Your lease at a glance

Sample values for a made-up tenant. These are quick reference points only; the full lease that follows controls. Section numbers are the numbered headings in this copy.

Item	What this lease says	See section
Landlord	First Meridian Management LLC, 9215 Mentor Ave #1071, Mentor, OH 44060	36
Tenant (sample)	John Doe (no co-tenant)	1
Rental address (sample)	123 Sample St, Willoughby, OH 44094	1
Lease term	24 months: 11/01/2026 to 10/31/2028. Renews automatically for 12 months at +$50/month unless either side gives written notice at least 60 days before expiration.	2
Monthly rent	$1,200 per month, plus $75 per month for water, sewer and trash, plus $50 per month pet fee (sample has a pet) = $1,325 total, due on the 1st of each month	3
How rent is paid	Invoice emailed 3 to 5 days before it is due, with a Rent Redi link. $50 admin fee if paid outside Rent Redi.	8
Late fee	$100, due on the 2nd if rent is not received by the end of the 1st (may be waived if tenant contacts the landlord before rent is late)	4
Bounced payment fee	$100	7
Eviction-related costs	$100 three-day notice, $250 attorney referral, $500 case filed (up to $850), only if each stage happens and as Ohio law allows	5
Security deposit	$1,500. Tenant must top the deposit back up whenever the landlord uses part of it, and the landlord's damages are not limited to the deposit amount. Unused portion returned within 30 days after the tenant surrenders the home, with an itemized statement.	10
Break lease fee	$500, and rent is still owed until the lease is up	9
Utilities	Tenant puts these in their name: electric and gas (sample). Landlord pays water and sewer unless the bills are more than 2x the yearly average (tenant is responsible for the excess); trash is handled per the lease. $100 monthly admin fee if a tenant-name utility is shut off.	11
Pets	Landlord approval and the Pet Addendum required. Minimum $50/month pet fee (not part of the deposit).	15
Smoking	Not allowed on the premises	17
Renter's insurance	Required: at least $100,000 liability, with First Meridian Management LLC as an interested party. Proof due before occupancy and at each renewal. The landlord MAY, at its option, enroll the tenant in a liability program for $25/month; that fee does not satisfy the insurance requirement, and failing to keep coverage is a lease violation.	26
Notice to end or not renew	Written notice at least 60 days before the lease expires (either side)	2
Occupants and guests	1 occupant (sample). Guests over two weeks per year need prior written approval.	12
Vehicles	Up to 2 operable, licensed vehicles (sample)	27
Locks and lockouts	$100 re-key fee; $100 lockout and convenience fee	19
Carpet cleaning	Clean within 10 days before the lease ends and provide receipts, or a $50 charge plus cleaning cost applies	33
Repairs and questions	Service requests: Service@FMMRentals.com or the RentRedi portal. General: Info@FMMRentals.com. Phone 440-345-6366 (text preferred).	32 and 36

First Meridian Management LLC
Residential Lease Agreement

This sample shows our standard lease terms. Your actual lease will list your unit, rent and dates.

1. Parties and Property

> **In plain English:** This section names the landlord, the tenant and the rental address, and lists the tenant's contact information.

This Lease Agreement is made on **11/01/2026**.

Between First Meridian Management LLC (Owners/Managers)

and **John Doe** (Tenants).

Property Address: **123 Sample St, Willoughby, OH 44094.**

Tenant Contact info:

John Doe Phone: (555) 555-0123

John Doe Email: johndoe@example.com

2. Term

> **In plain English:** This section sets how long the lease lasts and when it starts and ends. It also explains the automatic renewal, the rent increase at renewal, and the 60-day written notice either side can give to stop the renewal.

Term: Tenants agree to lease this premise for a fixed term of 24 months, starting on 11/01/2026 and ending on 10/31/2028.

Upon expiration, this agreement shall automatically renew for 12 additional months at a monthly rent increase of $50 unless either the Tenants or Owners notify the other party in writing at least 60 days prior to expiration that they do not wish this agreement to continue. By signing this lease, Tenant agrees to the automatic renewal and rent increase clause outlined above.

