

Apt 5



Spaulding Apartments

Property Owner: Frank & Wingate LLC

Agent: Spaulding Apartments of Oneonta Inc, 10 Market St., Oneonta NY 13820

Date: 04/24/24

Lease Start: 08/22/24

Lease End: 5/18/25.

Agreement between Spaulding Apartments, Property Manager and

Tenant 1: Alexander Bryne

Agree to rent: **62 Church St., Apt. 3 Oneonta, NY 13820**

Tenants agree to rent this dwelling starting on the date specified above for at the rate:

\$3900.00 per semester. Semester rent is due September 1st, 2024, and February 1st, 2025. Monthly rent is \$780 a month for 10 months. Rent is due by the first day of the month. Any payment received after the 5th will have a "late fee" applied of \$50.00.

Each tenant is required to provide a deposit payment of \$500 within 30 days of signing this lease prior to taking possession of the property if that is less than 30 days from the lease signing. If signing this lease prior to December 1st tenant, the deposit balance is due by December 15th.

**** Current security deposit will rollover with \$0 balance****

UTILITIES & SERVICES: The following will be provided by the landlord or tenant as indicated. (T for Tenant and L for Landlord):

- T Cable
- L High speed internet
- L Gas service (cooking)
- L Electric service
- L Snow removal
- L Lawn care
- L Trash pickup
- L Maintenance due to normal wear and tear
- L Furnishings: Bed, dresser, clothes rack, dining table with chairs, couch and tv stand.

This is a legally binding contract. If you do not fully understand we recommend consulting an attorney before signing.

Initials DS
AB DS
JG _____



Spaulding Apartments

This property has a current certificate of occupancy

This property has a current certificate of substantial compliance with the municipality's building code.

All Tenants are jointly and severally liable.

If any legal action is taken to enforce the terms of the hereof or relating to the premises, regardless of the outcome, the Owner shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee. Tenant acknowledges all attorney's fees shall be classified and bill to tenants as "added rent."

Tenants Agree to the following:

- To keep yards and garbage areas clean
- No satellite dish installation
- **To keep from making disturbances and to play music so as not to disturb neighbors.**
- If the property has a front yard it is not to be used a tenant space other than entrance and exit to the property.
- To allow owners to inspect the dwelling or show it to prospective tenants with prior notice of 24 hours (generally by text message) (aside from emergent situations at which as much notice will be given as possible)
- A late fee of \$50 will be assessed for any late rent payments (unless previous arrangements are made with landlord)
- A \$50 fee will be assessed to any checks that do not clear (bounced checks)
- A \$15fee for key replacement
- To pay for any damage caused by the tenant or their guests
- To leave the apartment clean as you found it and return all keys
- To provide a valid cell phone or e-mail address for landlord contact and notifications
- Tenant may not disable smoke detectors. Tenants are responsible for maintaining operability of smoke detectors changing batteries in smoke detectors per city code. Smoke detectors will be inspected by owner every six months per city code
- Tenant gives permission for landlord to complete a background check at landlord's discretion
- Tenants responsible for the replacement of burnt light bulbs (excluding specialty bulbs)
- Only those tenants listed on the lease may live on the premises
- Lockouts / lost keys opened by owner: 7AM-7PM M-F \$25
- Lockouts / lost keys 7PM-7AM \$75
- Public hallways, stairways, sidewalks, porches and entrances must be kept clear of storage or clutter and are for entry/exit only. Any items found in these areas will be removed without notice and charged to the responsible party. This includes the interior and exterior of the property. No banners or flags may be displayed on the interior or exterior surfaces of the property that are common to all units.

Initials

^{DS}
AB

^{DS}
JG

AD 5



Spaulding Apartments

- Violation of any part of this agreement or nonpayment of rent will void this agreement and tenants may be asked to vacate immediately
- Repairs: the tenant must maintain the apartment and all of the equipment and fixtures. The tenant agrees, at tenants own expense, to make all repairs to the unit and replace equipment and fixtures whenever the need results from the tenants acts or neglect.
- Security Deposit will be refunded all at once to the original signer within 30 days of receipt of keys and a cleaned and undamaged apartment. The security may be use by the landlord to repair tenant/guest damage or un-cleaned apartments
- NO pets allowed
- Indoor smoking is not allowed in any common area or apartment. If the smell of smoke cannot be removed upon tenant move-out the tenant(s) will likely lose deposit. A first attempt to remove any smoking related smells will be to wash the walls and flooring (\$100-\$400). If that does not rid the smell, a full repaint of the apartment or house will be completed at tenant's expense.
- No cooking grilles allowed without written permission. In the rare case that they are allowed they may not be within 10ft of any building structure.
- No permanent use of string lights ie "Christmas lights"
- Tenant must not assign this lease or sublet all or part of the apartment. Tenant must get written permission from the landlord prior to the creation of any sublet agreements. If a tenants sublet does not pay rent or causes damages the original tenant will be 100% responsible for those damages and past due rent.
- No one is allowed on any roof at any time aside from an emergency escape in a fire or similar situation.
- No Beer Kegs are allowed
- The sale of alcohol or fee-at-the-door parties are not allowed
- Tenant must give keys to landlord for all locks, tenant must use existing locks and cannot change them without express permission from landlord, changed locks will be removed and the labor will be billed to the tenant
- Plumbing blockages due to improper use of the plumbing facilities will be the responsibility of the tenant. Grease blockages or foreign objects in the toilet will constitute full billing to the tenant of snaking and repairs. No paper towels, feminine products, or "flushable wipes" are to be flushed in the toilet. Toilet paper only
- All trash is to be immediately disposed of in the provided trash disposal area at each property.
- Tenant shall take efforts to ensure that they are conserving energy. Doors are to be closed when space is heated or cooled. Air conditions should only be running when tenant is present. Tenants that do not follow these guidelines will be warned and thereafter responsible for the full cost of the utilities being wasted (electric or gas bills) in addition to their rent.
- Exterior entry doors may not be propped other than furniture moving at move-in and move-out. These situations need be coordinated with the landlord.

