



## LEASE

Mid Valley Fellowship is the owner of the Property located at **522 Second Avenue SE, in Albany, Oregon** ("Premises"). This Lease Agreement ("Lease") is made by and between **Mid-Valley Fellowship** ("Landlord") and **Resident Name**, ("Tenant") each referred to individually as the "Party" and together referred to as the "Parties." This Lease shall evidence the complete terms and conditions under which the Parties have agreed to Lease a portion of the Premises from the Landlord to the Tenant.

**TERMS:** Tenant agrees to pay in advance **\$730 per month** on the 1<sup>st</sup> day of each month. This Lease shall commence on **September 1, 2024** and continue through **August 31, 2025** ("Term") as a leasehold. If TENANT should move from the Premises prior to the expiration of the then current term, they shall continue to be liable for all rent due until such time that their leased portion of the Premises is occupied by another approved rent paying TENANT and/or expiration of the above Term, whichever is shorter.

**PAYMENTS:** Rent and/or other charges are to be paid at such place or method designated by the LANDLORD as follows:

**By Mail:**

Mid-Valley Fellowship  
PO Box 3141  
Albany, OR 97321

**In-Person:**

Mid-Valley Fellowship Office  
522 Second Avenue SE  
Albany, OR 97321

All payments are to be made by check, money order, cash, credit/debit card, or bank transfer (ACH). A \$30 per month discount is offered for AutoPay via bank transfer (ACH). All payments are to be made payable to: Mid-Valley Fellowship at the above addresses. **LANDLORD acknowledges receipt of:**

**First Month's Rent** **\$730**

**Security Deposit** **\$300**

**TOTAL: \$1030**

**SECURITY DEPOSITS:** The total of the above Security Deposits shall secure compliance with the terms and conditions of this Lease and shall be refunded to TENANT within 30 days after the Premises have been completely vacated less any amount necessary to pay LANDLORD: a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this Lease. A written accounting of said charges shall be presented to TENANT within 7 days of move-out. If deposits do not cover such costs and damages, the TENANT shall immediately pay said additional costs for damages to LANDLORD.

**LATE CHARGE:** A late fee of \$50 shall be added and due for any payment of rent or utilities made after the 8<sup>th</sup> day of the month. Any dishonored check shall be treated as unpaid rent, and subject to an additional fee of \$50 in addition to the late charge.

**UTILITIES & HOUSEHOLD SUPPLIES:** Utilities will not be separately metered. LANDLORD will contract for and pay invoices received for the following utilities: natural gas, electricity, water/sewer, garbage, and internet service, along with general household supplies (paper goods and cleaning supplies). TENANT's share of the

utilities are included in the rent paid. Any additional utilities and/or services not listed above will be the sole responsibility of TENANT.

**OCCUPANTS:** Guest(s) staying over 2 days without the written consent of LANDLORD shall be considered a breach of this Lease. ONLY the following individuals and/or animals, AND NO OTHERS shall occupy the subject residence for more than 2 days unless the expressed written consent of LANDLORD is obtained in advance:

**Tenant Name:** Resident Name

**Companion Pet or Animal necessary for individuals with disabilities, as specified by a medical/mental health professional with a signed lease addendum**

**PETS:** No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the LANDLORD. Such consent if granted, shall be revocable at LANDLORD'S sole option upon giving a 30 day written notice to TENANT. In the event laws are passed or permission is granted to have a pet and/or animal of any kind, the TENANT is responsible for all damage that the pet causes and agrees to restore the property to its original condition at their expense. An additional \$300 Security Deposit is required.

**LIQUID FILLED FURNISHINGS:** No liquid filled furniture or receptacle containing more than ten gallons of liquid is permitted without prior written consent and meeting the requirements of the LANDLORD. TENANT also agrees to carry insurance deemed appropriate by LANDLORD to cover possible losses that may be caused by such items.

**PARKING:** The TENANT is provided one space in the parking lot. The parking space shall be used exclusively for parking of passenger automobiles. Said space shall not be used for the painting or repair of vehicles. No other parking space shall be used by TENANT or TENANT'S guest(s). TENANT is responsible for oil leaks and other vehicle discharges for which TENANT shall be charged for cleaning if deemed necessary by LANDLORD.

**NOISE:** TENANT agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of another TENANT and/or neighbor. Said noise and/or activity shall be a breach of this Lease.

**DESTRUCTION OF PREMISES:** If the premises become totally or partially destroyed during the term of this Lease so that TENANT'S use is seriously impaired, LANDLORD or TENANT may terminate this Lease immediately upon three day written notice to the other Party.

**CONDITION OF PREMISES:** TENANT acknowledges that he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, appliances (dishwasher, hot water heater, HVAC, microwave, refrigerator, and stove/oven), and/or all other items provided by LANDLORD are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Lease. TENANT agrees to keep the premises and all items in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by TENANT, their guests and/or invitees, except as provided by law. At the termination of this Lease, all of above items in this provision shall be returned to LANDLORD in clean and good condition except for reasonable wear and tear and the premises shall be free of all personal property and trash not belonging to LANDLORD. It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.

**ALTERATIONS:** TENANT shall not paint, wallpaper, alter, or redecorate, change or install locks, install antenna or other equipment, screws, satellite dishes, fastening devices, large nails, or adhesive materials, place

signs, displays, or other exhibits, on or in any portion of the Premises without the written consent of the LANDLORD except as may be provided by law.

