

Residential Lease

House and apartment rental agreement for Pennsylvania

This is a binding contract between Russel and Raylene Moldovan, doing business as R & R Real Estate (Landlord), and the tenants named below. Complete all blanks and attach the selected documents before signing. This form does not amend an existing signed lease by itself.

If Tenant defaults, Tenant may owe rent and proven damages, lose some or all of the security deposit through lawful deductions, and lose possession only through the lawful court process. This lease does not waive statutory notice to quit, the right to a court hearing, or rights that cannot lawfully be waived.

1 Parties and leased premises

Tenant names _____

Property address _____ Unit _____ Lock Haven PA 17745

Permitted occupants _____

Approved maximum occupancy under applicable local requirements _____

Landlord mailing address for rent and legal notices _____

Landlord phone 570-660-1379 | Email russelmoldovan@gmail.com

2 Term and end of tenancy

Starting date and time _____ Ending date and time _____

The fixed term ends on the stated ending date unless the parties sign a renewal or agree in writing to a month-to-month tenancy. Tenant will give at least 30 days' written notice of the planned move-out date. Failure to give that notice alone does not automatically extend the fixed term or create an extra month's rent penalty. If Landlord accepts a month-to-month continuation, either party may end it on at least 30 days' written notice, subject to longer legal requirements. A holdover does not authorize a lockout or removal of belongings without lawful process.

3 Rent and payment

Total monthly rent for the entire leased premises \$ _____. Rent is due in advance on the _____ day of each month, as agreed by Landlord and Tenant. First prorated rent, if any \$ _____ for _____.

Accepted payment methods: check, cash, Cash App and Venmo.

Payee, payment address and payment-app instructions _____

A mailed payment is treated as paid on its United States Postal Service postmark date. Landlord will provide a receipt for cash. Payment contributions agreed among tenants do not reduce their liability to Landlord. Payments will be credited to rent first, then separately identified lawful charges; fees are not designated as rent for eviction purposes.

Tenant has a five-calendar-day grace period after each monthly rent due date. If rent remains unpaid, a late charge of \$5 per day begins on the sixth calendar day after the due date and continues until that rent installment is paid. No fee is charged on fees and no duplicate late charge applies to the same installment. The fee must remain reasonable and enforceable under applicable law. A returned payment charge will not exceed Landlord's actual documented bank charge or the lawful maximum, whichever is lower.

3B Student Rent Shares Optional

☐ Applies to this tenancy ☐ Not applicable

Total monthly rent remains the amount in Section 3. The agreed monthly payment shares are:

Tenant 1 name _____ Monthly share \$ _____

Tenant 2 name _____ Monthly share \$ _____

Tenant 3 name _____ Monthly share \$ _____

Tenant 4 name _____ Monthly share \$ _____

The listed shares must add up to the total monthly rent. They describe payment contributions only; every signing tenant remains jointly and severally responsible for the full rent and other shared lease obligations. A missing payment by one tenant does not reduce the total owed. Pet charges and pet-caused damage follow the signed Pet Agreement. Changes to these shares require a signed written agreement.

4 Security deposit

Base security deposit \$ _____. Refundable pet deposit, if any \$ _____.

Total refundable security held for this tenancy \$ _____.

The base deposit is one month's rent unless a smaller amount is filled in. All refundable deposits, including pet deposits, are counted together. The total may not exceed two months' rent during the first year and one month's rent during the second and later years or a renewal. Landlord will reduce and refund any excess when the lower cap applies. After five years of possession, a rent increase will not require a matching increase in the deposit.

Landlord will hold the deposit in an escrow account at a regulated financial institution and provide written notice of the institution's name, address, and amount held. Beginning after the second anniversary, Landlord will use an interest-bearing account and pay the interest required by law annually, after any lawful administrative allowance. Bank details _____.

