

Designated
Space and Lot

Parking Lease

Semester Lease – Pay Up Front

Name of Licensee: _____ SSN: _____
 18-19 Apartment Address: _____
 Home Address: _____
 Cell Phone: _____ Home Phone: _____
 E-Mail: _____ Driver's License #: _____
Vehicle Information – License plate #: _____ State: _____
 Year: _____ Color: _____ Make: _____ Model: _____

Semester Rental Rate: \$325.00 per semester

Term of this agreement: One Semester

This lease will begin on __/__/__ and end on __/__/__

- 1. Rental Payment:** Payment is made payable to Legacy Realty & Property Management, LLC (LRPM) and is due on the first day of each month. Please include on your check, parking lot name and space number. If the rent is not paid by the **fifth** day of the month, a \$5.00 per day late charge (retroactive to the first day of the month) will be levied. If rent is mailed and arrives later than the fifth day of the month, the envelope must be postmarked by the 5th day of the month, otherwise late charges will accrue. If you have a balance on your account, any money that we receive for the account will first be applied to the balance.
- 2. Removal of Trespassers:** LRPM has a contract with Walk's Towing (814-238-2886). They will monitor all parking lots 24 hours a day, 7 days a week. LRPM assumes no responsibility for removal of trespassers who may park unauthorized vehicles in the space designated for the use by Licensee. Licensee may tow unauthorized vehicles from licensee's assigned space. Please be reminded that you may be towed if you park in any other space other than the one designated to you. If another vehicle is parked in your space **DO NOT PARK IN SOMEONE ELSE'S** – Call Walk's Towing. Although it is not obligated to do so, at the request of Licensee, Licensor shall have the right to remove any unregistered vehicle from the designated space.
- 3. Insure Vehicle:** Licensee must carry insurance on vehicle. Licensor assumes no responsibility for vandalism or damage to a vehicle.
- 4. Agreement Create License Only:** This parking agreement is intended to create a license only granting to the licensee the right to use the designated parking space. No Landlord-Tenant relationship is intended.
- 5. Termination of Agreement:** If Licensee shall breach the agreement, then after notice, Licensor may terminate this agreement and no refund will be given to the licensee any accrued fees. Upon termination of this agreement for any reason, Licensee shall not have the right to use the designated space or area and shall be treated as a trespasser thereafter. Any notice required by this parking agreement shall be sufficient if sent to the registered address of Licensee or if left upon the unregistered vehicle of licensee while it occupies the designated space or area.
- 6. Subletting:** In the event Licensee assigns parking space, the sub-tenant is required to make application to our office for a new parking agreement. Licensee must return used permit after approval, and a sublet lease will be issued to the sub-tenant at a cost of \$20.00 for the processing fee. An additional \$10.00 fee for a replacement permit must also be paid if one is needed.
- 7. Identification of Vehicle:** Licensee shall register one vehicle with Licensor's agent and shall abide by all registration and identification requirements that may be imposed from time to time by Licensors to control use of the parking facilities. Only one vehicle is permitted per space. No additional vehicles (including motorcycles and mopeds) are permitted in the space. Licensee is responsible for notifying LRPM of any vehicle change.
- 8. Receipt of Rules and Regulations:** By executing this parking agreement, Licensee acknowledges receipt of the rules and regulations applicable to the designated parking space or area and Licensee shall abide by all rules and regulations currently in effect for the designated area.
- 9. Returned Check:** A \$50.00 service charge will be levied on all checks returned due to non-sufficient or for any other reason. Returned checks will not be deposited. Licensee must cover the returned check with cash, money order or certified check. Late charges will continue to accrue until the rent is paid in full.
- 10. Parking Permits:** Must be displayed on the rear-view mirror of vehicle at all times! If parking permit is lost or stolen a replacement parking permit is required at \$10.00.
- 11. Snow Removal:** Only the right of way will be plowed in the parking lots. Licensee is responsible for removing snow around his/her own vehicle.

Signature of Licensee _____ Date _____

Legacy Realty & Property Management, LLC _____ Date _____