**PROPERTY MAINTENANCE:** TENANT shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and shall cooperate in keeping the garbage area neat and clean. TENANT shall be responsible for disposing of items of such size and nature as are not normally acceptable by the garbage hauler. TENANT shall be responsible for keeping the kitchen and bathroom drains free of things that may tend to cause clogging of the drains. TENANT shall pay for the cleaning out of any plumbing fixture that may need to be cleared of stoppage and for the expense or damage caused by stopping of waste pipes or overflow from bathtubs, wash basins, or sinks.

**HOUSE RULES:** TENANT shall comply with any and all house rules adopted and/or stated by LANDLORD on separate addendum, but which are deemed part of this Lease, and are incorporated herein. A violation of any of the house rules subsequent to adoption is considered a breach of this Lease.

**CHANGE OF TERMS:** The terms and conditions of this Lease are subject to future change by LANDLORD upon 30-day written notice setting forth such change and delivered to TENANT. Any changes are subject to laws in existence at the time of the Notice of Change of Terms.

**TERMINATION:** After expiration of the initial leasing period, this Lease will terminate. The premises shall be considered vacated only after all areas including storage areas are clear of all TENANT'S belongings, and keys and other property furnished for TENANT'S use are returned to LANDLORD. Should the TENANT hold over beyond the termination date or fail to vacate all possessions on or before the termination date, TENANT shall be liable for additional rent and damages which may include damages due to LANDLORD'S loss of prospective new renters.

**POSSESSION:** If LANDLORD is unable to deliver possession of the residence to TENANT on the agreed date, because of the loss or destruction of the residence or because of the failure of the prior TENANT to vacate or for any other reason, the TENANT and/or LANDLORD may immediately cancel and terminate this Lease upon written notice to the other Party at their last known address, whereupon neither Party shall have liability to the other, and any sums paid under this Lease shall be refunded in full. If neither Party cancels, this Lease shall be prorated and begin on the date of actual possession.

**INSURANCE:** TENANT acknowledges that LANDLORD'S insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes. TENANT agrees to indemnify and hold harmless LANDLORD and LANDLORD'S employees, agents, board members and successors for any and all losses and damages related to their tenancy or this Lease. TENANT is hereby advised to obtain their own insurance policy to cover any personal losses.

**RIGHT OF ENTRY AND INSPECTION:** LANDLORD may enter, inspect, and/or repair the premises at any time in case of emergency or suspected abandonment. LANDLORD shall use best efforts to give 24 hours advance notice prior to entering the Premises in non-emergency situations and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm inspections, and/or for normal inspections and repairs. LANDLORD is permitted to make all alterations, repairs, and maintenance that in LANDLORD'S judgment is necessary to perform.

**ASSIGNMENT:** TENANT agrees not to transfer, assign or further sublet the Premises or any part thereof.

**PARTIAL INVALIDITY:** Nothing contained in this Lease shall be construed as waiving any of the LANDLORD'S or TENANT'S rights under the law. If any part of this Lease shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Lease nor shall it affect the validity or enforceability of any other provision of this Lease.

**NO WAIVER:** LANDLORD'S acceptance of rent with knowledge of any default by TENANT or waiver by LANDLORD of any breach of any term of this Lease shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by LANDLORD of said term, condition, and/or right, and shall not affect the validity or enforceability of any provision of this Lease.

**ATTORNEY FEES:** If any legal action or proceedings be brought by either party of this Lease, the prevailing party shall be reimbursed for all reasonable attorney's fees and costs in addition to other damages awarded.

**JOINTLY AND SEVERALLY:** The undersigned TENANT is jointly (with other TENANTS) and severally responsible and liable for all obligations under this Lease.

**REPORT TO CREDIT/TENANT AGENCIES:** You are hereby notified that a nonpayment, late payment or breach of any of the terms of this Lease may be submitted/reported to a credit and/or tenant reporting agency, and may create a negative credit record on your credit report.

**LEAD NOTIFICATION REQUIREMENT:** For rental dwellings built before 1978, TENANT acknowledges receipt of the following: (Please check)

- Lead Based Paint Disclosure Form
- EPA Pamphlet

**NOTICES:** All notices to TENANT shall be served at TENANT'S premises and all notices to LANDLORD shall be served at:

Mid-Valley Fellowship Office  
522 Second Avenue SE  
Albany, OR 97321

**KEYS AND ADDENDUMS:** TENANT acknowledges receipt of the following which shall be deemed part of this Lease: (Please check)

- 1 Front Door Key
- Residential Community Covenant
- Residential Growth Program
- Residential Community Covenant Agreement
- Mid-Valley Fellowship Mission Statement
- Mid-Valley Fellowship Doctrinal Statement

**ENTIRE AGREEMENT:** This Lease constitutes the entire agreement between LANDLORD and TENANT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

**RECEIPT OF LEASE:** The undersigned TENANT has read and understood this Lease and hereby acknowledges receipt of a copy of this Lease.

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*LANDLORD Signature*  
Duan Walker, Mid-Valley Fellowship

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*TENANT Signature*  
**Resident Name**

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*Date*

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*Date*