

## Residential Lease – Single Family Home

This agreement is made on \_\_\_\_\_ between Landlord ( lessor ) **Bob Costello**  
and Tenant ( Lessee ) \_\_\_\_\_  
Tenant ( Lessee ) \_\_\_\_\_

For the property located at **3263 S. Flamingo Way, Denver CO 80222**

TERM: 12 months, starting on \_\_\_\_\_ and ending \_\_\_\_\_

1. Rent: Lessee will pay by mail, without demand, monthly rent of \$\_\_\_\_\_ due by the 1<sup>st</sup> day of each month to:  
**Bob Costello P.O. Box 631382 Littleton, CO 80163 (303 985 0096)**  
Payments received after the 5<sup>th</sup> of the month are subject to a \$ 50- late fee.
2. Security Deposit: \$ 1,000- deposit paid with rental application. This will be returned, without interest, on the full and faithful performance of the lease, within 60 days of the lessee vacating the property on good terms. Any significant damages will be deducted from the deposit, per Colorado laws. A full 30 day notice is required prior to the first day of the month. i.e.; a full calendar month.
3. Utilities: Lessee is responsible for arranging and paying for all utilities including electrical, gas, water, sewer, phone plus any additional services desired.
4. Use of Premises: This house shall be used and occupied exclusively as a private, single family residence. The lessee will comply with all city, county and state laws, codes and ordinances.
5. Number of occupants: Lessee agrees to limit the number of occupants to a maximum of 2 adults and 2 children. Visitors staying for more that thirty days require the written approval of the landlord.
6. Condition of premises: Lessee stipulates that they have examined the premises and grounds and that they are, at the time of the lease, in good repair, and in a safe, clean, and tenantable condition. Lessee will maintain appropriate conditions.
7. Assignment and subletting: Lessee may not assign, sublet, or grant any license to use the premises or any part thereof.
8. Alterations and improvements: No alterations or improvements shall be made without the express written permission of the landlord.
9. Damages: Lessee is responsible for any damage beyond ordinary wear and tear. The landlord should assist in resolving any repairs or maintenance issues.
10. Repairs: The landlord will immediately respond to any repair or necessary maintenance issues.

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11. Right of inspection: Lessor (landlord) has the right, with reasonable notice, to enter and inspect the property inside and outside. The Landlord shall conduct annual maintenance in the fall, with tenants pre - approval.
12. Maintenance and Repair: Lessee will, at his sole expense, keep and maintain the property in good and sanitary condition and repair during the term of the lease. This includes, but not limited to; mowing and maintaining the lawn, shoveling snow from the sidewalks, raking leaves, and any other general maintenance that may be necessary.
13. Animals: 1 cat or dog is allowed. An additional security deposit of \$500.- paid with the rental application, will be returned, less any significant pet damages.
14. Holdover by Lessee: Should the lessee remain in possession of the property after the natural expiration of the lease, a new month to month tenancy will automatically be in effect subject to all the terms and conditions in this lease but may be terminated by either party with a full month, 30 day written notice.
15. Default: If any default is made in proper payment of rent, or in compliance with any other term or condition of the lease, the lessor has the option to terminate the lease. The lessor, or his agents, may re-enter the premises and remove all persons and personal belongings therefrom. Lessee shall be given written notice of any default or breach. The tenant will have 3 days to correct the default or breach or formally take action likely to resolve the issue within a reasonable time.
16. Abandonment: If the lessee abandons the property at any time during the lease the lessor may enter the premises and, without becoming liable to the lessee for damages of any kind whatsoever, may re-lease the premises. The lessor may hold the lessee liable for any rent deficiencies for the balance of the term of the lease. Any personal property left on the premises by the lessee will also be deemed abandoned and the lessor may dispose of the property without any liability for doing so.
17. Termination of Lease: A full 30 day written notice, prior to the 1<sup>st</sup> day of the month, is required. The landlord can do a final walk thru inspection with the tenant.

In witness whereof, the parties have executed this lease on \_\_\_\_\_

\_\_\_\_\_  
Lessor  
**Bob Costello**

P.O. Box 631382  
Littleton, CO 80163  
303 985 0096

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Lessee  
3263 S Flamingo Way  
Denver, CO 80222