3. Rent

> **In plain English:** This section states the monthly rent, the monthly fee for water, sewer and trash, the total, and that payment is due on the first day of each month.

Rent: Tenant shall pay First Meridian Management LLC as rent for the Premises $1,200 per month plus $75 per month for Water, Sewer, and Trash plus $50 (Fifty Dollars) per month for Pet Fee for a total of $1,325 per month, payable on the first (1st) day of each month of the term.

4. Late Fee

> **In plain English:** A $100 late fee is due on the 2nd if rent has not been received by the end of the 1st. The landlord may waive it if the tenant contacts them before rent is late.

Late Fee: Rent is due on the 1st of each month. If rent is not received by the end of the 1st, a $100 late fee is due on the 2nd. First Meridian Management ***may*** waive the late fee if the tenant contacts us at Info@FMMRentals.com before rent is late.

5. Administrative Costs and Eviction-Related Costs

In plain English: This section lists the set administrative charges ($100, $250 and $500) that apply at each stage of an eviction, only if that stage actually happens and only as far as Ohio law allows.

Administrative Costs and Eviction-Related Costs: If Tenant does not pay rent or otherwise breaks this Lease, First Meridian Management may begin the eviction process as allowed by Ohio law, and Tenant agrees to pay the following administrative costs. Each is owed only when that stage actually happens, and only to the extent Ohio law allows:

- $100 – a three-day notice is posted or served at the Premises
- $250 – the matter is referred to First Meridian Management's attorney to prepare an eviction
- $500 – an eviction case is filed in court

(Up to $850 total if all three stages happen.) These charges cover First Meridian Management's own time and processing costs and are not a penalty. They are separate from rent, late fees, damages, and any court costs a court awards. Nothing in this section changes any notice period or procedure required by Ohio law.

6. Payments

In plain English: This section explains the order in which payments are applied: first to late fees, utilities owed and billed damages, then to rent.

Payments: Any Payment received will first be applied to Late Fees, Utilities Owed and any damages the landlord bills the tenant. Then will be applied to Rent.

7. Bounce Check Fee

In plain English: A $100 fee is added to the invoice if a payment bounces or is returned.

Bounce Check Fee: If the tenant’s payment bounces or is returned to us for any reason there is a $100 Bounced Check fee that will be added to any invoice.

8. Rent Payment Procedure

In plain English: This section explains how rent is invoiced and collected through Rent Redi, who pays Rent Redi's fees, and the $50 admin fee for paying outside Rent Redi.

Rent Payment Procedure: First Meridian Management LLC will email out an invoice each month, 3 -5 days before rent is due. This email will contain a link where the rent payment can be made. Landlord will collect rent through Rent Redi, any fees associated with rent collection will be the tenant’s responsibility and be paid directly to Rent Redi. If Tenant chooses to pay outside of Rent Redi a $50 admin fee will be applied.

9. Break Lease Fee

In plain English: This section explains the $500 break lease fee if the tenant does not stay for the whole lease, and that rent is still owed until the lease is up. Please read the full text for the details.

Break Lease Fee: If for any reason the tenant chooses not stay for the entire term of the lease, they will be charged a **$500 (Five Hundred Dollars)** break lease fee. First Meridian Management LLC has the option of waiving this fee if they so choose. Tenant will still also be responsible for full rent due until lease is up and will have the option to pay release fee of partial rent owed at First Meridian Managements discretion.

Initial_____

10. Security Deposit

In plain English: This section explains the security deposit, what the landlord can use it for, that the tenant must top the deposit back up when the landlord uses part of it, that the landlord's damages are not limited to the deposit amount, that the tenant cannot use it to pay rent, and that any unused portion is returned within 30 days after the tenant surrenders the home, with an itemized statement.

