



4427 Youree Dr
Shreveport, La 71105

Date:

I. PARTIES

1.1. **Quality Rental Solutions, LLC** hereinafter referred to as "Lessor") hereby leases to _____ (the obligations of all Lessees being in solido) (hereinafter referred to as "Lessee") the following described property for use by Lessee as a private residence only:

1.2. It is understood that the terms "Lessor" and "Lessee" as used in this agreement shall include the plural and shall apply to persons both male and female.

II. TERM

2.1. This lease is for the term of 12 months/year, beginning on the _____ day of _____, 201____, and ending on the _____ day of _____, 201____. **All utilities shall be paid for by Lessee.**

2.2. The furnishings shown on the attached list, if any, constitute all of the furnishings in the premises and owned by Lessor when Lessee takes possession of the premises.

III. EXTENSION

3.1. This lease will not automatically renew upon the end of the term stated in Article II above; however, the intent of the Lessee to renew this agreement by the Lessee will be assumed. All parties agree to sign a new agreement in order to activate a renewal term. Lessee agrees to notify Lessor sixty (60) days before the expiration of this lease of his intent to vacate the lease. Lessee's failure to notify the Lessor as specified shall make Lessee responsible for the equivalent amount of rent due for the sixty (60) day period following delivery of notice to Lessor of Lessee's intent to vacate, provided that any rent accruing after the expiration of the term of this lease shall not cause the lease to be renewed, and the Lessee's continued occupancy of the premises shall be permitted only upon the consent of the Lessor, which shall not be assumed.

IV. RENT AND PAYMENT

4.1. This lease is made for and in consideration of a monthly rental of \$_____, payable in advance, commencing on the _____ day of _____, 201____, (prorated for partial first month) and on the same day of each month thereafter, to be delivered to Lessor at:

MAKE ALL MONEY ORDERS PAYABLE TO

**Quality Rental Solutions, LLC
4427 Youree Drive
Shreveport, La 71105**

or

PAY ONLINE VIA DEBIT/CREDIT CARD AT

www.QRSrent.com

In the event that the monthly rental is not paid by Lessee by the fifth day of the month, the monthly rental shall be increased to by \$10 a day for such month until rent has been paid. In the event any payment by Lessee is returned by the bank unpaid, Lessee will pay to Lessor \$50 as additional rent for the month, in addition to any applicable rent increase due to late payment. **NO CHECKS OR CASH WILL BE ACCEPTED!**

V. OCCUPANTS

5.1. The premises leased herein shall be occupied by the following persons only:

Lessee shall not allow Guests to dwell in the premises without consent of the Lessor for a period in excess of one (1) week. Guest is defined as any person dwelling in the premises overnight who (a) not named as a lessee herein; (b) a child or spouse of the named lessee, or (c) a person otherwise listed in this paragraph as an occupant of the premises. Lessee shall promptly notify Lessor of any guest residing in the premises for more than one (1) week. IN such event, at the discretion of the Lessor, the Guest shall be required to execute this lease agreement accepting and acknowledging all rights and responsibilities as a Lessee herein in solido with the current Lessee(s). Lessor may also, at its discretion, increase the rate of rent any time a new tenant is added to this agreement, and Lessee consents to such a modification of this agreement, which shall not be considered to be a breach of Lessor's obligations under this lease or an extension thereof.

VI. USE OF PREMISES

6.1. The premises leased herein are to be used only for residential purposes. Lessee is obligated not to use any part of the premises for any purpose that is unlawful or that tends to injure or depreciate the property or that in any way increases the fire risk of the building or obstructs or interferes with the rights of other tenants, or in any way injures them, or conflicts with or violates any of the laws, ordinances, rules or regulations of any governmental authority or regulatory agency. In the event of the violation of any law, ordinance, rule or regulation by Lessee, or the injury or depreciation of the property other than due to ordinary wear and tear, or the violation of any of the

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above mentioned conditions, Lessor may, at his option, declare Lessee in default pursuant to Paragraph XII of this lease.

