



## LEASE AGREEMENT

Term: 12 months, beginning August 1st, 2025 and ending July 30th, 2026

This lease, made and entered into this 23rd day of July 2025. By and between Winstead Property Rentals LLC, here in after referred to as "Lessor" and

[Redacted]  
[Redacted]  
here in after referred to as "Lessee/tenant" for the property located at  
207 Church St. Apt 1, Martin, TN 38237

1. Lessee agrees to pay Lessor a monthly rent in the sum of \$ 850.00 dollars, to be due on the 1<sup>st</sup> of the month. If the rent is not paid within (5) days of the due date, a late charge of TEN PERCENT (10%) will be added. An additional 10% will be added every ten days thereafter until rent and all penalties are paid in full. Any returned checks will be charged \$50.00. There will be NO exception to this rule.

2. Lessee agrees to obey all laws and ordinances affecting premises.

3. Lessee will be responsible for the deposits/payment of all utilities, to include, but not limited to water, electric, gas, telephone, cable, and lawn mowing/trimming, maintaining a clean parking area, etc. Receipts of utility deposits are required to be submitted to the office in order for lessee to receive keys to property.

4. All reports of repairs or any irregularities must be made immediately to Lessor. Lessor is not responsible for any food/beverage that is lost due to power outages or appliance failure.

5. This lease may be terminated at any time by the Lessor for failure to comply with the terms of this lease.

6. During the Lease term, Lessee shall make, at Lessee expense, all necessary repairs to the Leased premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, all broken windows, all drain stoppages, all electrical fuses, all light bulbs, HVAC filters (every 30 days), and other parts of the Leased premises damaged or worn through normal occupancy, except for major mechanical systems, or the roof.

7. All tenants agree to keep inside and outside of house in a presentable (no inside furniture on the porch or deck etc.) manner and have NO PETS, unless agreed with signed pet agreement and pet fee. There will be \$1,000.00 a month penalty if any unapproved pets are found on premises. This also includes pet sitting for any reason for anyone.

8. Lessee shall be responsible for ALL actions and damages of guests and visitors on the premises. Lessor shall not be responsible to Lessee or Lessee's guests, for any damage caused to persons or property by act, negligence, or commission on the part of the Lessee, Lessee's guests, or by theft, fire, flood, tornado, or other such event. Lessee shall hold harmless from all claims, including attorney fees.

9. Lessee is always responsible for contents (personal belongings) and should not expect Lessor to provide insurance for any reason. Lessor does recommend that the Lessee carry rental insurance. Lessor will carry insurance on the building only.

10. Lessee is not allowed to alter the property in anyway, unless given written permission by Lessor. This includes but not limited to painting, flower beds, fence, stick on LED lights, or changing any fixtures. All alterations to the property by the Lessee with the Lessor's written consent shall become property of the Lessor and shall not be removed from the premises. Lessee will be charged to remove or repair any such unauthorized or undesired alterations to the property. Lessee may not change their door or dead bolt locks without getting Lessor's permission in advance and giving Lessor a key.

11. Lessor, his/her representative, agents, employees, may enter the leased premises at any time with pass key or otherwise to examine premises, to make needed repairs, or when moving notice is given, to show premises to prospective tenants.

12. Abandonment. In the event the Lessor suspects Lessee has vacated the premises the Lessor, at his or her discretion may inspect the premises. If any rent shall be due and unpaid, or if premises appear abandoned, deserted, or vacated, if utilities have been disconnected then it shall be lawful for Lessor, his/her agents, representatives, attorneys, successors, or assigns, to reenter said premises, to remove and put out the Lessee and each and every occupant. Upon such reentry by the Lessor, representative, agents, employees, any and all property, items of belonging to Lessee or any other person shall become the Lessor's property. Lessee shall be liable for damages to the Lessor for all losses sustained.

13. The Lessor reserves the right to make such other reasonable rules as in his/her judgement may from time to time be needed for the safety, care and cleanliness of the premises, and for the preservation of good order therein.

14. Lessee will not allow anyone to share said premises, keep roomer or boarders, (girl or boy friends) not assign, sublet or transfer said premises without Lessor's consent. This means no one will stay at the home more than two days in a week without being on the Lease. If you intend on someone staying longer you must talk to Lessor and have written permission prior to someone staying. If someone is moved into the premises, they must fill out a rental application and be added to the Lease Agreement. If someone is found to be living in the house without permission or proper paperwork, you will be charged an extra \$250.00 a month, and subject to Lease termination.