Security Deposit: Tenant has paid First Meridian Management LLC $1,500 as security for the performance of this Lease. The security deposit shall serve as a fund from which the Landlord may (a) obtain reimbursement for losses, damages and expenses due to unreasonable wear and tear or damage to the Premises or resulting from Tenant's failure to maintain the Premises as required in the Lease and (b) recover any other amounts that may become due and owing to Landlord under this Lease. Landlord's damages shall not be limited to the amount of the security deposit. Whenever Landlord applies any portion of the security deposit for the purposes stated above, Tenant shall promptly pay Landlord the funds necessary to restore the security deposit to its original amount. Any portion of the security deposit that is not applied by Landlord for the purposes stated above shall be returned to Tenant, at the forwarding address supplied by Tenant at that time, within 30 days after the surrender of the Premises to Landlord, together with a statement itemizing any deductions. No interest shall be paid on the security deposit unless the security deposit exceeds one month's rent. THE SECURITY DEPOSIT MAY NOT BE APPLIED BY TENANT TO THE PAYMENT OF ANY RENT DUE UNDER THIS LEASE.

11. Utilities

In plain English: This section explains which utilities the tenant puts in their own name and which the landlord provides, the $100 monthly admin fee if a utility in the tenant's name is shut off, and how water and sewer bills and leaks are handled.

Utilities: The following utilities will be put in Tenant's name:

- Electric
- Gas

The following utilities are provided by First Meridian Management LLC:

- Water
- Sewer
- Trash

If any utility in Tenant's name is not paid on time and is shut off, there will be a $100 monthly admin fee, and any damage caused by the shutoff is 100% Tenant's responsibility.

Water and Sewer: First Meridian Management LLC will pay for the water and sewer bills unless they are more than 2x the yearly average. This is only caused by higher usage or a leak and tenants will be responsible for both and to reach out to First Meridian Management LLC via the service email address: Service@FMMRentals.com when they are experiencing any type of leak or running toilet etc. First Meridian Management LLC will investigate any issue free of charge to the tenant and fix them unless the leak or damage was caused directly by the tenant.

If the unit is a multi-family then each tenant will be responsible equally for the higher water bill.

12. Occupants

> **In plain English:** This section limits how many people may live in the home and names them. Guests staying more than two weeks per year need the landlord's written approval beforehand.

Occupants: The number of occupants is limited to **one (1) person**, only the following persons may live in this dwelling.

- John Doe

First Meridian Management must approve in writing the occupancy of any guests of over two weeks per year, prior to their arrival.

13. Subletting and Assigning

> **In plain English:** This section says the tenant may not sublet the home or assign the lease without the landlord's written permission.

Subletting and Assigning: Tenants shall not sublet the entire premises or any part of the premise, nor shall they assign this lease agreement to anyone without the written permission of First Meridian Management.

14. Prolonged Absences

> **In plain English:** This section asks the tenant to tell the landlord, and leave contact information, if they will be away for more than ten days.

Prolonged Absences: Tenants shall notify the owners/managers if they plan to be absent from the dwelling for more than ten days and shall leave written contact information as to how and where they may be reached while gone.

15. Pets

> **In plain English:** This section says pets need the landlord's approval and the Pet Addendum, a minimum $50 monthly pet fee applies (separate from the deposit), and pet damage will be taken out of the deposit or billed directly to the tenant.

Pets: If First Meridian Management decides to allow a pet, please see the attached Pet Addendum. If a pet is allowed there will be a min $50 a month Pet fee. This is a fee and not part of the security deposit. Any damages done by the pet will be taken out of the Security Deposit or billed directly to the Tenant.

16. Drain Stoppages

> **In plain English:** This section explains what may and may not go down the drains and who is responsible for clearing stoppages. It includes an initial line.

Drain Stoppages: As of the date of this agreement, First Meridian Management warrants that the dwelling's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. **Do not put anything else down the drains except for toilet paper.** The drains will not accept things such as diapers, sanitary napkins, tampons, wads of toilet paper, balls of hair, grease, oil, food, clothing, rags, dirt or rocks. Tenants agree to pay for clearing the drains of any and all stoppages except those which the plumber who is called to clear the stoppage will attest in writing were caused by defective plumbing or covered by insurance.

