

ROSEVINE EXTENDED STAY SUITES
416 SUNNY LANE
TYLER, TX 75702
(903)593-9500 or (903)216-6366

1. PARTIES:

This agreement entered into this day, _____, is by and between _____
(hereinafter lessee or occupant) and **Rosevine Extended Stay Suites.**

2. LEASE PERIOD:

Owner does hereby rent to lessee that property known as the _____ for the following term:
_____.

Keypad code: n/a

***All mail or deliveries may be mailed to the office at 416 Sunny Lane Tyler, Texas 75702.**

3. FINANCIAL CONSIDERATION:

Lessee agrees to the following rental rate:

The monthly rate is **\$1995.00** based upon a 30-day consecutive stay. Tax is not applicable.

The daily rate is **\$150.00** per day plus 13% occupancy tax. The daily rate does not apply to this lease.

The weekly rate is **\$630.00** per week plus 13% occupancy tax. The minimum stay is one week.

Monthly rentals are due on the 1st and late after the 5th with a \$25.00 late charge. Rents must pad in a single payment and if paid by check or money order must be a single check. The returned check fee is \$30 and is in addition to any late fees.

***IF THERE IS CAUSE FOR EARLY DEPARTURE, A 72 HOUR NOTICE MUST BE GIVEN AND RATE WILL CONVERT TO THE WEEKLY. Cancellation notice for any reason must be given 72 hours in advance of reserved arrival date. Cancellation after this time will result in forfeit of the deposit.**

4. DEPOSIT:

Lessee/occupant shall make a deposit of **\$500 via credit card authorization** to be held by Owner. This deposit can be retained to cover cost of damages, including that to towels, washcloths, and linens; cleaning; unpaid rent; missing items; or failure to return keys.

5. OWNER/OCCUPANT RESPONSIBILITIES:

_____ **(initials)** Owner agrees to maintain building and operating systems in proper working order during occupant's tenancy. Coffee maker, microwave, and TV furnished with property are in good working order at the time of occupancy and tenant agrees to pay for repairs or replacement necessary due to any cause other than normal wear and tear.

_____ **(initials)** Occupant agrees to keep unit clean and dispose of trash as necessary. Occupant agrees to leave the property and all appliances clean upon vacating and accepts responsibility for cost of repairs for any damage or breakage to furniture, floors, walls, windows, screens or plumbing stoppages due to occupant neglect.

6. NUMBER OF OCCUPANTS:

Lessee submits that person(s) named below, will be occupying subject unit and agrees that no other tenant will be allowed to occupy without express written permission of owner.

Occupant(s) name: _____

Occupant(s) name: _____

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7. INSURANCE:

_____ (initials) Owner maintains fire and extended coverage insurance of the building and the owner's contents only. Lessee/Occupant understands that his/her personal possessions are not insured by owner.

8. NO SMOKING, BURNING OF CANDLES OR INCENSE:

Occupant agrees that this is a NON-SMOKING unit and that he/she will not smoke in the unit or allow anyone else to do so. Two days notice to vacate will be given if evidence of smoking, burning of candles or incense in the apartment is noted. \$500 Deposit will be forfeited and a fee of \$250 for cleaning and deodorizing the property will be assessed.

9. PETS PROHIBITED:

Parties agree and understand that, unless specified in a separate pet agreement, absolutely no pets are permitted on either a temporary or permanent basis. \$500 Deposit will be forfeited and a fee of \$250.00 for cleaning and deodorizing the property will be assessed.

10. GENERAL USE:

_____ (initials) Lessee agrees not to create or allow excessive noise, to use property only for single family, residential purposes, keep no more than one car and to place trash in trash receptacle near curb as provided on a daily basis, if needed.

_____ (initials) Lessee will be held responsible for linens and towels and will pay replacement cost for any that cannot be reused after general laundry care due to **makeup, blood, grease** or any other abuse other than normal wear and tear. Lessee will be notified and billed immediately.

11. OWNER ACCESS:

Owner has a key to the premises and reserves the right to make periodic inspections, adjust thermostats to allow heat and ac systems to cycle and may enter unit to make emergency or requested repairs.

12. FURNISHINGS/KEYS:

Parties agree that furnishings and decorations are being left for the occupant and that they shall be maintained and returned to management in good clean condition upon vacating. All units have key pad access. Occupant may request a key that must be returned upon vacating. If key is not returned a \$50.00 fee will be charged.

13. MAID SERVICE:

Maid service will be provided weekly. Maid will dust, vacuum, clean kitchen and bathroom floors, light fixtures, change sheets, empty trash, remove soiled bathroom and kitchen towels and provide up to two sets of clean ones. Maid service is not responsible for washing dishes, personal laundry, or "picking up after" occupant. Occupant will cooperate fully to coordinate the maid's visit.

14. GREEN UTILITIES (Help keep your Extended Stay costs low)

_____ (initials) Lessee agrees to adjust the thermostat on the ac to a temperature at or above 75 degrees and/or the heater to a temperature at or below 70 degrees when leaving the apartment unoccupied for more than 4 hours.

Lessee/Occupant Date

Rosevine Extended Stay Suites Bert Powell Date