VII. OCCUPANCY

7.1. Should Lessee be unable to obtain occupancy on the date of the beginning of the lease due to causes beyond the control of Lessor including, but not limited to, delays of tenants, this lease shall not be affected thereby, but Lessee shall owe rent beginning only with the day on which he could obtain possession. However, should the delay in commencing occupancy be due to some fault or design by Lessee, the lease shall commence on the date provided for herein. An example of a cause of delay which would not absolve the Lessee from his obligations under this lease is the Lessee being delayed in his arrival at the leased premises, for whatever reason.

7.2. In the event the entire premises are destroyed or rendered uninhabitable by fire, storm, or other casualty not caused through the fault, neglect or design of the Lessor, Lessee shall pay such proportion of the rent as may be due at the time of such casualty, and this lease shall be terminated, except for the purpose of enforcing such rights as may have accrued hereunder. Should any part of the leased premises be rendered untenable by any of such agencies, the rent shall abate in the proportion which the damaged part bears to the whole leased premises, and such part so damaged may be restored by Lessor, at his option, as speedily as practicable, at which time the full rent shall recommence and the lease continue according to its terms.

VIII. ADDITIONS AND ALTERATIONS

8.1. Lessee shall not make any additions, alterations or improvements to the premises or introduce, alter or modify any electrical wiring or circuitry without prior written permission of Lessor. Lessor or his representatives shall have the right to enter the premises at reasonable hours to examine the same, or to make such repairs, additions, and alterations as he shall deem necessary for the safety, preservation, protection or restoration of the building, or for the safety or convenience of the occupants thereof. All additions, alterations or improvements made by Lessee with or without consent of Lessor, no matter how attached, must remain the property of Lessor at the termination of this lease, unless otherwise stipulated herein, and Lessee hereby expressly waives all right to compensation therefor. Lessor, at his option, may require the building to be replaced in its original condition.

IX. CONDITION OF PREMISES

9.1. The leased premises and appurtenances, including the locks, keys, plumbing, glass, heating and air conditioning systems, and all other fixtures are accepted by Lessee in their present condition and Lessee agrees to maintain the said premises in their present condition during the term of the lease at his expense and to return them to Lessor in the same condition at the termination of the lease, excepting only normal decay, wear and tear, by actual delivery of the keys to Lessor or his representative.

9.2. All appliances included with lease premises are provided as a convenience to Lessee and not as an obligation on the part of the Lessor. Lessor assumes no responsibility for their continued operation, and no part of the Rent is attributable to appliances. Any appliance on the premises shall be maintained by Lessee and, upon Lessee's vacating of the premises, shall be returned to Lessor in the same condition as the signing of this lease.

X. REPAIRS AND MAINTENANCE

10.1. Lessee assumes responsibility for the condition of the premises. Lessor will not be responsible for damage caused by leaks in the roof, by bursting of pipes, by freezing or otherwise, or any vices or defects of the leased property, or the consequences thereof, except in case of positive neglect or failure to take action toward the remedying of defects within reasonable time after having received written notice from Lessee of such defects and the damage caused thereby. Should Lessee fail to notify Lessor in writing within 24 hours of any such defects, Lessee shall become responsible for any damage resulting to Lessor or other parties.

10.2. Should Lessee fail to make such repairs as he is obligated to make hereunder, Lessor may, at his option, have the repairs made and Lessee agrees to reimburse Lessor for the cost.

10.3. Lessee shall immediately pay Lessor upon demand the cost of any and all damage (reasonable wear and tear excepted) to the leased premises, its fixtures, appliances or appurtenances, or to the building of which the leased premises form a part, caused by the act or negligence of Lessee, his family, guests, agents, servants or employees, or in any way arising out of Lessee's occupancy of the premises.

