

# CHRIS J. TASOULAS REALTY

103 Winchester Street / PO Box 562 Keene, NH 03431  
Telephone 1.603.352.5843 Fax 1.603.357.1785

Today's date: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ DOB: \_\_\_\_\_

SS# \_\_\_\_\_ Driver's License, (include state) \_\_\_\_\_

Telephone #s: Home: \_\_\_\_\_ Cell or school: \_\_\_\_\_

Work: \_\_\_\_\_ Other: \_\_\_\_\_

Current address: \_\_\_\_\_ City and State: \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_ Time period rented: \_\_\_\_\_

Employer: \_\_\_\_\_ Position: \_\_\_\_\_

Years employed: \_\_\_\_\_ Address: \_\_\_\_\_

Supervisor/Boss: \_\_\_\_\_ Supervisor's phone # \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone # \_\_\_\_\_

Apartment/House you occupied: \_\_\_\_\_ Years: \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone # \_\_\_\_\_

Apartment/House you occupied: \_\_\_\_\_ Years: \_\_\_\_\_

Name(s) of spouse/roommate: \_\_\_\_\_ Phone: \_\_\_\_\_

roommate: \_\_\_\_\_ Phone: \_\_\_\_\_

(This is/These are the person/people you are planning on living with)

Personal references: (Please ***DO NOT*** use; family members, friends, current or former landlords or current employers):

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone # \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone # \_\_\_\_\_

Number of people: Adults: \_\_\_\_\_ Children/Ages: \_\_\_\_\_ # of autos: \_\_\_\_\_

Type of rental: # of bedrooms: \_\_\_\_\_ Time frome you would like to move: \_\_\_\_\_

Have you ever filed for bankruptcy? \_\_\_\_\_ If yes, when? \_\_\_\_\_

Have you ever been served and eviction notice, or been asked to vacate a property you were renting? \_\_\_\_\_ If yes, when? \_\_\_\_\_

Are you a smoker or a non-smoker? \_\_\_\_\_

If you are a student, please fill out the following:

Would one or both of your parents or a legal guardian co-sign the lease? \_\_\_\_\_

Are you or your parents responsible for the rent? \_\_\_\_\_

**Any additional comments:**

---

---

---

---

---

---

**It is understood that pets are not allowed. Water beds are not allowed. I, the undersigned, attest that the information I have provided on this application is true to the best of my knowledge.**

**signature \_\_\_\_\_ date \_\_\_\_\_**

# CHRIS J. TASOULAS

PO BOX 562. 103 WINCHESTER ST. KEENE, NH 03431  
TELEPHONE 603.352-5843. FAX 603.357-1785

## RENTAL AGREEMENT

1. I agree that I will rent, on all terms set forth herein, the apartment/house at \_\_\_\_\_, Keene, NH as a Tenant at will, beginning, \_\_\_\_\_ for \$ \_\_\_\_\_ per month and ending, \_\_\_\_\_.
2. I have 5 days to report in writing, any problems or damages in the apartment/house.
3. I have placed a security deposit of \$ \_\_\_\_\_, check # \_\_\_\_\_, or cash on \_\_\_\_\_, from \_\_\_\_\_. The security deposit is refundable in full, within **30 days** of the completion of this agreement, if the premises and appurtenances are delivered in the condition received. The security deposit will not be substituted for rent.
4. **Security deposits**, placed to hold apartments/houses **will not be returned** under any circumstances if tenant decides **not** to take the apartment.
5. I agree to the required notice in advance and will return all keys, and leave the premises and appurtenances in reasonable condition. If any personal property is left on the premises, it will be discarded and any charges for hauling will be deducted from the security deposit.
6. I will maintain the premises in reasonable and habitable condition at all times. I will participate with the other tenants in cleaning the common areas of the house and property. I will also maintain and shovel my walkway and participate with the other tenants in cleaning and shoveling common walkways.
7. I agree to assume all legal responsibility for the acts and conduct of any visitors and will not violate any laws on the premises.
8. I agree that **no animals or pets** are allowed, at anytime, anywhere on the property, either belonging to the tenant or their visitors, unless otherwise stated by the Landlord. If pets are found on the premises at any time, this may lead to termination of this lease, the security deposit will be forfeited, and the animal **MUST go. If a pet is found on the premises at anytime, your security deposit will not be returned.**
9. I am legally responsible and capable to sign this Agreement. I **will not** transfer or assign this Agreement nor let or sublet without prior written consent of the Landlord. The tenant(s) who has/have signed this document is/are the **only** occupant(s) living at the premises specified on this lease.
10. The Landlord or his representative may enter the premises at any reasonable time for repairs, maintenance, sanitary inspection or to show the premises.
11. I am fully aware that default in payment or the breach of any part of this Agreement may result in eviction. I agree to abide by any appropriate action the Landlord may take or to legal action. 30 days, 2% per month or 24% annually will be charged to any balance due.
12. The cost of repairs for any damages to windows, doors, ceiling, furniture, etc. will be borne by the tenant. Damage as a result of excessive smoking is not considered normal wear and tear. The Landlord shall not be held responsible for any damage to the tenant's personal property resulting from pipes, that burst unexpectedly, roofs that leak because of severe inclement weather, etc. It is recommended that the tenant seek renters insurance. No alterations may be made to the premises without the Landlord's written consent, including changing locks, painting, changing doors, etc.