Tenant will be responsible for calling, setting up a time for them to come out and paying for them to get any clog cleared. We highly recommend putting down Green Gobbler Main Line drain cleaner or other non-abrasive products first.

Any damage done to the pipes from a non-trained professional will be the tenant responsibility.

Roto Rooter is the company we use and recommend (216) 464-0365.

Tenant is responsible for Clogged drains: Initial _____

17. Smoking

> **In plain English:** This section says no smoking of any substance is allowed on the premises and explains what happens if smoking does occur.

Smoking: No smoking of any substance is allowed on the premises. If smoking does occur on the premises: 1) Tenant is responsible for all damage caused by the smoking including, but not limited to, stains, burns, odors, and removal of debris; 2) Tenant is in breach of this agreement; 3) Tenant, guests, and all others may be required to leave the premises; and 4) Tenant acknowledges that in order to remove odor caused by smoking, the landlord may need to replace carpet and drapes and paint the entire premises regardless of when these items were last cleaned, replaced, or repainted. Such actions and other necessary steps will impact the return of any security deposit.

18. Trash

> **In plain English:** This section explains how trash and large items are handled, the pickup day, and when carts must be at the curb.

Trash: Tenants agree to dispose of their ordinary household trash by placing it into a receptacle for periodic collection. They agree to dispose of their extraordinary household trash, such as Christmas trees, furniture, and other large items by placing them along the curb. If the garbage collectors will not pick up the trash, the tenant is responsible for hauling it to the dump or paying for someone to haul it. At no point will trash be allowed to sit on the lawn or in the common areas for more than 1 week.

Trash pickup day: Tuesday.

Trash and recycling carts must be at the curb the night before pickup or no later than 7:00 a.m. on the day of pickup.

There will be only one set of cans per property so please make sure to take turns setting them out.

19. Locks / Lock Outs

> **In plain English:** This section explains rules about changing locks, the $100 re-key fee, and the $100 lockout and convenience fee.

Locks / Lock Outs: Tenants agree they will not change the locks on any doors or windows without first obtaining written consent from First Meridian Management. The locks are special Smart Key locks and First Meridian Management can rekey the locks for the tenants at the tenant's request in writing. There will be a $100 dollar re key fee.

Should the tenants lock themselves out of their dwelling and are unable to gain access through their own resources: they may call upon a professional locksmith or First Meridian Management to let them in. In either case the tenant is responsible for the payment or fees charged. First Meridian Management cannot guarantee they will be available to let the tenant in. However, if First Meridian Management does send someone out there will be a $100 lockout and convenience fee.

20. For Rent

In plain English: This section lets the landlord enter the home, with notice, during the last 60 days of the lease to show the unit and place 'For Rent' notices, and mentions a $100 referral bonus under the stated condition.

For Rent: Tenant agrees that Landlord, or his agent, may at all proper times with appropriate notice enter into said Premises during the final sixty (60) days of this lease and place thereon notices of "For Rent" and that such notices shall not be interfered with nor removed by Tenant. Tenants will receive a $100 referral bonus if First Meridian Management is able to rent their unit out before their lease up.

21. Insect Infestation

In plain English: This section explains who is responsible for insect and pest problems and how timing (ten days from occupancy) affects that.

Insect Infestation: First Meridian Management shall further be responsible for any major infestation such as bees, roaches, and fleas if notified within ten days of occupancy. Tenant agrees that thereafter it shall be the tenant's responsibility to exterminate any so-called "major infestations" and shall be responsible for seasonal problems such as ants, spiders, mice, or rats.

22. Examination of Premises

In plain English: This section says the tenant has examined and accepted the home and agrees to follow reasonable rules the landlord adopts.

Examination of Premises: Tenant has examined the Premises and has accepted the same as habitable and satisfactory. While residing in the Premises, Tenant shall observe and act in accordance with any reasonable rules and regulations that Landlord may adopt.