XI. LIABILITY FOR DAMAGES

11.1. Lessor shall not be liable for any damage to persons or property sustained by Lessee, members of his family, his guests, agents, servants or employees, for any injuries resulting from any of the Lessor's equipment or from any defects in the buildings or premises of Lessor, nor from the acts or negligence of Lessor or other persons in or upon the premises, and Lessee agrees to hold Lessor harmless from all claims for any such damage, whether the injury occurs on or off the leased premises.

XII. DEFAULT OR ABANDONMENT

12.1. Should the Lessee at any time violate any of the conditions or provisions of this lease, or should Lessee abandon the premises (it being agreed that an absence of Lessee from the leased premises for five consecutive days after rentals have become delinquent shall create a conclusive presumption of abandonment), or should the Lessee fail to pay the rent or any part thereof, or any other charges arising under this lease promptly as stipulated, or should Lessee begin to remove furniture or any substantial portion of Lessee's personal property to the detriment of Lessor's lien, or should voluntary or involuntary bankruptcy proceedings be commenced by or against Lessee, or should a receiver be appointed for Lessee, or should Lessee make an assignment for the benefit of creditors, or should Lessee fail or become insolvent, then in any of said events, at the option of Lessor the rent for the whole of the unexpired term of the lease, together with attorney's fees, shall immediately become due and exigible and Lessee shall remain responsible for all damages or losses suffered by Lessor pursuant to the above. Lessor shall have the further option to proceed one or more times for past due installments only without prejudicing his rights to

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proceed later for the rent for the remaining term of the lease, all without putting Lessee in default. Similarly, in the event of any such default, Lessor retains the option to cancel the lease and obtain possession of the premises by giving Lessee written notice to vacate the premises in accordance with the provisions of Articles 4701 to 4705 of the Louisiana Code of Civil Procedure. In the event of such cancellation and eviction, Lessee is obligated to pay any and all rent due and owing through the last day said premises are occupied. Similarly, in the event of any such default, Lessor retains the option of reentering and letting the premises, after the legal notices required by Articles 4701 to 4705 of the Louisiana Code of Civil Procedure have been given, as agent of the Lessee for such price and on such terms as may be immediately obtainable and apply the net amount realized to the amount due by Lessee, with Lessee remaining responsible for the difference, if any, between the amount so received by the Lessor and the amount owed by the Lessee.

12.2. Lessee shall be entitled to terminate this lease at any time upon the receipt by Lessor of written notice and payment to Lessor of a fee that is the equivalent of two (2) months rent, which shall be in addition to any rent accrued as of the date Lessee vacates the premises. If Lessee fails to timely vacate, pay the termination fee set forth in this provision, or pay any accrued rent or any other charges due through the date of vacating, the attempted early termination shall be deemed void, and the other provisions of this lease shall apply.

XIII. ATTORNEY'S FEES

13.1. In case an attorney is employed to enforce or protect any right of Lessor arising under this lease, Lessee shall pay additionally the fee of such attorney, which fee is hereby fixed at 25% of the amount claimed, or a minimum of \$350, whichever is greater, or if the claim be not for rent, then such sum as will constitute a reasonable fee, together with all costs, charges and expenses incurred in the enforcement of Lessor's rights.

XIV. NONWAIVER

14.1. Failure of Lessor to strictly or promptly enforce the conditions or provisions of this lease shall not operate as a waiver of Lessor's rights, Lessor expressly reserving the right to always enforce prompt payment of rent or to cancel this lease, regardless of any indulgences or extensions previously granted. The receiving by Lessor, or Lessor's representative of any rent in arrears, or after notice or institution of any suit for possession, or for cancellation of this lease will not be considered as a waiver of such notice or suit, or of any of the rights of Lessor. The rights of Lessor set forth in this paragraph shall be in addition to those contained in the other paragraphs of this lease.

XV. PETS

15.1. No pets shall be permitted to live on the premises at any time. However, this provision shall not preclude Lessor from modifying this lease by mutual written agreement between Lessor and Lessee to allow pets, Lessor reserving the option of requiring a security deposit in addition to that stipulated below in Paragraph XIX entitled "Security Deposit."