The deposit is not the last month's rent. Lawful deductions may include unpaid rent and documented damage beyond ordinary wear and tear, with reasonable cleaning costs only to restore the move-in level of cleanliness. Professional cleaning is not an automatic condition of refund. Landlord will not charge for ordinary aging, preexisting defects, or improvements at Tenant's expense.

Within 30 days of termination of the lease or surrender and acceptance of the premises, whichever first occurs, Landlord will send the required written itemization and refund due, including any required interest. An inspection does not extend this deadline. Tenant must provide a new mailing address in writing at termination or surrender. Statutory remedies and consequences for failure to supply an address or comply with deposit duties remain in effect. No part of this paragraph waives 68 P.S. §§ 250.511a-250.512.

5 Possession and condition

Landlord will deliver lawful possession on the starting date in a safe, habitable condition. Rent abates until possession can be delivered. If possession is not delivered within seven days, Tenant may cancel by written notice and receive prepaid rent and deposits back, without waiving other available remedies. Landlord and Tenant should record condition and photographs at move-in; Tenant may report additional preexisting defects within seven days, without losing the right to report latent defects later.

6 Insurance and responsibility for loss

Landlord's building insurance does not insure Tenant's belongings or personal liability. Renter's insurance is encouraged. Tenant is responsible for damage caused by Tenant's or Tenant's guests' negligent or intentional acts, to the extent legally attributable to Tenant. No provision excuses Landlord from responsibility for Landlord's negligence, unlawful conduct, or duties imposed by law.

7 Assignments and subleases

Tenant needs Landlord's prior written consent to assign the lease, sublet, or offer short-term lodging. Any approved transfer must identify the replacement occupant, rent, deposit allocation, and whether the original tenant is released. No automatic additional deposit or minimum assignment fee applies. Any agreed charge must be disclosed, reasonable, lawful, and included in the written approval.

8 Use and occupancy

The premises are for lawful residential use by the named occupants. Landlord will apply occupancy rules consistently with applicable zoning, building and fire codes, fair housing law, and reasonable accommodation duties. This lease does not impose a blanket limit of four unrelated adults. Tenant must request approval before a new adult establishes residence; approval may not be withheld for an unlawful discriminatory reason. Reasonable accommodations and legally protected household changes will be considered.

9 Care repairs and habitability

Landlord will maintain the premises and supplied systems and appliances as required by applicable law, including the implied warranty of habitability and local housing codes. Landlord remains responsible for conditions Landlord must legally correct. Tenant will keep the premises sanitary, use facilities reasonably, promptly report leaks, pests, alarm failures and repair needs, and allow lawful access. Tenant is not automatically responsible for every infestation or repair arising during occupancy. Costs may be charged only when Tenant's responsibility is supported by facts and law.

For an emergency call 911 when appropriate, then notify Landlord at 570-660-1379. For routine maintenance contact Landlord by phone or email. Tenant will not make unauthorized alterations or deduct costs from rent except through an agreement or remedies available under law. Nothing here removes Tenant's lawful repair, rent-abatement, escrow, or other remedies.

10 Entry and quiet enjoyment

For nonemergency inspections, repairs and showings, Landlord will give at least 24 hours' advance notice and enter at reasonable times, unless Tenant agrees otherwise. This is a contractual notice commitment. Immediate entry is permitted for a genuine emergency or another lawful basis. Landlord will avoid unnecessary disruption and respect Tenant's lawful possession and privacy.

11 Utilities and services

Complete every allocation below for this particular rental. The signed allocation controls; an advertisement is not a substitute. Landlord cannot transfer a nonwaivable maintenance or code duty to Tenant.

Electricity paid by _____ | Natural gas and heat paid by _____

Water paid by _____ | Sewer paid by _____ | Trash paid by _____

Cable internet and phone paid by _____ | Lawn and leaves paid by _____

Snow and ice removal assigned areas and responsible party _____

Other service and allocation _____

Tenant will arrange timely service for Tenant-paid utilities and will not intentionally allow loss of essential service. Landlord may interrupt service only as reasonably needed for repairs or an emergency, with advance notice when practical, and will restore service promptly. Utility shutoffs are never a collection or eviction method. Heat must meet applicable code requirements. Any agreed thermostat arrangement must preserve those requirements.