15. In the event that legal proceedings become necessary to collect moneys owed to Lessor, the Lessor's fees and court costs shall be added to the Lessee's balance and become immediately due and payable.

#### 16. SECURITY DEPOSIT

At the time this lease contract is signed, Lessee shall deposit \$ 850.00 with the Lessor as a security deposit for the performance of the covenants of this lease contract by Lessee. Security deposit CAN NOT be used as first or last month's rent. Security Deposit can be used to pay for damages caused by tenant during rental term. Provided that the Lessee does not default in performance of any of the lease contract covenants, the security deposit, without interest, and less a fifty (\$50.00) dollar per Lessee processing fee and two-hundred-dollar (\$200.00) carpet cleaning fee where applicable shall be refunded by the Lessor within forty-five (45) days of the Lessee vacating the premises. In addition, Lessee must do the following to be eligible for the refund.

1. Fulfill lease contract term. (You forfeit the entire deposit if you terminate your lease early including having a third party take over your lease.)
2. Give a thirty (30) day written notice to vacate.
3. Repair and report any & all damages to house and yard.
4. Sweep, mop, vacuum, steam clean & shampoo all floors.
5. Clean the kitchen, including stove, oven, vent-a-hood, refrigerator (to include defrosting the freezer), sink, counters, and cabinets (including fronts of cabinet doors).
6. Clean & disinfect bathroom, including the sink, tub / shower, toilet, and toilet base.
7. Wipe down any walls or base boards that are dirty.
8. Clean any windows or mirrors.

9. Replace all broken mini blinds.
10. Clean ceiling fans. (Blades & light fixtures)
11. Clean or replace all AC unit filters, clean fronts of AC
12. Pet owners remove pens, doghouse, runners, and all feces.
13. Remove all personal items, garbage, furniture, etc. from inside and outside the premises.
14. Clear the yard of all trash. (Cigarette butts, bottle tops, cans, etc.)
15. Repair any holes in yard from driving or parking in the yard.
16. Mow, trim, rake leaves from yard.
17. Leave the building/house and yard in the condition or better in which it was leased.
18. Pay all outstanding rent, late fees, and damages.
19. Do not have electric or water turned off before the final walk-thru that way if something needs to be done you will be able to fix it.
20. Have a final walk-thru with the Lessor.
21. Return all keys to Lessor by 5:00 pm of the final day of the lease.

If the Lessee has electric and water turned off, Lessee will be charged a fee to have it turned back on until all repairs are made. If food is left in the refrigerator and electric is turned off, Lessee will be charged for the price of a NEW REFRIGERATOR, plus the cost of having damaged refrigerator removed from house. The Lessor will provide a check out list to Lessee, to outline what is to be cleaned. If Lessee shall not have fully and faithfully performed all of said covenants and conditions herein set forth, the Lessor may retain so much of the security deposit acknowledged above as is necessary to reimburse the Lessor for any damage the Lessor sustains as a result of the breach of the covenants or conditions herein by the Lessee. If payment is not made within thirty (30) days of notice, the Lessor can and will file for collections with all three credit bureaus. In the event of the Lessee asking to terminate the lease/contract before all terms of said lease/contract have been fulfilled, for any reason, the Lessee will forfeit his/her entire deposit. Lessee must also fill out and sign a Request for Early Contract Termination form.

17. Lessee, and members of the lessee's household, or business, or guest or other person under the lessee's control, shall not engage in criminal activity, including drug-related criminal activity, on or near the premise. "Drug-related criminal activity" means the illegal manufacture, sale, or distribute, or use, of a controlled substance (as defined in Section 10 - 2 of Controlled Substance Act (21 U.S.C. 802). Lessee will be responsible for any repairs or damages caused by such activity and lease will be terminated immediately. The lessee, members of the lessee's household, or business, or guest agrees that smoking of any kind, including but not limited to cigarettes, cigars, pipes, e-cigarettes, and any other tobacco or vapor products, is strictly prohibited within the premises.