XVI. SUBLEASE

16.1. Lessee is not permitted to assign this lease, or to rent or sublet or grant use or possession of all or any part of the premises to any other party without the prior written consent of Lessor, and then only in accordance with the terms of this lease. Should Lessee desire to sublet and wish to post any rent signs, permission must first be obtained in writing from Lessor and such subleasing shall be handled at the expense of Lessee.

XVII. SIGNS AND ACCESS

17.1. Lessor reserves the right to post signs on the premises at all times. Lessee will allow parties authorized by Lessor to visit the premises in view of buying during the entire term of this lease and in view of renting for 60 days prior to the expiration of this lease from 8:00 a.m. to 6:00 p.m.

17.2. Lessor shall have the right to enter the premises for the purpose of inspection between the hours of 7:00 a.m. and 7:00 p.m., provided that Lessor shall be permitted to enter the lease premises at all times, and without notice, during a bona fide emergency.

17.3. In the event of Lessee being absent from the premises, Lessor shall be notified in writing where the keys may be had in order that the premises may be shown to prospective tenants or purchasers. In case of the failure of the Lessee to comply with the foregoing, or should Lessee not permit the posting of signs or allow prospective tenants or purchasers to inspect the property, as provided herein, Lessor may, at his option, consider the lease renewed for a like term under the same conditions, except that the rent shall be double that provided in this lease, or Lessor may hold Lessee responsible for damages, or may enter the premises by any means, without responsibility to Lessee for any loss or damage resulting therefrom, or may declare Lessee in default in which event Lessor shall have all of the rights provided for in Paragraph XII.

XVIII. SURRENDER OF POSSESSION

18.1. At the expiration of this lease or at its termination for any other cause, Lessee is obligated to immediately surrender possession by actual delivery of all keys to Lessor. Should Lessee fail to deliver such possession, he consents to pay any and all damages, but in no case less than 5 times the rent per day for each day of his failure to do so, with attorney's fees, costs, etc. Lessee also expressly waives any notice to vacate at the expiration or termination of this lease and all legal delays. Should Lessor allow or permit Lessee to remain in the leased premises after the expiration or termination of this lease, the lease will be considered renewed on a month to month basis on the same terms and conditions as herein provided, except that the rent will be double that provided in the original lease.

XIX. SECURITY/DAMAGE DEPOSIT

19.1. Upon execution of this lease Lessee has deposited with Lessor the sum of \$_____, the receipt of which is hereby acknowledged. This deposit, which is noninterest bearing, is to be held as security for the full and faithful performance of all of the terms and conditions of this lease. This security deposit is not an advance rental and

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Lessee may not deduct any portion of the deposit from rent due to Lessor. This security deposit is not to be considered liquidated damages. In the event of forfeiture of the security deposit due to Lessee's failure to fully and faithfully perform all the terms and conditions of the lease, Lessor retains all of his other rights and remedies. Lessee does not have the right to cancel this lease and avoid his obligations thereunder by forfeiting the said security deposit.

19.2. Lessee shall be entitled to return of the said security deposit within 30 days after the premises have been vacated and inspected by Lessor provided said leased premises are returned to Lessor in as good condition as they were at the time Lessee first occupied same, subject only to normal wear and tear, and after all keys are surrendered to Lessor.

19.3. Lessor agrees to deliver the premises broom clean and free of trash at the beginning of this lease and Lessee agrees to return same in like condition at the termination of the lease. The following charges will be made for cleaning at the expiration of the lease, provided same have not been left clean by Lessee, and Lessor reserves the right to deduct these charges from the security deposit: General Cleaning—\$250; Cleaning Kitchen—\$150; Cleaning Bathroom—\$150.

