



Elite College Rentals
dba AVRAMIS MANAGEMENT LLC
5 Cherry Road
ITHACA, N.Y. 14850
607-342-1024
e-mail: Pavramisrentals@gmail.com

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AVRAMIS MANAGEMENT, LLC, Landlord, hereby leases the house located at:

_____, Ithaca, NY 14850 to the above-named tenants for twelve (12) months minus 11 days for maintenance. Lease commences at 5:00 P.M. on _____ 2026 and ending at 8:00 AM on _____ 2027. This lease shall remain in force until the end of the term specified unless sooner terminated by landlord as set forth in this Lease Agreement. The premises shall be used by _____ person/people and no one other than those specified above shall inhabit the premises without the written consent of the Landlord. No tenant shall stay beyond the term of this lease for any reason. Tenancy after lease term, will result in a minimum of 1/30 (computed daily) of total monthly rent per premise. The above-named tenants agree to the following lease terms:

1. Rent is \$ _____ per month, payable in full without deduction or offset including time designated for cleaning. Rent is due on the 1st day of each calendar month in advance, after the 5th; there is a 5% penalty. Late fee is determined by the postmark on the envelope or the day that the check is dropped off at the office. Tenant may leave with Landlord, postdated checks for advance rent and they will be cashed as due. This will ensure no late fees. Any returned checks are subject to a 10% penalty. Any electronic payment returned is subject to a \$50 non-refundable fee. Landlord has the right to subtract these charges from the security deposit if not paid by tenant during term of lease. Installment payments are for the tenant's convenience. If tenant breaches this lease, tenant will also pay all legal and court fees. We do not send out bills for the rents; it is tenants' responsibility to send in the money for the rent by the due date.
2. Tenant agrees to pay Rent to Landlord through an account Tenant establishes with Landlord's billing system, such as Resident App or another system designated by Landlord, which will be opened and established by Tenant prior to the leasing agreement start date. In the event the billing system is unavailable, Tenant must make payment of Rent to Landlord through alternative means, such as via personal check, and Tenant shall remain absolutely and fully responsible for complying with all of the terms and conditions of this Lease. Landlord maintains the right to update the payment method at any point with no prior notice.
3. Advance rent, security deposit, trash service fees, and CAM fees required: \$ _____, and the security deposit, 1st-month rent, trash service fees, and CAM fees cannot be used as a month's rent and are non-refundable if the lease is broken.
4. INSTALLMENT PAYMENTS

- a. Security deposit due upon signing Amount \$ _____
- b. First month due upon signing Amount \$ _____
- c. Second months' rent due the FIRST day of _____ 2026 Amount \$ _____
- d. Trash service fee \$ _____ per person one-time fee- separate check due w/ 1st mo. rent Amount \$ _____
- e. CAM (Common Area Maintenance) \$100 per person one-time fee. \$ _____

5. Utilities: Landlord shall furnish: Heat _____ Water/Sewer _____ Electric _____ Cooking Gas _____
- Tenant shall furnish: Heat _____ Water/Sewer _____ Electric _____ Cooking Gas _____

TENANT IS TO PICK UP KEYS MONDAY THRU FRIDAY FROM 2 TO 4 PM, ON WORKING DAYS, HOLIDAYS EXCLUDED.

It is the tenant's responsibility to make arrangements for key pick up if it's after hours or a weekend.

It is the tenant's responsibility to call NYSEG and arrange for the heat, electric or gas, at 1-800-572-1111 if tenant pays utilities one month prior to move in. Service is to be put into tenant's name and turned on when lease begins and turned off when lease expires. If the NYSEG is not changed over to tenant's name then a fee of \$75 will be added on to the NYSEG bill per month. Cable, television, and internet are to be arranged for, and paid by tenant if Landlord pays for the utilities in the apartment. Tenant must turn off any electrical appliances, including lights, fans, and space heaters, when not in the apartment. Where tenant pays for water, the bill will be in the landlord's name but forwarded on to tenant for payment.

6. Tenant or Subletter, under no circumstances, may not enter house/apartment before contracted date and time of lease

7. Tenant agrees to maintain apartment/house in a neat, clean and orderly condition, as to the Landlord's reasonable liking. If covenant is breached; Landlord may give tenant 24-hour notice to comply. If tenant fails to do so, Landlord may enter premises, clean, and charge tenant a minimum of \$35 per hour for cleaning services. If tenant continues to breach this covenant, then Landlord may have the tenant evicted, with tenant liable for any remaining rent. It is suggested that tenant provide and use a fully encased-zippered mattress cover to prevent damage to mattress.