18. Legal Action: In the event that legal action becomes necessary to remove the Lessee from the premises and or collect monies owed to the Lessor by the Lessee; Lessor's court cost and attorney's fees will be the complete responsibility of the Lessee. Further, in the event any of the terms and conditions of this lease or any addendum, Lessor's court cost and attorney's fees will be the complete responsibility of the Lessee.

19. Failure to take possession: In the event that the Lessee fails to take possession of the property as of the agreed date named above, the Lessee forfeits the entire security deposit and is responsible for the rent until the unit has been released.

20. Failure to fulfill term of Lease: In the event that the Lessee fails to fulfill the term of the lease for any reason, the Lessee shall forfeit the entire security deposit. Lessor agrees to try and help find another person to take the lease, however the lessee is responsible for the remainder of the term of the lease until such time as someone can be found to release the property.

21. Lockouts: In the event that a Lessee locks him/herself out of their premises, contact us and someone will let you in, provided your name is on the lease, and that you provide suitable identification. This service is \$15.00 during our office hours, however after 5:00 pm and on weekends and holidays, there will be a \$25.00 fee, after 10:00pm there will be a \$50.00 fee. Fee is due and payable at the time the lock out service is performed.

22. Pest Control: Most properties are sprayed for insects on a quarterly basis. Lessor therefore reserves the right to enter the premises without prior notice to conduct the quarterly spray. Should you have insects in between regular spraying, call the office and the exterminator will be sent back. The Lessee will be responsible in the event the premises must be sprayed for fleas/roaches.

23. Water Pipes and Winter Months: During the winter months, it is critical for the Lessee(s) to leave their heat on and set to a minimum of 50\* degrees Fahrenheit any time the outside temperatures drop below thirty - two (32\*) degrees Fahrenheit. This is even more important when the Lessee(s) leaves town over the weekend and or holidays. Lessee(s) should leave water dripping from all faucets (both hot and cold) and disconnect all hoses from outside water hydrants when the outside temperature drops below (32\*) degrees Fahrenheit, even if they are in premises.




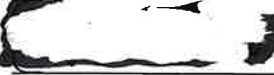





24. Sewer lines: No tampons, wipes of any kind, condoms, paper towels, etc., are to be flushed down the toilets. No grease or similar substance is to be poured down any drains. In the event a tenant has a sewer problem resulting from a failure to comply with

the above rule, there will be a minimum charge of \$100.00 per service call. After hours service calls resulting from failure to comply with the above rule will be subject to a minimum charge of \$250.00 per service call.

25. Smoke Detectors: Lessor is required by law to install a smoke detector in each rental unit and keep it in working order. As required by our insurance company we must perform periodic inspections on the smoke detectors in all units. It is always the Lessee's responsibility to keep a working battery in the smoke detectors and keep them attached to the walls/ceilings. Therefore, if the battery is dead or missing from the detector during our inspection, or during the final walk-thru, maintenance will install a new battery or missing detector and the Lessee will be charged \$50.00 per smoke detector. If the detector is broken contact the office immediately, so that we can install a new detector. Failure to comply will terminate your lease.

26. Destruction of Premises: In the event that the premises are partially destroyed or rendered partially unfit occupancy by fire, flood, tornado or other such event, Lessee shall give immediate notice to Lessor. Lessor will decide if premises is going to be repaired, or not. During this time, Lessor shall not be responsible for providing temporary accommodations. If premises are not to be repaired, the Lease will be terminated. If it has been found that the destruction of the premises has been caused by Lessee or guest, Lessee will be held accountable and all repair or rebuild cost will be charged to the Lessee.

When signing agreement please write where we can read all information. Also please use the same name during the duration of this agreement.