23. Lead-Based Paint Disclosure

In plain English: This section is the lead-based paint disclosure and explains what the tenant received before signing. It includes an initial line.

Lead-Based Paint Disclosure: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

First Meridian Management LLC has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. Before signing this Lease, Tenant received, as separate documents presented ahead of this Lease in the same signing package, (1) the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form for the Premises and (2) the EPA pamphlet "Protect Your Family From Lead in Your Home." Nothing in this Lease is a certification that the Premises are free of lead-based paint. Tenant agrees to promptly report any peeling, chipping, or damaged paint to First Meridian Management LLC.

Tenant acknowledges receipt of the lead-based paint disclosure form and EPA pamphlet:

Initial _____

24. Inspections

In plain English: This section explains when the landlord may enter the home, the advance notice required, and the quarterly walk-through.

Inspections: First Meridian Management, or any of its agents or contractors, may enter the Premises at reasonable times for inspections, to show the premises to prospective tenants, purchasers or mortgagors and to make any repairs that First Meridian Management may be required to make by applicable law or that First Meridian Management considers necessary or desirable. Except in the case of emergencies, or unless it is impractical to do so, First Meridian Management will give Tenant at least 24 hours advance notice of the intention to enter the Premises. First Meridian Management will also conduct a quarterly walk through of the entire property. The tenant will be given at least a week's notice for this.

25. Landlord's Liability

In plain English: This section explains when the landlord is and is not responsible for injury or loss of property, and what happens to the lease and rent after a storm, flood, fire or similar event.

Landlord's Liability: First Meridian Management shall not be liable for any injury or damages to persons or property on or about the Premises, unless (a) caused by the negligence of First Meridian Management or their employees or agents and (b) are of such a nature that the loss or injury would not be covered under a standard policy of renter's insurance. First Meridian Management shall not be liable for personal injury or damage or loss of Tenant's personal property from vandalism, fire, rainstorms, smoke, explosions, or other causes not within the direct control of First Meridian Management and for which First Meridian Management is not otherwise legally responsible To the extent permitted by law, Tenant releases First Meridian Management from all liability for that damage. Nothing contained in this Paragraph shall be construed to limit any liability of First Meridian Management arising by law. If storm, flood, fire or other catastrophe injures or destroys the Premises, this Agreement will terminate at First Meridian Management's option. Otherwise First Meridian Management will restore the Premises and until the restorations are completed, the rent will be abated in proration to any loss of use of the Premises suffered by Tenant.

26. Insurance Requirement

In plain English: This section requires the tenant to carry renter's insurance with at least $100,000 of liability coverage naming the landlord as an interested party, to provide proof, and failing to keep continuous coverage is a lease violation. If proof is not provided, the landlord may, at its option, enroll the tenant in a liability program and charge $25 per month; that fee does not satisfy the insurance requirement.

Insurance Requirement

Tenant shall, at Tenant's sole expense, obtain and maintain throughout the term of this Lease a renter's insurance policy covering Tenant's personal property and providing personal liability coverage with minimum limits of $100,000 per occurrence.

The policy shall name First Meridian Management LLC as an "Interested Party" or "Additional Interest" (not as an additional insured), so that First Meridian Management LLC receives notice of cancellation, non-renewal, or material change in coverage.

Tenant shall provide Landlord with a certificate of insurance (or other acceptable proof of coverage) prior to occupancy and upon each renewal of the policy. Failure to maintain continuous coverage shall constitute a violation of this Lease.

If Tenant fails to provide proof of the required insurance coverage, Landlord may, at its option and without obligation, enroll Tenant in a landlord-provided liability insurance program and charge Tenant a non-refundable fee of $25.00 per month, which shall be considered additional rent.

This fee does not provide coverage for Tenant's personal property and does not satisfy Tenant's obligation to obtain renter's insurance.

27. Vehicles

> **In plain English:** This section sets the maximum number of vehicles, parking rules, and a place to list the vehicles.

