

Little Laurel River Apartments

Lease

Apt. Number	Type	Deposit	Monthly Rent & Other Charges	Date of Lease
# 1	2 BR 1.5 BA	\$900 +\$500 for pet	\$900	2/14/2024

The term of the lease is one (1) year from the Date of Lease above. Tenancy beyond the one (1) year term, is month to month.

Type of Lease (circle): **New** Transfer Replace Renewal

Owner:
IDS
25 Air Park Drive
London, KY 40744

Apartment Address:
1321Barbourville Rd.
Apartment #: 1
London, KY 40744

We are pleased to rent to you the above-described apartment. The term, monthly rent, security, and other deposits are set forth above.

As used in this Lease, the term "you" means the resident(s) whose name(s) appear in this Lease, who are jointly and severally liable; the term "we", "our", and "us" means the apartment community in which the described apartment is located.

READ BEFORE SIGNING

You agree that you will not apply your security deposit to the rent due, and that the full monthly rent will be paid on or before the due date each month, including the last month of occupancy.

The security deposit shall be returned to you after each of the following conditions have been met:

1. The full term of your Standard Apartment Lease must have expired or been terminated without default by you, and you have not held over.
2. A thirty (30) day written notice to vacate must be given on or before the first (1st) day of the month of departure.
3. Your forwarding address must have been left with us.
4. Your apartment, including kitchen appliances. must be cleaned thoroughly in accordance with our written move out cleaning instructions. When you move out, you are urged to inspect the apartment with our representative during normal business hours.
5. After inspection by us, any appropriate charges will be deducted for any unpaid damages or repairs to the apartment its contents (beyond reasonable wear), insufficient light bulbs. including, but not limited to, damage from stickers, scratches, burns, or holes, etc., on walls, doors, floors, drapes, carpets, and/or furniture, etc. Deductions for late payments and returned checks will be as set out in your Standard Apartment Lease