	LAST 4 DIGITS		
TENANTS SIGNATURE	SOC. SEC #	DOB	PHONE #
07/23/25 			
07/28/25 			
COSIGNER SIGNAT		DOB.	PHONE#
07/28/25 			

\*\*\*List nearest Relative Name, Phone # & Address\*\*\*

<u>Relatives Name:</u>	<u>Phone # &amp; Address</u>	<u>How Related</u>

Lessor/ Representatives' Names & Contact Information:

Winstead Property Rentals LLC  
501 Main St. Martin, TN 38237  
Office: (731)-504-8969



## LEASE AGREEMENT

Term: 12 months, beginning July 1st, 2025 and ending June 30th, 2026

This lease, made and entered into this 23rd day of June 2025. By and between Winstead Property Rentals LLC, here in after referred to as "Lessor" and

here in after referred to as "Lessee/tenant" for the property located at  
207 Church St. Apt. 2, Martin, TN 38237

1. Lessee agrees to pay Lessor a monthly rent in the sum of \$ 850.00 dollars, to be due on the 1<sup>st</sup> of the month. If the rent is not paid within (5) days of the due date, a late charge of TEN PERCENT (10%) will be added. An additional 10% will be added every ten days thereafter until rent and all penalties are paid in full. Any returned checks will be charged \$50.00. There will be NO exception to this rule.

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24. Sewer lines: No tampons, wipes of any kind, condoms, paper towels, etc., are to be flushed down the toilets. No grease or similar substance is to be poured down any drains. In the event a tenant has a sewer problem resulting from a failure to comply with

the above rule, there will be a minimum charge of \$100.00 per service call. After hours service calls resulting from failure to comply with the above rule will be subject to a minimum charge of \$250.00 per service call.

25. Smoke Detectors: Lessor is required by law to install a smoke detector in each rental unit and keep it in working order. As required by our insurance company we must perform periodic inspections on the smoke detectors in all units. It is always the Lessee's responsibility to keep a working battery in the smoke detectors and keep them attached to the walls/ceilings. Therefore, if the battery is dead or missing from the detector during our inspection, or during the final walk-thru, maintenance will install a new battery or missing detector and the Lessee will be charged \$50.00 per smoke detector. If the detector is broken contact the office immediately, so that we can install a new detector. Failure to comply will terminate your lease.

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When signing agreement please write where we can read all information. Also please use the same name during the duration of this agreement.

**LAST 4 DIGITS**

**TENANTS SIGNATURE**

**SOC. SEC #**

**DOB**

**PHONE #**

06/24/25



**COSIGNER SIGNATURE**

**DOB**

**PHONE#**

06/30/25



\*\*\*List nearest Relative Name, Phone # & Address\*\*\*

<u>Relatives Name:</u>	<u>Phone # &amp; Address</u>	<u>How Related</u>
------------------------	------------------------------	--------------------

Lessor/ Representatives' Names & Contact Information:

Winstead Property Rentals LLC  
501 Main St. Martin, TN 38237  
Office: (731)-504-8969



## LEASE AGREEMENT

Term: 14 months, beginning May 19th, 2025 and ending July 31st, 2026

This lease, made and entered into this 19th day of May 2025. By and between Winstead Property Rentals LLC, here in after referred to as "Lessor" and

[REDACTED]  
[REDACTED]  
here in after referred to as "Lessee/tenant" for the property located at

207 Church St., Apt. 3, Martin, TN 38237

1. Lessee agrees to pay Lessor a monthly rent in the sum of \$ 500.00 dollars, to be due on the 1<sup>st</sup> of the month. If the rent is not paid within (5) days of the due date, a late charge of TEN PERCENT (10%) will be added. An additional 10% will be added every ten days thereafter until rent and all penalties are paid in full. Any returned checks will be charged \$50.00. There will be NO exception to this rule.

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11. Lessor, his/her representative, agents, employees, may enter the leased premises at any time with pass key or otherwise to examine premises, to make needed repairs, or when moving notice is given, to show premises to prospective tenants.

12. Abandonment. In the event the Lessor suspects Lessee has vacated the premises the Lessor, at his or her discretion may inspect the premises. If any rent shall be due and unpaid, or if premises appear abandoned, deserted, or vacated, if utilities have been disconnected then it shall be lawful for Lessor, his/her agents, representatives, attorneys, successors, or assigns, to reenter said premises, to remove and put out the Lessee and each and every occupant. Upon such reentry by the Lessor, representative, agents, employees, any and all property, items of belonging to Lessee or any other person shall become the Lessor's property. Lessee shall be liable for damages to the Lessor for all losses sustained.



13. The Lessor reserves the right to make such other reasonable rules as in his/her judgement may from time to time be needed for the safety, care and cleanliness of the premises, and for the preservation of good order therein.