Initials

^{DS}
AB

^{DS}
JG

AT



Spaulding Apartments

Property Manager: ^{DocuSigned by:} Jessie Grigsby
15DFB7BFC0454CE...

Tenant (sign): ^{DocuSigned by:} Alexander Bryne
41E3A7419A2545C...

Date: 4/29/2024

Tenant (sign): _____

Date: _____

Tenant (sign): _____

Date: _____

Tenant (sign): _____

Date: _____

Tenant (sign): _____

Date: _____

Initials ^{DS} AB ^{DS} JG _____

APT ←



Spaulding Apartments

Property Owner: Frank & Wingate LLC

Agent: Spaulding Apartments of Oneonta Inc, 10 Market St., Oneonta NY 13820

Date: 07/25/24

Lease Start: 08/01/24

Lease End: 5/31/25

Agreement between Spaulding Apartments, Property Manager and

Tenant 1: Noah Randolph

Tenant 2: Vicotria Helmrich

Agree to rent: **62 Church St., Apt.2 Oneonta, NY 13820**

Tenants agree to rent this dwelling starting on the date specified above for at the rate:

\$1250.00 per month for 10 months. Rent is due the first of the month. Any payment received after the 5th of the month will have a late fee of \$50.00 added to the bill. The total amount due for the lease term is \$12,500.00.

Each tenant is required to provide a deposit payment of \$500 within 30 days of signing this lease prior to taking possession of the property if that is less than 30 days from the lease signing. If signing this lease prior to December 1st tenant, the deposit balance is due by December 15th.

UTILITIES & SERVICES: The following will be provided by the landlord or tenant as indicated (T for Tenant and L for Landlord):

- T_ Cable
- L_ High speed internet
- L_ Gas service (cooking)
- L_ Electric service
- L_ Snow removal
- L_ Lawn care
- L_ Trash pickup
- L_ Maintenance due to normal wear and tear
- L_ Furnishings:

Initials



Spaulding Apartments

This is a legally binding contract. If you do not fully understand we recommend consulting an attorney before signing.

This property has a current certificate of occupancy

This property has a current certificate of substantial compliance with the municipality's building code.

All Tenants are jointly and severally liable.

If any legal action is taken to enforce the terms of the hereof or relating to the premises, regardless of the outcome, the Owner shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee. Tenant acknowledges all attorney's fees shall be classified and bill to tenants as "added rent."

Tenants Agree to the following:

- To keep yards and garbage areas clean
- No satellite dish installation
- **To keep from making disturbances and to play music so as not to disturb neighbors.**
- If the property has a front yard it is not to be used a tenant space other than entrance and exit to the property.
- To allow owners to inspect the dwelling or show it to prospective tenants with prior notice of 24 hours (generally by text message) (aside from emergent situations at which as much notice will be given as possible)
- A late fee of \$50 will be assessed for any late rent payments (unless previous arrangements are made with landlord)
- A \$50 fee will be assessed to any checks that do not clear (bounced checks)
- A \$15 fee for key replacement
- To pay for any damage caused by the tenant or their guests
- To leave the apartment clean as you found it and return all keys
- To provide a valid cell phone or e-mail address for landlord contact and notifications
- Tenant may not disable smoke detectors. Tenants are responsible for maintaining operability of smoke detectors changing batteries in smoke detectors per city code. Smoke detectors will be inspected by owner every six months per city code
- Tenant gives permission for landlord to complete a background check at landlord's discretion
- Tenants responsible for the replacement of burnt light bulbs (excluding specialty bulbs)
- Only those tenants listed on the lease may live on the premises
- Lockouts / lost keys opened by owner: 7AM-7PM M-F \$25
- Lockouts / lost keys 7PM-7AM \$75
- Public hallways, stairways, sidewalks, porches and entrances must be kept clear of storage or clutter and are for entry/exit only. Any items found in these areas will be removed without notice and charged to the responsible party. This includes the interior and exterior of the property. No

Initials Initial
MR Initial
VH DS
JG _____

Apt 4



Spaulding Apartments

banners or flags may be displayed on the interior or exterior surfaces of the property that are common to all units.