8. There are to be no large gatherings on the premises. We understand there will be get togethers, however, please keep your property clean and respect your neighbors.

9. Tenant may not change or install locks at premise. Any problems with keys if picked up after business hours will have to wait until the next business day. Duplicate keys will not be accepted unless stamped with house number or bedroom number.

10. All portable a/c's are to be removed from the windows on or before Nov. 1st and they are not to be put back into windows before May 1st.

11. Tenant may not tamper with, alter or disconnect the power supply of any smoke or heat detection device. A minimum charge of \$200.00 will be made against any tenant who violates this clause. Disconnecting smoke or heat detection devices constitutes illegal behavior. *No candles are to be burnt inside premise.*

12. During heating season to prevent pipes from freezing, thermostats are to be set at a minimum of 65 degrees. During extreme cold weather or during breaks, thermostats may be set at a temperature above 65 degrees that will prevent pipes from freezing. Any heat problems are to be reported to the office **IMMEDIATELY**. At no time during this lease of the premise if tenant pays for heat is the heat to be shut off during the months of September to May. If done, tenant will pay a \$500 charge plus all damages caused by the turn off.

13. Any service calls, at tenant's request, done after 4PM or on weekends or holidays which are not emergencies, a \$75 minimum charge will be imposed, payable at the time of service. During business hours, Monday-Friday from 8:00am – 4PM, if tenant is locked out, he or she may borrow a key from the office and there will be no charge for service. If locked out of bedroom and it's after hours, you'll have to wait until next business day or call a locksmith at your expense or pay a \$75 fee for maintenance, if they are available, to unlock for you.

14. Fibrous materials or tampons, paper towels must not be flushed down toilets or drains. Tenant is responsible for the cost for blockage or overflow to sewage or drainpipes from these causes, or any other things flushed down toilets or drains. Caustic substance (Drano, Liquid-Plumber, etc.) must not be flushed down toilets or drains. Tenant is responsible for providing their own plungers and plunging toilets if they become clogged. If after you plunge the toilet and if this does not correct the problem, then call the office during office hours. After 4:30pm Call Drain Brain 607-216-4918 at your expense. Water leaks and running toilets need to be reported immediately to office. Tenant will pay the dollar difference based on the previous readings if landlord pays for water. Where tenant pays water, tenant is liable for all leaks and running toilets.

15. All porches, lawns and hallways are to remain clean and free of debris. On houses or apartments with porches, it will be the tenants' responsibility to have all debris picked from the lawns and porches daily prior to 8:00am. If landlord has to clean up or remove any debris, there will be a minimum fee of \$100 charged for each occurrence.

16. Tenant(s) shall not obstruct or litter the halls, stairs, porches, walks or yards. Tenant is not to go out on any roofs or fire escapes or place furniture on any roof or minimum fine of \$500.00 per incident per person will be imposed. Furniture inside the premise may not be taken outside premise, even on porches. Any punched or kicked in doors there is a minimum charge of \$250 per door.

17. Garbage must be bagged and tied and placed inside the dumpster not on the ground or atop the dumpster, otherwise a \$100 fee will be charged. Where garbage is picked up, tenants shall store garbage in sealed plastic bags and put in designated area. Tenants agree to abide by City of Ithaca recycling and garbage regulations. Tenants shall be liable for City fines imposed on Landlord for violations of garbage/recycling regulations, and/or any fees endured by Landlord for clean-up.

18. Animals are permitted solely at the discretion of the Landlord and require prior written approval before being brought onto the premises. Approval is contingent upon compliance with applicable New York State regulations and any restrictions as determined by the Landlord. A nonrefundable pet fee of \$500 shall be charged for each approved animal, in addition to a monthly pet rent of \$30. Tenants shall be fully responsible for any and all damage to the property caused by their animal(s), including but not limited to damage to floors, walls, doors, fixtures, landscaping, and common areas. Any additional cleaning, pest treatment, or repairs required as a result of the presence of an animal shall be

completed at the Tenant's expense and may be deducted from the security deposit or billed separately. Failure to disclose the presence of an animal or to obtain prior approval shall constitute a material breach of this lease.

19. Tenant shall not play musical instruments, radio, TV or stereo loud enough to be heard by other tenants or neighbors. Tenant agrees to respect the rights of his neighbors and roommates. Tenant may not play music outdoors.

20. Landlord does not provide screens or shades or curtains other than those now existing in the apartment/house.

21. Major appliances, including air conditioners, not provided by the Landlord, may not be used without prior written permission from the Landlord. All approved A/C units must be removed from windows by November 1st and not put in windows before May 1st.