14. Lessee will not allow anyone to share said premises, keep roomer or boarders, (girl or boy friends) not assign, sublet or transfer said premises without Lessor's consent. This means no one will stay at the home more than two days in a week without being on the Lease. If you intend on someone staying longer you must talk to Lessor and have written permission prior to someone staying. If someone is moved into the premises, they must fill out a rental application and be added to the Lease Agreement. If someone is found to be living in the house without permission or proper paperwork, you will be charged an extra \$250.00 a month, and subject to Lease termination.

15. In the event that legal proceedings become necessary to collect moneys owed to Lessor, the Lessor's fees and court costs shall be added to the Lessee's balance and become immediately due and payable.

#### 16. SECURITY DEPOSIT

At the time this lease contract is signed, Lessee shall deposit \$ Continued Lease with the Lessor as a security deposit for the performance of the covenants of this lease contract by Lessee. Security deposit CAN NOT be used as first or last month's rent. Security Deposit can be used to pay for damages caused by tenant during rental term. Provided that the Lessee does not default in performance of any of the lease contract covenants, the security deposit, without interest, and less a fifty (\$50.00) dollar per Lessee processing fee and two-hundred-dollar (\$200.00) carpet cleaning fee where applicable shall be refunded by the Lessor within forty-five (45) days of the Lessee vacating the premises. In addition, Lessee must do the following to be eligible for the refund.

1. Fulfill lease contract term. (You forfeit the entire deposit if you terminate your lease early including having a third party take over your lease.)
2. Give a thirty (30) day written notice to vacate.
3. Repair and report any & all damages to house and yard.
4. Sweep, mop, vacuum, steam clean & shampoo all floors.
5. Clean the kitchen, including stove, oven, vent-a-hood, refrigerator (to include defrosting the freezer), sink, counters, and cabinets (including fronts of cabinet doors).
6. Clean & disinfect bathroom, including the sink, tub / shower, toilet, and toilet base.
7. Wipe down any walls or base boards that are dirty.
8. Clean any windows or mirrors.

9. Replace all broken mini blinds.
10. Clean ceiling fans. (Blades & light fixtures)
11. Clean or replace all AC unit filters, clean fronts of AC
12. Pet owners remove pens, doghouse, runners, and all feces.
13. Remove all personal items, garbage, furniture, etc. from inside and outside the premises.
14. Clear the yard of all trash. (Cigarette butts, bottle tops, cans, etc.)
15. Repair any holes in yard from driving or parking in the yard.
16. Mow, trim, rake leaves from yard.
17. Leave the building/house and yard in the condition or better in which it was leased.
18. Pay all outstanding rent, late fees, and damages.
19. Do not have electric or water turned off before the final walk-thru that way if something needs to be done you will be able to fix it.
20. Have a final walk-thru with the Lessor.
21. Return all keys to Lessor by 5:00 pm of the final day of the lease.

If the Lessee has electric and water turned off, Lessee will be charged a fee to have it turned back on until all repairs are made. If food is left in the refrigerator and electric is turned off, Lessee will be charged for the price of a NEW REFRIGERATOR, plus the cost of having damaged refrigerator removed from house. The Lessor will provide a check out list to Lessee, to outline what is to be cleaned. If Lessee shall not have fully and faithfully performed all of said covenants and conditions herein set forth, the Lessor may retain so much of the security deposit acknowledged above as is necessary to reimburse the Lessor for any damage the Lessor sustains as a result of the breach of the covenants or conditions herein by the Lessee. If payment is not made within thirty (30) days of notice, the Lessor can and will file for collections with all three credit bureaus. In the event of the Lessee asking to terminate the lease/contract before all terms of said lease/contract have been fulfilled, for any reason, the Lessee will forfeit his/her entire deposit. Lessee must also fill out and sign a Request for Early Contract Termination form.

17. Lessee, and members of the lessee's household, or business, or guest or other person under the lessee's control, shall not engage in criminal activity, including drug-related criminal activity, on or near the premise. "Drug-related criminal activity" means the illegal manufacture, sale, or distribute, or use, of a controlled substance (as defined in Section 10 - 2 of Controlled Substance Act (21 U.S.C. 802). Lessee will be responsible for any repairs or damages caused by such activity and lease will be terminated immediately. The lessee, members of the lessee's household, or business, or guest agrees that smoking of any kind, including but not limited to cigarettes, cigars, pipes, e-cigarettes, and any other tobacco or vapor products, is strictly prohibited within the premises.