Vehicles: Tenants agree to keep a maximum of two (2) vehicles on the premises. These vehicles must be both operable and currently licensed. Tenants agree to park their vehicles in assigned spaces and to keep those spaces clean. Tenants agree to advise visitors about parking and to take responsibility for where the visitors park. Tenant agrees not to park boats, recreational vehicles, trailers and the like on the premises without first obtaining written permission from First Meridian Management. Tenants also agree not to make repairs to vehicles on the premises.

Vehicle: (Make, Model and License)

- 2020 Honda Civic, License ABC1234
- 2018 Ford F-150, License XYZ5678

28. Appliances

> **In plain English:** This section explains who is responsible for appliances and their repair. It includes an initial line.

Appliances: Although there may be appliances in the dwelling such as a refrigerator, stove, dishwasher, washer and dryer, the use of these appliances is not included in the rent. If tenants wish to use appliances, they agree to assume all responsibility and care for them, which includes the regular maintenance and any cost of repairs to these appliances. Further, Tenants will return such appliances to First Meridian Management in clean condition, the same condition as received, reasonable wear and tear accepted. If tenants wish to use their own appliances, they may request that First Meridian Management remove the appliance from the premises.

If the appliance does stop working it is the tenant's responsibility to call an appliance repair company, and set up a time for them to come and fix the issue and pay for it.

We would recommend Mr. Appliance: 440-701-4400

First Meridian Management will not pay for any repairs or replacement unless the appliance is over 10 years old.

Tenant is responsible for appliance repairs:

Initial _____

29. Windows, Screens, Blinds and Shades

> **In plain English:** This section says these items are assumed to be in good condition at move-in and the tenant is responsible for damage at move-out.

Windows, Screens, Blinds and Shades: Unless otherwise noted in writing, all windows, screens, blinds and shades are in good condition at move-in. Tenants are responsible for any cracked or broken windows or torn or damaged screens, blinds and shades at move-out.

30. Smoke Detectors

In plain English: This section makes the tenant responsible for keeping smoke detectors working and for telling the landlord in writing if one is damaged or not working.

Smoke Detectors: Tenants shall be responsible for ensuring that existing smoke detectors are in continual working order, including the replacement of batteries if needed. If a smoke detector becomes damaged or otherwise inoperable, Tenants shall immediately notify owners/managers in writing, and be responsible for replacement of the smoke detector.

31. Damage

In plain English: This section says the tenant pays to repair damage caused by the tenant or their guests.

Damage: Tenants agree to pay for the repairs of all damage that they or their guests have caused.

32. Maintenance

In plain English: This section explains how to report repairs and that repairs caused by tenant neglect or late reporting will be billed to the tenant.

Maintenance: All repairs should be reported to our office promptly via our service email at **service@fmmrentals.com** . Repairs that can be directly attributed to tenant neglect, or not reported in a timely manner with subsequent damages, will be billed to the tenant.

33. Carpet Cleaning

In plain English: This section requires the carpets to be cleaned within 10 days before the lease ends, with proof, and explains the charge if that is not done.

Carpet Cleaning: Tenants must have all carpets cleaned within 10 days prior to lease termination. Tenants will provide proof of cleaning (receipts) before lease termination. Failure to professionally clean carpets and provide evidence of such will result in a $50 charge in addition to the cost of the carpets being professionally cleaned.

Fee and charge will be deducted from Tenants security deposit at lease termination. Tenant can contact the following company for services, Ultimate Carpet Cleaning 440-358-1755.

34. Alterations, Decorations and Repairs

In plain English: This section requires the landlord's written permission before altering or decorating the home.

Alterations, Decorations and Repairs: Except as provided by law, Tenants agree not to alter or decorate their dwelling without first obtaining written permission from the owners/managers. Decorations include, but are not limited to, painting and wallpapering. Any decorations made by tenants, which are approved in writing by the owners/managers, shall become the property of the owners/managers at move-out.

35. Liquid Filled Furniture

In plain English: This section requires the landlord's written consent before keeping liquid-filled furniture.