22. Tenants will pay all damages to premises, appliances and furnishing caused by them, his guests or others not under the Landlord's. Tenant represents and warrants for themselves, guests and visitors that they will not commit or allow in the building: any unsafe or disorderly act, any illegal or unlawful activity, illegal goods, entrance onto the building roof, other materials forbidden by prevailing laws and ordinances, alcohol kegs of any size or type, consumption of alcoholic beverages by persons under 21 years of age, illegal use, distribution, sale, possession or manufacture of controlled substances, dangerous, hazardous or highly flammable materials including but not limited to weapons, firearms, BB guns, explosives, hazardous chemicals or propane tanks, any act of physical violence to persons or property.

23. The apartment/house shall be used as living quarters only for the tenants named on this lease. Number of tenants is based on the number of bedrooms. There will be an additional charge of \$300/monthly for each additional person occupying the premises for more than five days per month or an extra person added.

24. Tenant must obtain Landlord's written permission to assign or sublet the apartment/house, which shall not be withheld unreasonably or arbitrarily. The security deposit will only be refunded to the original tenant and will not be refunded to subletter. All rent and parking money must be current from original tenant before subletting will be allowed. The tenant named on the lease remains responsible for the term of this lease while subletting. The Security Deposit will not be refunded until the end of the lease term. Landlord recommends that tenant obtain a Security Deposit from Subletter.

25. The Landlord may terminate the lease agreement for tenant's non-payment of rent, utility charges, for habitual late payment or unacceptable and/or illegal behavior, or continual garbage violations. If Landlord elects to terminate this lease, tenant must vacate the premises immediately after notice.

26. Landlord shall not be liable for any loss or damage to tenant(s) property caused by fire, theft, water or rain or other causes unless due to Landlord's negligence.

1. Renters insurance is required as a condition of your lease

2. In the unlikely event of a catastrophic failure (example: fire, water, leak, theft) occurs not due to landlords neglect alternate housing shall not be provided and rent shall not be owed until apartment is available for occupancy.

27. Tenant shall remove all personal property at the end of the Lease term. Any items left after the termination by the outgoing tenant or before lease begins by the incoming tenant, without prior permission from the Landlord will be deemed abandoned, and the Landlord may remove, store and/or dispose of the said item as they see fit. Landlord is not responsible for any harm on items left in premise.

28. Parking is included in this lease if this box is checked: ☐.

29. The apartment/house will come furnished with a bed, dresser, desk and chair for each student, living room furniture, dining table/ chairs. Tenant may not remove any of these furnishings from the apartment/house. Tenants may arrange with the Landlord for removal and storage of unwanted furnishings, at the signing of the lease, or before lease begins for a no charge. The cost of removal of furnishings for tenant after moving in will be a minimum of \$100.00 per person per time.

30. Correspondence may be given by e-mail. If your e-mail address changes, please notify the office immediately.

31. If lease is executed by more than one person as tenants, all persons named shall be bound to the lease terms jointly and severally.

32. Landlord, manager or maintenance may enter the premise, for the purpose of, inspections, repairs, or maintenance at reasonable hours, whether or not the Tenants are present. Tenants not obeying clauses in this lease will be inspected on a monthly basis to check for any problems or damage to premise. Landlord will make a reasonable effort to notify Tenants before inspections.

33. After tenant(s), signs lease and pay their deposit and then tenant decides to default on the lease and if landlord needs to re-rent premise it will be the responsibility of the tenant to pay one month's rent for this service, along with any difference on the re-rent price and any months or partial months that the premise goes un-rented.

34. Rental season will begin when demand starts. If tenant knows he/she wants to renew their lease, they are to notify the Landlord immediately and if premise is still not rented, premise will be taken off the market. Premise will be shown Monday thru Friday from noon until 7 by appointment. On Saturdays showing will be 1pm to 4pm. Sunday showings by appointment only. With your cooperation your place will rent fast!!! The faster we rent, the sooner you will not have us going through the apartment/house.

TENANT(S) WAIVE ALL RIGHTS OF HAVING 60 DAY NOTICE (#258-3) BEFORE RENTING.

35. This Lease is signed by you, the tenant(s). All correspondence needs to come from the tenant, not a third party.

36. This is the entire agreement between the parties; there are no representations or agreements other than the Security Deposit Agreement noted on the last page. Changes in this lease are effective only if in writing and signed by both parties. Tenant agrees Landlord may correct typographical and clerical errors in this lease agreement. If any term in this lease is found to be null or void, it shall not affect the validity of any other terms in this lease. Tenant agrees that he/she has had ample opportunity to read this lease, understands its provisions, believes them to be fair and reasonable, and agrees to comply with each such provision. Each tenant has received their own copy of this lease.