13. Tenants are not allowed to store their possessions in any common areas, stairwells, hallways, garages, etc. without written permission of the Landlord.

14. Garbage- Landlord shall pay for the disposal of normal household garbage. The tenant shall pay to have large items, such as, mattresses, couches, desks, chairs, air conditioners, etc. hauled away.

15. Lost keys/locked out- during normal business hours, Monday thru Friday, 9am-5pm

1st time we will let you in free

2nd time will be \$10.00

3rd time will be \$25.00

If you lose your keys or are locked out after normal business hours, there will be a \$50.00 charge.

16. No repairs to any motorized vehicle are to be made on the premises.

17. Parking is provided for \_\_\_\_\_ vehicles. Parking in lot is reserved for tenants only- guests must park on the street. The Landlord may have any car that is not registered on this lease towed. The Landlord shall not be held responsible for any damage to a tenant's vehicle while it is parked on the property, whether it be an act of nature or man.

18. Utilities provided with the rent:

\_\_\_none \_\_\_Heat \_\_\_Hot Water \_\_\_Electric \_\_\_Gas \_\_\_Other

If heat is included in your rent, it will be turned on at Landlord's discretion, in accordance with local housing codes.

If electricity is included in your rent and you choose to use an air conditioner, **your rent shall increase by \$25.00 per month during the months that your air conditioner is installed.** \$25.00 per air conditioner, per month.

If electricity is NOT included in your rent, please CALL PSNH at 1.800.662.7764 before you move in.

19. # 2 Fuel oil will be used for heating. If oil is the tenant's responsibility and the tenant runs out, it is not considered normal maintenance and the tenant shall be charged, during normal business hours, Monday thru Friday, 9am-5pm, \$35.00 or during non business hours \$50.00, if you have us restart your furnace.

20. Tampering with the **smoke detector** will be an automatic \$50.00 charge and may result in eviction.

21. Rent is due and payable in FULL on the FIRST day of each rental period. If any installment is not received by our office within five days of its due date, the tenant shall pay to Landlord a late payment charge of \$25.00. A \$25.00 fee will be charged for any check returned, unpaid by your bank. **The rent shall be paid with one check for each apartment. There will be a fee of \$10.00 for each additional check received.**

22. No beer kegs shall be allowed on the premises and No beer pong tables shall be allowed on premises. Subject to \$100.00 fine per person.

23. This is a non smoking apartment.

24. If tenant decides, for any reason to move out before the lease is expired, **the tenant shall be responsible for rent thru the end of this lease**, unless a suitable person is found, with the landlord's approval, to carry thru to the end of the lease. **60 DAYS, PRIOR TO THE END OF THIS LEASE, THE TENANT MUST GIVE WRITTEN NOTICE OF THEIR INTENTION TO EITHER RENEW OR TERMINATE THEIR OCCUPANCY, WITHOUT THIS WRITTEN NOTICE SECURITY DEPOSIT WILL NOT BE RETURNED.**

25. **ANY ITEMS REMAINING ON OR IN THE PREMISES, AFTER THE LEASE IS TERMINATED, WILL BE DISCARDED BY THE LANDLORD AND ALL COSTS WILL BE DEDUCTED FROM THE TENANTS SECURITY DEPOSIT.**