19.4. In the event of any damage to the leased premises or equipment therein, reasonable wear and tear excepted, caused by Lessee, his family, guests or agents, Lessee agrees to pay Lessor when billed the full amount necessary to repair or replace the damaged premises or equipment.

19.5. Deductions will be made from the security deposit to reimburse Lessor for the cost of repairing any damage to the premises and/or the appurtenances, appliances, equipment or furniture therein, or the cost of replacing any of the articles and/or the appurtenances, appliances, equipment or furniture therein, that may be damaged beyond repair, lost or missing at the termination of the lease. Deductions will also be made to cover any unpaid amounts owed to Lessor under the lease, including but not limited to amounts owed to Lessor for any such damage or loss occurring prior to termination of the lease and for which Lessee has been billed. In the event that such damages or cleaning charges exceed the amount of the security deposit, charges for damages and cleaning shall be paid by Lessee in addition to the amount of the said security deposit.

XX. LAWN MAINTENANCE

20.1. Lessee is responsible for all lawn maintenance, including mowing, edging and trimming the lawn and all flower beds on the premises. Lessee agrees to maintain the lawn by mowing the lawn at a reasonable interval, to be no less than every other week during times when grass is actively growing. Lessee agrees to keep yards, walkways, patios and decks clear and to reasonably keep the premises free of refuse and debris.

20.2. If Lessee fails to perform reasonable maintenance pursuant to paragraph 20.1, Lessor reserves the right to hire a landscaping service to perform lawn maintenance. In the event Lessor hires a landscaping service to perform lawn maintenance due to Lessee's neglect, a charge of \$50.00 will be assessed to Lessee on a per month basis, which will be considered as part of the rent for the month(s).

20.3. Lessor and Lessee may agree at the inception of this lease that Lessor will be responsible for lawn maintenance. In such event, an additional charge of \$75 will be added to and considered part of the monthly rent.

XXI. OTHER

21.1. All garbage must be placed in a sufficient number of sanitary garbage containers and must be covered at all times.

21.2. This lease, whether or not recorded, shall be junior and subordinate to any mortgage hereafter placed by the Lessor on the entire property of which the leased premises form a part.

21.3. All of the terms, conditions and provisions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns, respectively, of each of the parties hereto.

21.4. In the event that during the term of this lease, or any extension or renewal hereof, either the real estate taxes, charges or assessments should increase above the amounts being paid therefor at the inception of this lease, the Lessee agrees to pay his proportionate share of such increase and any successive increases. Such payment or payments by Lessee shall be due monthly as increased rent throughout the remainder of Lessee's occupancy, and all such sums may be withheld from Lessee's security deposit if not fully paid at the time Lessee vacates the premises. A 30-day notice will be given to Lessee before any increase is made.

21.5. The parties to this lease understand and agree that the provisions herein shall, between them, have the effect of law; but in reference to matters not provided herein, this lease shall be governed by the ordinances of the City of Shreveport and the laws of the State of Louisiana.

21.6. Either Lessor or Lessee may record this lease in the conveyance records of the parish in which the leased premises are located at the expense of the party recording this lease. The failure of Lessee to record this lease in the conveyance records of the parish in which the leased premises are located shall result in the waiver by Lessee of any action(s) which Lessee may have against Lessor for any loss which Lessee may sustain as a result of a transfer of the leased premises by Lessor to a third party.

21.7 If any term or provision of this Lease or the application thereof to any person or circumstances shall to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

XXII. LEAD-BASED PAINT, ASBESTOS, RADON

22.1. Lessee is aware that the premises may contain lead-based paint, asbestos, or other toxins which may cause serious injury or death if consumed or ingested into the human body, and lessee acknowledges that the "Protect Your Family From Lead in Your Home" pamphlet has been called to their attention with respect to notice and

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information of lead-based paint. Having knowledge of these facts, Lessee agrees to maintain the premises in a reasonably safe condition, to report to Lessor any condition which may lead to damage or injury because of lead, asbestos or other toxins, and Lessee further agrees to assume the use and occupancy of the herein leased premises at his own risk and hereby releases Lessor, his agents and/or representatives from any claims relating to or sustained as a consequence thereof, and further agrees to hold harmless, defend and indemnify Lessor, his agents and/or representatives from any claims made by Lessee, residents of his household or others using the premises with the consent and permission of Lessee.

