

RENTAL AGREEMENT

1. **Parties to the agreement.** This rental agreement is between _____, tenant, and Pelican Properties LLC, owners, for rental of the unit located at _____.
2. **Terms of the agreement.** This rental agreement shall commence on the ____ day of _____, _____, with monthly renewal (this is a month-to-month rental agreement).
3. **Owner contact information:**
 - a. **Email:** nora_kelly@mac.com
 - b. **Phone:** h. 907 479 3840, m. 907 978 7127
 - c. **Mail:** Pelican Properties, PO Box 82840, Fairbanks, AK 99708-2840
4. **Renewal.** This agreement will automatically be renewed on a month-to-month basis from the 1st of the month, except the first month may be less than a full month, until written notice is given by either party at least thirty (30) days before the tenant is to vacate the property.
5. **Move-out notice.** At least thirty (30) days written notice of intent to vacate must be given by tenant to owners prior to move-out. If the date of vacation does not coincide with the monthly renewal date of the 1st of the month, tenant will be charged a daily pro-rated rental fee for those days beyond the monthly renewal, as described in item 6 below. Tenant will be charged the full amount of the security deposit for failure to give a 30-day written move-out notice.
6. **Security, damage, and cleaning deposit.** Tenant agrees that a security, damage, and cleaning deposit of \$550.00, shall be paid on signing of this agreement. This deposit will be refunded in full if and when the tenant vacates the rental unit in the same condition as when received, reasonable wear excepted. Tenant must report defects or damages in writing to owners within 24 hours of the commencement of this agreement. A list of itemized cleaning fees and damage notes is attached to this agreement.
7. **Rent.** Tenant agrees to pay \$625.00 per month rent, deposited in advance to Pelican Properties account #501095 at CU1 Federal Credit Union. Rent payment is due in the account on the 1st day of each month. Owners will not pick up rent at the property. Rent paid after the 1st of the month is deemed late and delinquent. If rent is not paid on or before the 10th day of the month, tenant agrees to pay an additional rental charge of \$5.00 per day until rent is paid in full. Tenant agrees to pay \$50 for any returned check. A tenant who moves into the premises prior to the 1st day of a month, or vacates premises prior to the end of the month shall pay a daily pro-rated rental rate of \$21.00 per day.
8. **Subletting.** No subletting, assignment, or securing of replacement tenants will be allowed under this agreement.
9. **Pets.** Pets are permitted only with approval of the owners throughout the term of this rental agreement. At any given time, no more than two pets are allowed to reside on the premises. No livestock or rearing of animals is allowed without prior written approval of owners.
10. **Tenant conduct.** Tenants, families, and guests agree that their conduct will not be disorderly or unlawful, and will not disturb the rights, comforts, or conveniences

Tenant initials _____

of other persons in the area. Tenants agree they will not conduct any commercial business from the unit.

- 11. Open Fires.** No open fires (fire pits, trash fires, camp fires, etc) are allowed at any time on the property. Gas grills and commercial charcoal grills (e.g. Weber) may be used. Extreme care should be used in the disposal of all coals.
- 12. Maintenance of property.** Tenant agrees to keep the unit, out-buildings, and grounds orderly, clean and sanitary. Tenant agrees to dispose of garbage and waste appropriately and in accord with applicable laws. The outhouse and sink drain must never be used for disposal of garbage, oils, chemicals, or petroleum products. The tenant is responsible for snow and ice removal from the unit's porch and steps, and the entrance drive and parking area that immediately accesses the unit.
- 13. Alterations.** Tenant may not make, allow, or cause to be made, any alterations of owners' property or fixtures without written consent by the owners. There will be no antenna installations, additional phone or TV cable outlets, attachments to wooden beams or other woodwork, lock changes or additional locks or installation of out-buildings or storage sheds, without written permission by owners.
- 14. Mechanical systems.**
 - a. **Ventilation:** The unit is equipped with a mechanical ventilation system designed to control humidity, maintain healthy air quality, and prevent moisture damage. The system is comprised of an intake vent and a humidistat-controlled exhaust fan. Tenant agrees not to modify the operation of this system.
 - b. **Gray water drain:** Tenant agrees not to put solids of any sort down the sink drain, as this will clog the drainage system.
 - c. **Toyo heater:**
 - i. **Fuel:** Tenant agrees to use only Number 1 fuel oil or kerosene in the Toyo heater as other fuels can gel, clog the filters, soot up the burner and cause other problems. To operate properly, Toyo heaters **MUST NOT BE ALLOWED TO RUN OUT OF FUEL**. If the stove fuel pump and/or fuel filters require replacement as a result of tenant allowing fuel to run out, tenant will be responsible for maintenance and replacement costs.
 - ii. **Clock:** To operate properly the Toyo **HEATER CLOCK MUST ALWAYS BE SET**. If there is a power outage and the clock is not re-set, then the stove will not run the automatic cleaning cycle, leading to problems with proper burning and the igniter.
 - d. **Fire extinguisher:** The unit is equipped with a fire extinguisher. If the extinguisher is discharged for any reason, the tenant is responsible for immediate recharging or replacement.
- 15. Fuel Oil Payment Process.** When the tenant moves in and when the tenant moves out the owners and tenant will measure the amount of heating oil in the fuel tank. These amounts will be the basis for payment at current fuel prices at move-out. e.g. If there was 250 gallons of fuel upon moving in and 200 gallons upon moving out, and the price is \$3.00 per gallon at move-out the tenant shall reimburse the owners $50 \times \$3.00 = \150 .
- 16. Electrical systems.** The unit has been wired by a licensed electrician and the electrical system must not be modified in any way by the tenant. Use of electricity

Tenant initials_____

by the tenant must be in accord with safe operating practices and the uniform electrical code. For example, use of extension cords to substitute for permanent wiring is not acceptable. The unit is equipped with smoke alarms. The tenant is responsible for periodic cleaning of the smoke alarms (vacuuming will suffice) and replacement of backup batteries. The tenant is responsible for replacement of burned out lights.