12 Rules and changes

The Residential Rules and Regulations dated _____, delivered with and signed for this lease, form part of this lease. The completed Pet Agreement in this lease and any later Pet Amendment identifying this lease become part of it when signed by Landlord and every tenant whose rights or obligations change. A later amendment must say whether it supplements or replaces an earlier pet approval. Material changes to rent, fees, services or other obligations during the fixed term require a signed agreement unless controlling law requires the change. A posted notice alone does not impose new financial obligations. Reasonable accommodations and nonwaivable legal rights control over conflicting terms.

13 Defaults notice and lawful remedies

Failure to pay rent or a material lease violation may result in lawful termination and a court action. This lease does not waive or shorten a statutory notice to quit. For ordinary nonpayment, the notice is at least 10 days; for expiration or another lease breach, generally 15 days for a lease of one year or less or an indefinite term, and 30 days for a lease longer than one year. Any different or longer period required by applicable federal, state, local, subsidized-housing, or other controlling law will be honored. Notices must be served as required by law; an informal text or letter is not a substitute when statutory service is required.

Landlord may recover possession only through lawful proceedings and execution by an authorized officer. Landlord will not change locks, cut utilities, remove doors, seize belongings, or physically remove Tenant to force a move-out. A default notice does not itself authorize eviction. Tenant retains applicable rights to cure, defend, appeal, and obtain a stay.

Landlord may seek unpaid rent and proven, legally recoverable losses. All remaining future rent does not automatically accelerate. Landlord agrees to make reasonable efforts to re-rent after an early departure and to credit replacement rent and avoided expenses; there is no double recovery. Attorney fees, court costs, and collection charges are owed only when authorized by applicable law or a court order, rather than automatically imposed by this lease.

14 Personal property after move out

Overdue rent alone does not make belongings abandoned. Before handling or disposing of property, Landlord must establish that it qualifies as abandoned and comply with 68 P.S. § 250.505a. The required written notice gives Tenant 10 days from its postmark to retrieve the property or request storage for up to 30 days from the notice date. Landlord will use required mailing addresses, exercise ordinary care, and make retrieval reasonably available. Only legally recoverable storage costs may be charged. A deceased tenant's belongings require the applicable estate procedure. This lease creates no seven-day forfeiture rule or waiver of the required process.

15 Fire casualty condemnation and foreclosure

If damage or a taking makes the premises unsafe or unavailable for lawful residential use, rent and termination rights will be determined under applicable law; the parties will document any lawful prorating or termination. Neither party waives independent statutory rights or compensation claims. Any mortgage subordination is subject to applicable tenant protections, including federal foreclosure protections when applicable. A foreclosure does not by this lease automatically cancel those protections.

16 Fair housing notices and general terms

Landlord will follow applicable fair housing and reasonable accommodation requirements and will not retaliate for a lawful complaint or exercise of protected rights. Requests for an accommodation may be made by phone, email or another accessible method. A pet policy does not replace the accommodation process.

Except for the specific allocation of pet charges and pet-caused damage in a signed Pet Agreement or Pet Amendment, each signing tenant is jointly and severally liable: Landlord may seek the entire lawful balance from any signing tenant, without collecting more than the total owed. A separate guaranty is required for any guarantor. Changes must be in writing and signed by affected parties. Invalid terms are severed only to the extent possible without defeating the agreement; mandatory law controls. No confession of judgment, jury-trial waiver, or release of Landlord's negligence is included.

17 Attachments and signatures

Required before signing: fill in the property, occupants, term, rent, payment instructions, deposit, notice address, utility allocations and all selected attachments. Do not leave material terms for later unilateral completion.

