

Hendricks Investments

The Following Rules Apply to this process for the 2025-2026 leasing period:

1. We acknowledge that the occupancy for this property is for _____ unrelated tenants. This means that only _____ people may be permanent tenants in the house. Guests may reside in the property for not more than 8 out of 10 consecutive days. A violation of the occupancy limit is considered a violation of the lease and could lead to a default of the lease by the tenants resulting in termination of the lease.
2. The One Month's Rent that is required to secure the property constitutes your last month's rent and or any portion of a partial first month's rent. All leases have a 10-day turnover period. Your lease agreement will call for 12 monthly payments due on the first of each month.

Example: My Lease Begins/Ends: August 15, 2025 – August 05, 2026.

The One Month's Rent in this instance applies to August 2025 and August 2026. ****Not every house has a lease start date in August.****
3. We acknowledge that in your lease agreement you are to pay with **ONE check** in its entirety each month due on the first of each month. This is a joint/several lease.
4. If for any reason you back out before signing the lease, you will forfeit the application fee(s), one month's rent, and all monies paid. **THIS SAME INFORMATION IS IN YOUR RENTAL APPLICATION.**
5. We acknowledge that our group has toured the property and this is the property we want to lease. It is your responsibility to tour the property.

6. We acknowledge that all properties come unfurnished at the lease start date (2025), and must be surrendered in the same condition at the end of the lease (2026).
7. We acknowledge that our group is familiar with the sample leasing documents that are available to us located at the website <http://noahsarkinvestments.com/>.
8. All Parental Guarantees must be submitted to the office filled out in its entirety.

 Example: Line #1. Tenants name (first and last name),
 2. Leased Premises (Address where your son/daughter is going to live),
 3. Lease Term (2025-2026).
9. We acknowledge we will have a point of contact (POC) in our house group that the landlord will communicate with directly if needed. The POC will send an email in writing to the landlord acknowledging they are the POC.
10. We acknowledge that our lease is joint/several, we are responsible for all utilities and that we must have utilities in our name **by** our lease start date.

 Signature Date

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