37. If tenant breaches this lease, tenant will pay all legal fees and court costs. All court dealings must be dealt with in Tompkins County.

38. It's tenants' responsibility to put their names on their mailboxes and leave forwarding addresses for mail carrier when leaving.

39. If any term in this lease is found to be null and void, it shall not affect the validity of any other term in this lease. Tenant agrees that he or she has had ample opportunity to read this lease, understands its provisions, believes them to be fair and reasonable, and agrees to comply with each such provision.

40. Tenant agrees to Building Rules (Appendix A). Landlord remains the right to update, add, edit, or modify the Building Rules at any time before, during, or after this leasing agreement has commenced.

This lease is hereby executed and entered on _____.

The house/appt is rented in an "as is condition", Tenant is to understand that the basement & attic are not habitable spaces and is for the landlord's use only, (For the Furnace, water tank and landlords' storage)

SECURITY DEPOSIT AGREEMENT

Tenant agrees that this security deposit may not be applied by the tenant as rent, and that the full monthly rent will be paid on or before the rent due date of every month including the last month due. At all times, Landlord is entitled to have the full amount of the security deposit stated in this lease. The security deposit will be held in a savings account at Tompkins Trust Bank, M&T Bank, or another federally insured banking institution located in Ithaca, N.Y., at the discretion of the Landlord.

Return of the security deposit is subject to the following provisions:

1. Lease Termination: The full term of the lease must have expired, and all tenants (including any subtenants) must have vacated the premises. If a tenant sublets to a new tenant, the security deposit will be returned one month after the termination of the sublease and a full inspection of the premises has been completed.
2. Property Condition: The property, including all appliances and furnishings, must be returned without unreasonable damage beyond normal wear and tear.
3. Cleaning Requirements: The entire apartment—including but not limited to the stove, refrigerator, cupboards, bathroom, closets, interior windows, blinds, and carpets (which must be shampooed if stained)—must be thoroughly cleaned and returned in a move-in ready condition. No additional cleaning should be required by the Landlord or their agents. A minimum charge of \$35 per hour will be deducted from the deposit if cleaning is necessary. All unwanted debris must be disposed of as outlined in Section 14 of this agreement.
4. Wall Conditions: Walls must be free of stickers, tape, thumbtacks, nails, scratches, shelves, markers, and posters. Tenants may use 3M Velcro strips or 3M hooks with pull tabs provided they are removed cleanly and without damage to paint or surfaces.
5. Outstanding Balances: There must be no outstanding rent payments or unpaid charges under the lease. Per New York State law, the Landlord is not obligated to pay interest on deposits for buildings with six or more dwelling units if the tenant has been delinquent in rent or has violated any lease covenants.
6. Key Return: All stamped keys must be returned to the Landlord's office on or before the lease termination date. Failure to return keys may result in either a \$50 deduction per missing key or lock replacement at the tenant's expense, at the Landlord's discretion.
7. Furniture Return: Any furnishings provided by the Landlord must be returned to their original location as documented at the start of the lease.
8. Return Method for Security Deposit: Security deposit checks will be mailed to tenants one month after lease termination, provided all tenants or subtenants have vacated the property and all keys have been returned. To receive the deposit, tenants must provide a self-addressed,

stamped envelope either by mail or by leaving it at the Landlord's office. It is the tenant's responsibility to supply this envelope; the Landlord is not responsible for locating a forwarding address or preparing the envelope.

9. Security Deposit Allocation: Unless the Landlord receives a written, signed, and dated notice from all tenants prior to the end of the lease term specifying a different arrangement, the security deposit will be returned in equal shares to all tenants listed on the lease.

The security deposit check will be returned by mail to the tenant in a self-addressed, stamped envelope provided by the tenant. It is the tenant's responsibility to supply this envelope at or before the end of the lease term. In buildings with six (6) or more dwelling units, the Landlord will pay interest on the security deposit as required by law. However, no interest shall be paid if the tenant has failed to fully comply with any terms or conditions of this lease. All disputes regarding deductions from the security deposit must be submitted in writing—either via email or handwritten letter—to allow adequate time for review. Disputes will be addressed in the order they are received. Phone calls will not be accepted for deposit disputes. All such disputes must be submitted within 30 days of the tenant's receipt of the security deposit. After this period, the account will be considered closed, and no further claims will be accepted. If any of the conditions outlined in this lease are not met, the Landlord reserves the right to deduct from the security deposit the actual cost of labor and materials required to remedy the issue, as well as any applicable fines or administrative fees.

