Initials PJD

REPAIRS

- If the Tenant does not keep an appointment to be home for maintenance or repair work, the vendor's/contractor's trip charge will be charged to the Tenant.
- If the Tenant requests repairs and the worker is unable to enter due to unattended pets, extra locks or chains on the door not being removed, the vendor's/contractor's trip charge will be charged to the Tenant.
- The Tenant will be charged for any service calls to repair items that the Tenant is responsible for maintaining.
- The Tenant may not authorize any maintenance or repairs at Owner's expense.
- The Tenant will not be reimbursed for any unauthorized repairs that the Owner is responsible for.

OTHER TERMS AND CONDITIONS

Any changes made to the interior or exterior (i.e. painting) must be approved by owner in writing.

Tenant Initials CR KR Agent Initials DD

MOLD NOTIFICATION ADDENDUM TO RENTAL AGREEMENT LEASE

THIS AGREEMENT made and entered into between David & Terri Dammon "Owner/Agent" and Kathleen & Cosme Reyes "Tenant".
The tenant is renting from Owner/Agent the premises located at: 117 N. Queens Dr. Slidell La 70458.

It is our goal to maintain the highest quality living environment for our tenants. Therefore, know that the Owner/ Agent has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. The tenant is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit. it can cause mildew and mold to grow. It is important that the tenant regularly allow air to circulate in the house. It is also important that tenants keep the interior of the unit clean and that they promptly notify the Owner/Agent of any leaks, moisture problems, and/or mold growth.

The tenant agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. The tenant agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. The tenant agrees to keep the unit free of dirt and debris that can harbor mold.
2. The tenant agrees to immediately report to the Owner/Agent any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
3. The tenant agrees to notify owner of overflows from bathroom, kitchen, or unity laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
- 4 . The tenant agrees to report to the Owner/Agent any significant mold growth on surfaces inside premises.
5. The tenant agrees to allow the Owner/Agent to enter the unit to inspect and make necessary repairs.
6. The tenant agrees to use exhaust fans whenever cooking.
8. The tenant agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit.
9. The tenant agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
10. The tenant agrees to notify the Owner/Agent of any problems with the air conditioning or heating systems that are discovered by the tenant.
11. The tenant agrees to indemnify and hold harmless the Owner/Agent from any actions, claims, losses, damages and expenses, including, but not limited to, attorneys' fees that the Owner/Agent may sustain or incur as a result of the negligence of the tenant or any guest or other person living in, occupying, or using the premises.

The undersigned tenant(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

Cosme O. Reyes

Tenant (Signature)

K Reyes

Tenant (Signature)

Cosme O. Reyes

Tenant (Written Name)

Kathleen Reyes

Tenant (Written Name)

June 25th 2020

Date

David Dammon

Owner/Agent

**PET AGREEMENT
(ADDENDUM TO THE RENTAL AGREEMENT)**

Date: Jun 25th 2020

This agreement is attached to and forms a part of the Rental Agreement dated _____ between David & Terri Dammon, Owners, and Kathleen & Cosme Reyes, Tenants.

Tenants desire to keep a pet named _____ and described as _____ in the dwelling they occupy under the Rental Agreement referred to above. Because this agreement specifically prohibits keeping pets without the Owners' permission, Tenants agree to the following terms and conditions in exchange for their permission:

- 1) Tenants agree to keep their pet under control at all times.
- 2) Tenants agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
- 3) Tenants agree to adhere to local ordinances, including leash and licensing requirements.
- 4) Tenants agree not to leave their pet unattended for any unreasonable periods.
- 5) Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 7) Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Owners or Manager.
- 8) Tenants agree to provide their pet with regular health care, to include inoculations as recommended.
- 9) Tenants agree to provide their pet with an identification tag.
- 10) Tenants agree to get rid of their pets offspring within eight weeks of birth.
- 11) Tenants agree to pay immediately for any damage, loss, or expense caused by their pet, and in addition, they will add \$ 200.00 to their security/cleaning deposit, any of which may be used for cleaning, repairs or delinquent rent when Tenants vacate. This added deposit, or what remains of it when pet damages have been assessed, will be returned to Tenants within 30 days after they have proved that they no longer keep this pet.
- 12) Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted.
- 13) Tenants agree to furnish the Owners with a picture of their pet.
- 14) Tenants agree that the Owners reserve the right to revoke permission to keep the pet should the Tenants break this agreement.

Jun 25th

Date

[Signature]
Owner (Signature)

[Signature]
Tenant (Signature)

[Signature]
Owner (Signature)

[Signature]
Tenant (Signature)