Attachments delivered with this lease

- ☐ Residential Rules and Regulations dated _____
- ☐ Completed Pet Agreement included below, if applicable
- ☐ Separate signed Pet Amendment dated _____, if applicable
- ☐ Move-in condition record
- ☐ Lead disclosure, available records and EPA pamphlet if required for this property
- ☐ Other signed addenda _____

Before signing a lease for most pre-1978 housing, Landlord must complete the required lead disclosure, supply available lead records and the EPA pamphlet, and obtain the required acknowledgments. This paragraph does not replace that disclosure or assert that the property is lead-free.

Each signer acknowledges receiving the completed lease and its listed attachments, reading them, and having the opportunity to ask questions. Each party receives a signed copy. Later signed pet amendments are retained with the lease; each affected party receives a copy.

Russel Moldovan signature _____ Date _____

Raylene Moldovan signature _____ Date _____

Tenant 1 name _____ Signature _____ Date _____

Tenant 2 name _____ Signature _____ Date _____

Tenant 3 name _____ Signature _____ Date _____

Tenant 4 name _____ Signature _____ Date _____

Pet Agreement

Property _____ Unit _____

Lease date _____ Pet approval effective date _____

Use this included agreement or a separate signed Pet Amendment for the same approval, not both as separate charges. List only approved pets and their responsible tenant owners; unused entries may be marked N/A.

1 Responsible tenant owner name(s) _____

Pet type: ☐ Dog ☐ Cat Name, breed and description _____

Refundable pet-deposit allocation \$_____ Monthly pet-fee share \$_____

2 Responsible tenant owner name(s) _____

Pet type: ☐ Dog ☐ Cat Name, breed and description _____

Refundable pet-deposit allocation \$_____ Monthly pet-fee share \$_____

3 Responsible tenant owner name(s) _____

Pet type: ☐ Dog ☐ Cat Name, breed and description _____

Refundable pet-deposit allocation \$_____ Monthly pet-fee share \$_____

4 Responsible tenant owner name(s) _____

Pet type: ☐ Dog ☐ Cat Name, breed and description _____

Refundable pet-deposit allocation \$_____ Monthly pet-fee share \$_____

Pet charges and deposit

For all approved cats and dogs combined: refundable pet deposit \$300 total and monthly pet fee \$50 total per tenancy, unless smaller amounts are agreed: deposit \$_____ monthly \$_____. These are totals, not charges per pet or per tenant. The owner allocations above must add up to the agreed totals. Record zero where no amount is assigned. The refundable pet deposit counts toward the total security-deposit limit in Section 4; reduce or refund any excess. An existing pet deposit or fee is not charged again merely because an amendment is signed.

Pet responsibility and approval

Only the responsible tenant owner(s) named for a listed pet owe its allocated pet charges and legally recoverable damage caused by that pet beyond ordinary wear. Other tenants are not liable solely because they share this lease. This specific allocation controls over conflicting general joint-liability wording. It does not excuse anyone from responsibility for their own negligent or intentional acts. Shared responsibility for the house rent remains unchanged.

The responsible owners will control their pets, follow licensing and vaccination requirements, promptly remove waste, prevent unreasonable noise, and report pet damage. Assistance animals are handled through reasonable accommodation, not this pet-fee arrangement. Under Landlord's policy, no pet fee or pet deposit applies to an approved disability-related assistance animal; actual damage responsibility remains subject to law.

Different allocation, only if agreed in writing and signed by all affected parties:

Later pet approvals may be added by a separate written Pet Amendment identifying the property and lease, the approved pet and responsible owner, its effective date, and any change in charges. Landlord and every tenant whose rights or obligations change must sign it. It must identify any earlier approval it replaces. All other lease terms remain unchanged.

Pet agreement signatures

Landlord Russel Moldovan _____ Date _____

Landlord Raylene Moldovan _____ Date _____

Tenant 1 name _____ Signature _____ Date _____

Tenant 2 name _____ Signature _____ Date _____

Tenant 3 name _____ Signature _____ Date _____

Tenant 4 name _____ Signature _____ Date _____