XXIII. WAIVER OF NOTICE:

It is expressly understood that the above remedies set forth in Article XVIII or elsewhere in this lease or otherwise permitted by law may be pursued without the necessity of the giving of notice, without making demand, or putting in default, and that the said remedies are exclusive. LESSOR retains all other remedies provided by law and all conservatory writs. LESSEE hereby waives written notice to vacate the premises and/or deliver thereof otherwise required under Articles 4701 and 4731 of the Louisiana Code of Civil Procedure and Article 2713 of the Louisiana Civil Code.

LESSOR: Were there any structures built on this property prior to 1978?

yes no unknown

If yes or unknown is checked, this Residential Lease is submitted with Lessor's Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards Form dated _____.

INITIALS: Lessor's _____ Lessor's _____ Lessee's _____ Lessee's _____

EXECUTED AT SHREVEPORT, LOUISIANA THIS _____ DAY OF _____, 201____.

LESSOR

LESSEE

Quality Rental Solutions, LLC

By: _____ Print: _____

RESPONSIBLE FOR LAWN MAINTENANCE (INITIAL ONE):

LESSOR (LANDLORD)

LESSEE (TENANT)

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND LEAD-BASED PAINT HAZARDS**

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

(A) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the lessor (check one below)

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

Lessee has received copies of all information listed above.

Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

Agent's Acknowledgment (if applicable)

Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C.A. § 4852(d) and is aware of his or her responsibility to ensure compliance. [Description of obligations]

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Certification of Accuracy

The following parties have reviewed the information and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____	_____	_____	_____
Lessor	Date	Lessor	Date
_____	_____	_____	_____
Lessee	Date	Lessee	Date

IMPORTANT LEASE PROVISIONS

This information is provided solely for the convenience of the Lessee, and does not constitute a part of the lease agreement between Quality Rental Solutions, LLC and the Lessee.

Rent: Monthly rent is \$_____ due on the 1st day of the month and will be considered delinquent if not received by the 5th (Article IV)

**MAIL OR DELIVER TO:
MAKE ALL MONEY ORDERS PAYABLE TO**

**Quality Rental Solutions, LLC
4427 Youree Drive Shreveport, LA 71105**

**or
PAY ONLINE VIA DEBIT/CREDIT CARD AT**

<https://qualityrentalsolutions.managebuilding.com>

LATE RENT: If rent is not paid timely, rent for the month shall be increased by \$10 per day until the rent has been paid.

Damage Deposit: \$_____ (Article XIX)

Term: The lease is for a term of 12 months/year. The lease will not automatically renew. (Article II)

Notice of Intent to Vacate: If tenant does not plan to renew the lease, tenant must provide

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landlord notice 60 days prior to lease expiration. (Article III)

Early Termination: Permitted upon written notice to landlord and payment of 2 months rent. (Article 12.2)

No Pets Allowed unless otherwise agreed (Article XV)

Repairs: Tenant is responsible for the condition of the premises. Tenant shall notify landlord within 24 hours of any damage or defects to the lease premises. (Article X)

Lawn Maintenance: _____ Tenant / _____ Landlord is responsible for lawn maintenance. Failure to maintain the lawn by mowing every other week will result in \$50.00 fee. (Article XX)

Garbage: Garbage shall be placed in covered containers. (Article 20.1)

No Subletting without written consent (Article XVI)

No alterations to the lease premises allowed (Article VIII)

Occupants: Only those persons listed in Article V of the lease shall be permitted occupants of the lease premises. Tenant shall notify landlord of additional occupants, and landlord may raise rent at its discretion if new occupants are added. (Article V)