Liquid Filled Furniture: Tenants agree not to keep any liquid filled furniture in this dwelling without the prior written consent of owners/managers.

36. Identity of Manager

In plain English: This section lists who manages the property and how to reach the landlord, including the service and emergency contact details.

Identity of Manager: The persons responsible for managing this dwelling and authorized to accept legal services on Owner's behalf are:

First Meridian Management LLC:

Person in charge: Keith Minton, Member

Address: 9215 Mentor Ave #1071, Mentor, OH 44060

Business Phone #: 440-345-6366 **Text is preferred.**

Email Address: Info@fmmrentals.com (General Questions)

Service Requests: Service@fmmrentals.com (Service Repairs and requests)

Website: FMMrentals.com

In the event of an emergency please call 911

If it is something urgent, please email Service and text 24/7.

37. Peace and Quiet

In plain English: This section asks the tenant to avoid loud noise and disturbances.

Peace and Quiet: Tenants are entitled to the quiet enjoyment of their own dwelling, and their neighbors are entitled to the same. Tenants agree that they will refrain from making loud noises and disturbances, that they will keep down the volume of their voices, music and TV at all times so as not to disturb other people's peace and quiet.

38. Business Use

In plain English: This section says the home is for personal residence and no business may be conducted there.

Business Use: Tenants agree to use this dwelling as their personal residence. They agree to conduct no business on the premises.

39. Lawful Use

In plain English: This section says the tenant may not engage in, or allow, illegal activity on the premises.

Lawful Use: Tenants agree that they will not themselves engage in any illegal activities on the premises, nor will they allow others to engage in any illegal activities on the premises insofar as they have the power to stop such activities.

40. Rental Application

In plain English: This section says the information in the rental application must be true and is part of the lease, and what can happen if it is false.

Rental Application: Tenants warrant and represent that the information and statements provided in the rental application signed by Tenants are true and that such application is incorporated herein by reference as though fully rewritten herein. If any information or statements contained in said application is found to be false, First Meridian Management may terminate this lease, and if Tenant does not move out, may file an eviction after serving the notice required by Ohio law.

41. Liability

In plain English: This section says each tenant who signs is responsible, jointly and individually, for all provisions of the lease.

Liability: Each person signing this lease as a Tenant is jointly and individually liable for all provisions of this lease.

42. Waiver of Jury Trial

In plain English: This section explains that the parties waive a jury trial for disputes arising from the lease or use of the premises.

Waiver of Jury Trial: The parties hereto, hereby waive trial by jury of any proceeding arising out of this lease or tenant's use of the premises.

43. Service of Process

In plain English: This section explains that each tenant who signs acts as agent for the other tenants and occupants to receive legal papers and notices about the tenancy.

Service of Process: Every Tenant who signs this agreement agrees to be the agent of the other Tenants and occupants of this dwelling, and is both authorized and required to accept, on behalf of the other Tenants and occupants, service of summons and other notices relative to the tenancy.

44. Governing Law and Venue

In plain English: This section says Ohio law governs the lease and where any court action must be filed.

Governing Law and Venue: This Lease is governed by the laws of the State of Ohio. Any court action arising out of this Lease shall be filed in a court of competent jurisdiction in Lake County, Ohio. If any provision of this Lease conflicts with Ohio law, Ohio law controls and the remaining provisions stay in effect.

45. Service Repairs and Maintenance

In plain English: This section explains how to submit a service request.

Service Repairs and Maintenance:

All Service Requests must be submitted through the tenant portal on RentRedi, or go to our website www.FMMRentals.com and click on service requests at the top.

Then please fill out the form here: https://www.fmmrentals.com/service-requests/

Please include your contact info and a picture or video of the problem. We will try and respond the same day for most issues.

46. Signatures

In plain English: This is where the tenant and the landlord sign and date the lease. This sample is not signed.

John Doe

Tenant Printed Name

X

Signature Date

First Meridian Management LLC

First Meridian Management LLC

X

Signature Date