

**LEASE OF COLLEGE OF AGRICULTURE RESIDENTIAL PROPERTY
REAL ESTATE SERVICES
UNIVERSITY OF KENTUCKY**

Effective Date of Lease _____

THIS LEASE, made this _____ day of _____, _____ by and between the UNIVERSITY OF KENTUCKY, hereinafter referred to as the LESSOR, and

Student / Staff ID # _____

Student / Staff ID # _____

Student / Staff ID # _____

Hereinafter referred to as the LESSEE, the LESSEE being a registered full-time University of Kentucky student, full-time staff, STEPS or faculty shall be wholly or singularly responsible for the property and the taxable rent liability. If an employee is required to live in a University Property as a condition of their employment, the employee is EXEMPT from this taxable rent liability, but is required to sign a lease.

WITNESSETH:

1. The LESSOR hereby leases to the LESSEE the following premises, to wit:

University Building Number: _____

Address: _____

County: _____

2. The lease is for a period of one month, and shall continue from month to month unless terminated by one of the parties as hereinafter provided. If the residence will be occupied on a temporary basis, the LESSEE will be required to vacate the premises on or before Month _____, Day _____ Year _____.

3. The LESSEE agrees that living in a University of Kentucky property carries with it a taxable fringe benefit, which requires that Federal, State, and local income taxes plus FICA (Social Security and Medicare) taxes be deducted from the LESSEE'S University pay check, each pay period. The LESSEE agrees that the taxable benefit is based on the market value of the rent plus utilities, if the utilities are paid by the University. If the utilities are paid by the LESSEE, the taxable benefit is based on market rent only.

The LESSEE agrees that the market rent and University provided utilities for the subject property is \$ _____ per month, and the appropriate taxes will be deducted from each bi-weekly paycheck. These payroll deductions will continue until LESSEE has removed all personal belongings from the premises and surrounding property, and there has been an inspection by Facilities Management.

4. The LESSEE agrees the he/she has inspected the premises and accepts the same in their present condition, it being understood that the LESSOR is not liable for injuries to the LESSEE, his licensees, invitees, or guests resulting from any defect excepting only those not discernible by reasonable inspection. A Check-In/Check-Out Inventory List will be made and signed by LESSOR and LESSEE. Final inspection will be made on the last day of occupancy unless Move-Out occurs on a weekend, then inspection will be made prior to that time.

5. The LESSEE agrees to take good care of the premises and return the same at the expiration of his/her term in as good order as received, ordinary wear and tear and natural decay excepted, and further agrees to report to LESSOR any need for repairs to the premises occasioned by normal wear from occupancy. LESSEE agrees to mow and trim around premises regularly. Work Orders for repairs are to be turned in to Facilities Management.
6. The LESSEE shall not construct or place any outdoor structure, garage, storage building, carport, or the like on the property.
7. The LESSEE agrees that the structure is not to be altered, added onto, renovated, or any other construction/demolition activity carried out in or around the structure. LESSEE shall not perform any plumbing, electrical, heating/cooling, repairs/new construction in or around the property. Any violation of this nature is subject to immediate notice to vacate.
8. This lease may be terminated by either of the parties upon WRITTEN NOTICE delivered to the other party on the first day of the month, termination to be effective 30 calendar days subsequent to the date of said notice, EXCEPT THAT THE LESSOR MAY TERMINATE WITHOUT NOTICE ON DEMAND FOR BREAKING ANY COVENANTS HEREIN DESCRIBED.
9. The LESSOR agrees (said LESSEE having performed all his/her obligations under this lease) that said LESSEE shall quietly hold and occupy said premises during his term without hindrance or molestation by LESSOR or its agents. However, LESSOR reserves the right at reasonable times to enter and inspect the premises and make any necessary repairs. If through periodic inspection of the premises there is evidence that any violations have occurred, LESSOR may terminate without notice on demand.
10. The following additional stipulations are hereby declared to be a part of this lease:
 - a. In no event may the premises be occupied by more than _____ persons. Violation will result in an immediate notice to vacate.
 - b. This lease, at the option of the LESSOR, shall be void and forfeited on case of any violation of any covenant herein contained.
 - c. The LESSEE is subject to all University of Kentucky regulations, policies, procedures and practices, and those contained in the CODE of STUDENT Conduct (for student residents only): Rules, Procedures, Rights and Regulations.
 - d. ALCOHOL: Tenant agrees not to allow underage drinking on the premises and to abide by Local, State and Federal laws governing underage drinking. Violation of this agreement will result in legal action and/or an immediate notice to vacate.
 - e. Entrance locks are not to be changed and additional locks are not to be installed. Keys are not to be duplicated.
 - f. The use, possession or distribution of controlled substances, and/or drug-related paraphernalia except as expressly permitted by law will result in immediate notice to vacate.
 - g. Keeping pets in or at the residence requires the permission of the immediate supervisor. Damage to the residence by a resident's pet is the responsibility of the LESSEE to pay for such repairs, and may result in the notice to vacate the pet and/or the tenant.
 - h. Outside burning of any kind is prohibited.
 - i. The use of fireplaces is prohibited, and the use of any wood burning stove or device shall be by permission of the University Fire Marshall and the Assistant Dean, College of Agriculture, Facilities Management only.
 - j. Inoperable vehicles, boats, recreational vehicles, and miscellaneous trash/personal property in the yard is prohibited and the LESSEE will be asked to remove such items and given 30 days to remediate the issue or the LESSEE will be asked to vacate.
 - k. A copy of information on lead and asbestos hazards in the environment is attached to tenant's copy of lease
 - l. Utilities to be paid by tenant: GAS_____, ELECTRIC_____, WATER _____, NONE _____

IN WITNESS WHEREOF, we have affixed our signatures, the day and year first above written. This lease is executed in duplicate and the copy having full force as the original.

UNIVERSITY OF KENTUCKY (LESSOR)

SUPERVISOR:

LESSEE:

ADDITIONAL LESSEE OVER 18 YEARS OF AGE:

ADDITIONAL LESSEE OVER 18 YEARS OF AGE:

ADDITIONAL LESSEE OVER 18 YEARS OF AGE:

Assistant Dean
Facilities Mangement:
UK College of Agriculture

Date: _____