Tenant acknowledges understanding this agreement and has received a signed copy of this lease.

Landlord: _____

Tenants: 1. _____ 5. _____

2. _____ 6. _____

3. _____ 7. _____

4. _____ 8. _____

If you sublet, we are not responsible for any cleaning that needs to be done when your subletter moves out and you move in. All, if any, cleaning that needs to be done will be done during the seven (7)-day grace period before your lease begins. It will be your responsibility to make sure that your subletter has the place cleaned for you. You are liable for any damages created from the subletter, make sure you have a security deposit(s).

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NOTES:

APPENDIX A

Building Rules

The Tenant, and specifically each individual constituting the Tenant, as well as on behalf of any other person in the demised Premises (sometimes referred to as apartment or unit) or the Building with the Tenant's consent, agrees to comply fully with the following Building Rules, which may be further updated and revised during the Term of this Lease in Landlord's discretion. These Building Rules shall become a part of, and incorporated into, the Lease by and between Landlord and Tenant.

1. **NO ILLEGAL OR DANGEROUS ACTIVITIES:** The Tenant will not engage in any disorderly, unsafe, illegal, activity in the Premises or the Building:

2. **NO DISTURBING OTHER APARTMENTS OR NEIGHBORS OR ROOMMATES:**

a. Tenant shall not make or permit others to make or engage in any loud or boisterous conduct or otherwise disturb the other Tenants of the Building or neighbors in adjacent buildings.

b. Tenants are entitled to the quiet enjoyment of their own dwelling at all times, and neighbors are entitled to the same.

c. Use of devices such as radio/stereo, TV, computer, or other items which may cause noise is not permitted at a volume which is disruptive, disturbing or annoying to others at any time.

d. No musical instruments shall be played in the Premises or the Building that disrupts any other Tenants. Such use shall be prohibited upon any complaints from other tenants.

e. Be considerate in using common areas of the Building so as to not disturb others.

f. Documented violations of any rule within section 2 of the building rules may result in a \$100 fee per instance.

3. **INTERIOR AND EXTERIOR HOUSEKEEPING; DECORATION:**

a. **Mattresses:** Tenant shall provide and use a fully encasing zippered mattress cover on both the mattress and box spring (if applicable). Tenant will be charged a replacement cost for deeply soiled or stained mattresses.

b. **Extermination:** Tenant shall be responsible for any extermination fees that are caused by Tenant, including, but not limited to, bedbug infestations due to lack of mattress covers, pests that originate from kitchen sources, accumulated trash, or other Tenant actions.

c. **Cleaning:** Tenant shall keep the Premises in a clean and sanitary condition. Clean kitchens and bathrooms regularly, and vacuum your apartment. Do not permit offensive odors to originate from the Premises at any time.

d. **Painting:** No painting, writing, or otherwise defacing any surface of the apartment is permitted. All apartments shall remain painted in the Landlord's choice of color. Landlord reserves the right to determine when the apartment will be painted.

e. **Pushpins, tacks or nails** are not allowed on walls. Use of poster tape, Blu-Tack/Poster Putty and similar non-damaging materials are allowed. Tenant shall be charged for damage.

f. **Snow Removal:** Tenant shall be solely responsible for the removal of snow and ice from all walkways, steps, and any other areas immediately adjacent to the leased premises. Landlord shall not be liable for any injuries or damages resulting from the Tenant's failure to adequately remove snow or ice, or any fees assessed by local government, city government, state government, or other governing bodies for lack of proper snow or ice removal. Tenant shall ensure that all removal is completed in compliance with local laws and within the required time frame.

4. **FURNITURE AND APPLIANCES:**

- a. Tenant cannot remove any furniture or appliances that are provided by Landlord as part of the Lease in the unit or in the common spaces.
 - b. Tenants are expected to keep all provided furniture and appliances within the apartment and to maintain the same in good condition during the Lease Term.
 - c. You may bring any of your own additional furniture that will fit into the apartment and not block the exit areas. Additional personal furniture must be removed by the end of the Lease Term.
5. MOVING IN: No Tenant may take possession or pick up keys to an apartment if any Tenant on the Lease has any outstanding or unpaid Lease obligations. Arrangements for key pick-ups should be made in advance.

Failure to comply with the building rules may result in fees.