- 17. Reimbursement by tenant for loss.** Tenant agrees to reimburse owners promptly for any loss, property damage, or costs of repairs or service caused by negligence or improper use by residents, their family, guests, or pets.
- 18. Owner will not be liable.** Owners will not be liable for any damages or losses to person or property caused by other persons. Owners will not be liable for personal injury or damage or loss or residents' personal property from theft, vandalism, fire, water, rain, hail, ice, snow, earthquake or other causes whatsoever, unless the same is due to the negligence of owners.
- 19. Repairs and malfunctions.** Tenants agree to request all repairs and services by email or USPS except in an emergency, when telephone calls will be accepted.
- 20. Default.** If tenant fails to pay rent or other lawful charges when due, or if tenant fails to reimburse owners for damages and repairs when due; or if residents, their family, guests or other occupants violate the conditions of this agreement, or if residents abandon the premises, then the owner may terminate the occupancy by giving tenant seven (7) days notice in writing, which notice may be posted near the door of the unit. No prior written notice will be required prior to filing eviction or damage suits.
- 21. Identification, contact information, and credit check.** The tenant agrees to provide the owners with personal identification, such as a photocopy of a current drivers license or passport, and to provide contact information (mailing address and phone number) for tenant and emergency contacts, and to keep this information current until thirty (30) days after the termination of this agreement and vacation of the unit. The tenant gives permission for owners to conduct a credit and background check based on this information.

Full name:

Current mailing address:

Employer name:

Employer address:

Work phone:

Home phone:

Cell:

Email:

Emergency contact name:

Relationship to tenant:

Emergency contact mailing address:

Emergency contact phone:

Tenant initials_____

Tenant acknowledgement: I have read this agreement, including the list of cleaning/damage fees, and discussed any questions with the owner. I understand and agree to the terms and conditions, and have been given a signed copy of this agreement.

Tenant: _____

Date: _____

Owner acknowledgement: I have discussed this agreement with the tenant, answered all questions about the agreement, and have received a damage deposit in the amount of _____ and initial rent payment of _____. The next rental payment of _____ is due _____

Pelican Properties LLC, by: _____

Date: _____ 479-3840 (home) 978-7127 cell, 978-0992 cell

Fuel Tank Statistics

Upon moving in the fuel tank contained _____ gallons.

Upon moving out the fuel tank contained _____ gallons.

The difference is _____ gallons.

Current price is _____ dollars.

So the owners/tenant owes the owners/.tenant _____ dollars.

Tenant acknowledgement: I confirm that the fuel tank contained the recorded amount of fuel when I moved into the cabin.

Tenant: _____

Date: _____

Owner acknowledgement: I confirm that the fuel tank contained the recorded amount of fuel when the tenant moved into the cabin.

Owner: _____

Date: _____

Tenant initials _____

Pelican Properties Cabin Cleaning Checklist and Fee Schedule

When the tenant leaves the cabin they are responsible for cleaning the cabin to the same standard they benefited from when they moved in. This will take some time and effort. In order to receive a full refund of the damage/cleaning deposit, the cabin should be clean and ready for the next tenant without further attention from the owners.

To assist the tenant, we provide the following cleaning checklist and a list of the typical charges we will apply to the cleaning/damage deposit if the cleaning is not carried out to the necessary standard.

Kitchen Area

Stove: Clean top and outside surfaces, especially the top around the burners and the oven glass. Do not use harsh abrasives! Clean the area under the burners. The burners can be removed and the stove top hinges up to allow cleaning. Run auto clean on the oven and then sponge it out. \$50 cleaning fee.

Fridge: Clean outside surfaces. Vacuum/sweep underneath. Clean interior of all food spots and residues. \$50 cleaning fee.

Sinks, countertops, and cupboards: Clean sink, especially around drains. Sponge off countertops and shelves in cupboards and drawers. \$50 cleaning fee.

Downstairs Area

Floor: Mop painted floor areas only. DO NOT mop with water any wood floor surfaces. Vacuum and spot remove any carpeted areas. \$100 cleaning fee.

Upstairs

Sweep and damp sponge upstairs wood floor. \$75 cleaning fee.

Windows

Clean inside of windows. Wipe down sills. \$50 cleaning fee.

Walls

Remove any picture hangers and fill all holes with spackling. \$50 cleaning fee. (additional charges if drywall repairs are required).

Outhouse

Sweep and clean floor and inside surfaces. Sweep deck area outside. \$50 cleaning fee.

Tenant initials_____

Grounds

Remove everything you brought with you. Fill holes dug by dogs or other pets. Pick up all trash or debris. Cleaning/removal fee for trash, debris, or other damage to grounds is \$100.

Damage

In addition to cleaning, property damaged beyond usual wear and tear will be charged against the deposit at replacement or repair cost. Remember that no items should be permanently affixed to walls or woodwork and no additions, alternations or new structures are allowed without prior written consent of the owners. Tenant is requested to guard against water damage to windowsills, excess abrasion of floors, and cutting into counter tops.

LIST OF CURRENT CONDITIONS IN UNIT PRIOR TO TENANT OCCUPANCY

Please list any pre-existing conditions in the unit that require repair or attention by owner:

Tenant initials_____