18. Legal Action: In the event that legal action becomes necessary to remove the Lessee from the premises and or collect monies owed to the Lessor by the Lessee; Lessor's court cost and attorney's fees will be the complete responsibility of the Lessee. Further, in the event any of the terms and conditions of this lease or any addendum, Lessor's court cost and attorney's fees will be the complete responsibility of the Lessee.

19. Failure to take possession: In the event that the Lessee fails to take possession of the property as of the agreed date named above, the Lessee forfeits the entire security deposit and is responsible for the rent until the unit has been released.

20. Failure to fulfill term of Lease: In the event that the Lessee fails to fulfill the term of the lease for any reason, the Lessee shall forfeit the entire security deposit. Lessor agrees to try and help find another person to take the lease, however the lessee is responsible for the remainder of the term of the lease until such time as someone can be found to release the property.

21. Lockouts: In the event that a Lessee locks him/herself out of their premises, contact us and someone will let you in, provided your name is on the lease, and that you provide suitable identification. This service is \$15.00 during our office hours, however after 5:00 pm and on weekends and holidays, there will be a \$25.00 fee, after 10:00pm there will be a \$50.00 fee. Fee is due and payable at the time the lock out service is performed.

22. Pest Control: Most properties are sprayed for insects on a quarterly basis. Lessor therefore reserves the right to enter the premises without prior notice to conduct the quarterly spray. Should you have insects in between regular spraying, call the office and the exterminator will be sent back. The Lessee will be responsible in the event the premises must be sprayed for fleas/roaches.

23. Water Pipes and Winter Months: During the winter months, it is critical for the Lessee(s) to leave their heat on and set to a minimum of 50\* degrees Fahrenheit any time the outside temperatures drop below thirty - two (32\*) degrees Fahrenheit. This is even more important when the Lessee(s) leaves town over the weekend and or holidays. Lessee(s) should leave water dripping from all faucets (both hot and cold) and disconnect all hoses from outside water hydrants when the outside temperature drops below (32\*) degrees Fahrenheit, even if they are in premises.

24. Sewer lines: No tampons, wipes of any kind, condoms, paper towels, etc., are to be flushed down the toilets. No grease or similar substance is to be poured down any drains. In the event a tenant has a sewer problem resulting from a failure to comply with

the above rule, there will be a minimum charge of \$100.00 per service call. After hours service calls resulting from failure to comply with the above rule will be subject to a minimum charge of \$250.00 per service call.

25. Smoke Detectors: Lessor is required by law to install a smoke detector in each rental unit and keep it in working order. As required by our insurance company we must perform periodic inspections on the smoke detectors in all units. It is always the Lessee's responsibility to keep a working battery in the smoke detectors and keep them attached to the walls/ceilings. Therefore, if the battery is dead or missing from the detector during our inspection, or during the final walk-thru, maintenance will install a new battery or missing detector and the Lessee will be charged \$50.00 per smoke detector. If the detector is broken contact the office immediately, so that we can install a new detector. Failure to comply will terminate your lease.

26. Destruction of Premises: In the event that the premises are partially destroyed or rendered partially unfit occupancy by fire, flood, tornado or other such event, Lessee shall give immediate notice to Lessor. Lessor will decide if premises is going to be repaired, or not. During this time, Lessor shall not be responsible for providing temporary accommodations. If premises are not to be repaired, the Lease will be terminated. If it has been found that the destruction of the premises has been caused by Lessee or guest, Lessee will be held accountable and all repair or rebuild cost will be charged to the Lessee.

When signing agreement please write where we can read all information. Also please use the same name during the duration of this agreement.

TENANTS SIGNATURE

SOC. SEC #

DOB

PHONE #

05/23/25



05/23/25



COSIGHNER SIGNATURE

DOB.

PHONE#

\*\*\*List nearest Relative Name, Phone # & Address\*\*\*

<u>Relatives Name:</u>	<u>Phone # &amp; Address</u>	<u>How Related</u>

Lessor/ Representatives' Names & Contact Information:

Winstead Property Rentals LLC  
501 Main St. Martin, TN 38237  
Office: (731)-504-8969