**PROPERTY RENTAL AGREEMENT/SHARED HOUSING**

This is a legally binding agreement. It is intended to clarify the expectations and responsibilities of the Owner (Landlord) and Renter. The term “Landlord” refers to Owner. Landlord shall provide a copy of this executed (signed) document to the Renter, as required by law.

Property subject to this agreement is located at **1190 San Bernard, Austin, Texas 78702. Property refers to the house, adjacent yard, patio, and carport.**

**Parties:**

**Owner/Landlord**: Austin Delta Foundation

**Renter:** Austin Alumnae Chapter of Delta Sigma Theta Sorority, Inc.

**TERMS**

**Length of Agreement:** This agreement is for a term of five (5) months beginning February\_, 2023. After the initial term is complete, this agreement shall be reviewed, updated to a one (1) year agreement, and signed by both parties by June 30 of each year beginning 2023. Either party may cancel or change terms of this agreement upon thirty (30) days WRITTEN notice. The notice period may be lengthened or shortened by mutual WRITTEN agreement, but will be no less than 15 days.

**Rent:** $8500.00 is payable yearly no later than October 1 to Owner. Rent includes utilities and internet.

**Space available for use:** Renter shall have use of the full property, inside and out. Renter shall have dedicated use of storage in the closet of the Sigma Sigma room located in the SE corner of the house and the whole room and closet in the Divine Nine room located in the NE corner of the house.

**Landlord Responsibilities:**

* Landlord is responsible for providing access to the property when requested by renter via the reservation process established by the landlord.
* Landlord is responsible for presenting to the renter, yearly, the rental agreement for review and appropriate updates.
* Landlord shall give renter no less than 15 days’ notice of any repairs or circumstances rendering the property unavailable for use. (NA with Emergencies)
* Landlord shall manage routine cleaning and maintenance of the property.

**Renter Responsibilities:**

* Renter shall request access to the property using the process established by the landlord.
* Renter shall not provide access to the property for any persons or entities outside Austin Alumnae Chapter of Delta Sigma Theta Sorority, Inc. Others requesting use of the property should be directed to the landlord.
* Renter will not be permitted to have alcohol on the premises.
* Renter will obtain additional insurance pursuant to the guidelines set forth by Delta Sigma Theta Sorority, Incorporated.
* Renter is responsible for cleaning and returning to previous condition any areas of the property used. Penalties may be assessed if the property is not returned to its previous condition.
	+ This includes keeping all surfaces and floors clear of clutter, food, and dirt.
	+ Includes removing trash from the house before departing.
	+ Includes cleaning countertops and appliances after use.

**Security**: Renter shall not disclose the entry code to anyone and shall ensure all doors are locked upon leaving the property.

This agreement is entered into and signed this the \_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_, 2023.

**On Behalf of the Austin Delta Foundation By:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pamela Sherman, Chair Austin Delta Foundation (Landlord)

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Robin Blackmon, President Austin Alumnae Chapter of Delta Sigma Theta Sorority, Inc. (Renter)