- Violation of any part of this agreement or nonpayment of rent will void this agreement and tenants may be asked to vacate immediately
- Repairs: the tenant must maintain the apartment and all of the equipment and fixtures. The tenant agrees, at tenants own expense, to make all repairs to the unit and replace equipment and fixtures whenever the need results from the tenants acts or neglect.
- Security Deposit will be refunded all at once to the original signer within 30 days of receipt of keys and a cleaned and undamaged apartment. The security may be use by the landlord to repair tenant/guest damage or un-cleaned apartments
- NO pets allowed
- Indoor smoking is not allowed in any common area or apartment. If the smell of smoke cannot be removed upon tenant move-out the tenant(s) will likely lose deposit. A first attempt to remove any smoking related smells will be to wash the walls and flooring (\$100-\$400). If that does not rid the smell, a full repaint of the apartment or house will be completed at tenant's expense.
- No cooking grilles allowed without written permission. In the rare case that they are allowed they may not be within 10ft of any building structure.
- No permanent use of string lights ie "Christmas lights"
- Tenant must not assign this lease or sublet all or part of the apartment. Tenant must get written permission from the landlord prior to the creation of any sublet agreements. If a tenants sublet does not pay rent or causes damages the original tenant will be 100% responsible for those damages and past due rent.
- No one is allowed on any roof at any time aside from an emergency escape in a fire or similar situation.
- No Beer Kegs are allowed
- The sale of alcohol or fee-at-the-door parties are not allowed
- Tenant must give keys to landlord for all locks, tenant must use existing locks and cannot change them without express permission from landlord, changed locks will be removed and the labor will be billed to the tenant
- Plumbing blockages due to improper use of the plumbing facilities will be the responsibility of the tenant. Grease blockages or foreign objects in the toilet will constitute full billing to the tenant of snaking and repairs. No paper towels, feminine products, or "flushable wipes" are to be flushed in the toilet. Toilet paper only
- All trash is to be immediately disposed of in the provided trash disposal area at each property.
- Tenant shall take efforts to ensure that they are conserving energy. Doors are to be closed when space is heated or cooled. Air conditions should only be running when tenant is present. Tenants that do not follow these guidelines will be warned and thereafter responsible for the full cost of the utilities being wasted (electric or gas bills) in addition to their rent.
- Exterior entry doors may not be propped other than furniture moving at move-in and move-out. These situations need be coordinated with the landlord.

Initials

Initial
NR

Initial
VH

DS
JG



Spaulding Apartments

Property Manager: DocuSigned by:
Jessie Grigsby
15DFB7BF60454CE...

Tenant (sign): Signed by:
Noah Randolph
41385DFF9063482...

Date: 7/29/2024

Tenant (sign): Signed by:
Victoria Helmrich
F0C204862B3B41E...

Date: 7/29/2024

Tenant (sign): _____

Date: _____

Tenant (sign): _____

Date: _____

Tenant (sign): _____

Date: _____

Initials Initial
NR Initial
VH DS
JG _____

Apt 1



Spaulding Apartments

Property Owner: Frank & Wingate LLC

Agent: Spaulding Apartments of Oneonta Inc, 10 Market St., Oneonta NY 13820

Date: 02/28/24

Lease Start: 06/01/24

Lease End: 5/31/25.

Agreement between Spaulding Apartments, Property Manager and

Tenant 1: Eve Zheng

Agree to rent: 62 Church St., Apt.1 Oneonta, NY 13820

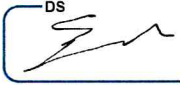

Tenants agree to rent this dwelling starting on the date specified above for at the rate:

\$4,500.00 per semester for 2 semesters. Summer months will be \$900.00 per month and due by the 1st of each month. Semester rent is due September 1st, 2024, and February 1st, 2025. Any payment received after the 5th of the month will have an automatic late fee of \$50.00 applied. The total amount due for the lease term is \$11,700.00.

Each tenant is required to provide a deposit payment of \$500 within 30 days of signing this lease prior to taking possession of the property if that is less than 30 days from the lease signing. If signing this lease prior to December 1st tenant, the deposit balance is due by December 15th.

UTILITIES & SERVICES: The following will be provided by the landlord or tenant as indicated (T for Tenant and L for Landlord):

- L_ Cable
- L_ High speed internet
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- L_ Lawn care
- L_ Trash pickup
- L_ Maintenance due to normal wear and tear
- L_ Furnishings: Tv, Night- Stand, Dresser, Bed, Desk, Couch, TV Stand and table and chair set

Initials  



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This property has a current certificate of occupancy

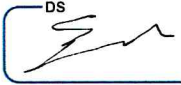

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Initials   _____



Spaulding Apartments

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Initials

^{DS}

^{DS}



Spaulding Apartments

Property Manager: DocuSigned by:
Jessie Grigsby
15DEB7BEC0454CE _____

Tenant (sign): DocuSigned by:
[Signature]
4E8124F69ACA43D... _____

Date: 3/14/2024

Tenant (sign): _____

Date: _____

Tenant (sign): _____

Date: _____

Tenant (sign): _____

Date: _____

Tenant (sign): _____

Date: _____

Initials DS
[Signature] DS
JG _____