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Aug 09 2021

SC Court of Appeals

843-205-4384

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Rental Agreement

The following rental agreement between Jo Dorrell(owner) :6842 Fork Road: Effingham, SC 29541 telephone 843-250-0912 and

Zenia Wilson
enant(s) for 2247 South Delight A

1. Tenant agrees to pay \$ 700⁰⁰ per month due and payable on the 10th day of each month . A late fee of \$5.00 per day is owed beginning 5 days after the rent is due . Owner may terminate agreement with 2 week notice and return of any prepaid prorated rent money. A deposit of \$ 700⁰⁰ will be paid by the tenant. It is refundable if the premises are left clean and undamaged, all terms of the agreement have been complied with, and rent has been paid for 12 months

- or more. Compliance is at the owners discretion.
- 2.Any indication of Alcoholic beverages is not allowed on the premises
- 3. No pets allowed without permission from the owner. All pets must be spayed or neutered. No pets obtained after rental agreement date are allowed.
- 4.Occupancy is limited to tenants named above. Subletting is not allowed. . There is a \$10/day charge for each guest staying past 11 PM.
- 5. Heat must be maintained to prevent the freezing of plumbing.
- 6.If locks are changed tenant must provide owner with key within 48 hours.
- 7. Noise must not be made that will disturb other tenants. No ATVs/4 wheelers
- 8. The owner has the right to enter and inspect the premises as he/she deems necessary.
- 9. I will not give any information out to furniture or appliance rental businesses.
- 10. Tenant is responsible for his/her personal property insurance.
- 11. Tenant is responsible for checking smoke/fire detectors and replacing batteries..
- 12.You are responsible for taking trash to a recycling center. If left outside, Tenant must secure household garbage/trash in covered containers (not just plastic bags) . Do not burn household trash outside. No outside fires.
- 13. Failure to maintain electricity for a period of 72 hours will be considered a cause for immediate termination of this agreement with a five day notice.
- 14. Outside of the home- shirts are required.
- 15. No swimming pools or trampolines.

This clause hereby constitutes written notice of eviction-If rent is not paid within 5 days of the due date and/or any part of the rental agreement is not complied with, the owner may terminate this agreement and tenant(s) agree to vacate the premises without further delay

Owner
Jo Dorrell

Tenant
Zenia Wilson

Reference

*****Let me know immediately if your toilet does not cut off as quickly as it should, so that I can make the necessary repair *****