

Nature Cabins LLC
Fairbanks, Alaska
Eric Muehling, Landlord
907-378-5545

LEASE / RENT AGREEMENT (PAGE 1 OF 4)

The undersigned, _____
(hereafter called the Tenant), agrees this date _____
to rent from Eric R. Muehling a cabin at _____

Lease begins _____.

Lease ends _____.

Tenant must provide 30 days notice prior to the end of this lease of intent to renew lease or vacate the property.

LEASE TERMS

- Rent is _____ per month.
Rent is due on the first of every month. \$35 is charged if rent is RECEIVED after the 5th of the month. Mail your rent check (never cash) on or before the 1st of the month so it arrives at your landlord's Post Office Box by the 5th. Late payment charges are not based on the postmark date ... late charges are assessed if the payment arrives after the 5th. Mail on time.
First month rent received \$ _____ date _____.

DEPOSITS

- A security / damage deposit equal to one month rent will be held by the landlord during the term of the lease. The deposit is a damage deposit fully refundable if no damage is done by the tenant. Damage done by the tenant, or the tenant's guest, will be paid for with damage deposit funds.
Security / damage deposit received \$ _____ date _____.
- Pets are allowed only with prior approval by the landlord. Should the landlord allow a pet, then a pet / damage deposit of \$300 will be held by the landlord during the term of the lease that is fully refundable if no damage is done by the pet. Damage done by the pet will be paid for with pet deposit funds and, if necessary, from the security / damage deposit.
Pet deposit received \$ _____ date _____.

UTILITIES

- The tenant shall pay all utilities/services. This includes electric, fuel, phone, cable and all other utilities. The landlord will provide snow plowing.

Sign here to indicate agreement to the terms of this lease.

Landlord (signed/date) _____

Tenant (signed/date) _____

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OTHER TERMS

- Tenant will perform normal maintenance inside and out. The tenant will keep the property clean inside and out.
- Landlord will have a passkey and emergency access to the property. Landlord may arrange with tenant to show property to future tenants or may enter property with 24 hour notice.
- It is the duty of the Tenant to provide their own fire and casualty insurance if said insurance is desired. Landlord shall not be responsible for any loss of, or damage to, personal property of tenants except as required by the laws of this jurisdiction.
- Tenant may not assign this agreement or sublet the rental unit.
- Tenant may not paint, stain or alter the house without prior permission.
- Smoking cigarettes (or any tobacco use) is NOT allowed inside or outside by the tenant or anyone else. This cabin, the property and driveway are tobacco-free .
- Outhouse rules: The tenant may only put human waste, toilet paper and lye into the outhouse (NOT diapers, sanitary napkins, food scraps, dog poop, gray water, trash, grass clippings, etc. into the outhouse). Guideline: only put into the outhouse what you would put into a toilet.
- Nails may NOT be put into the walls. No screws, screw-eyes, screw-hooks, or anything that makes a hole deeper than 3/8" or wider than the hole made by a thumbtack. To hang artwork use small push pins or thumb tacks (this protects the vapor barrier). Pushpins should be placed in the hanging strips provide in some cabins. Where there are no hanging strips please use the grooves to help hide the pin-size hole. No fasteners may be placed in the ceiling. The tenant will be charged \$20 per hole for holes larger than a thumbtack.
- The tenant has inspected the property prior to occupancy and indicated any prior damage and tenant will pay for repair of damage for which the tenant is responsible when damage occurs.
- Fires or fire pits on the property are prohibited.
- Dumping of anything on property is prohibited. The only exception to this is household graywater (dishwater without food scraps). Please use a non-phosphate dish soap.
- Clearing of the land without prior approval is prohibited.
- The storage of hazardous waste and salvage material on the property is prohibited.
- No more than two vehicles may be on the property. Both vehicles must be working, licensed and insured. No camper trailers, motor homes, utility trailers, boat trailers, snow machines or ATVs of any kind may be stored on the property or be parked overnight.
- Tenant agrees to test and keep smoke detector (s) in working order.
- No illegal activities are permitted.
- Landlord will maintain appliances and furnace in working condition.
- The landlord may revoke this lease immediately if the Tenant does not abide by all the terms of this lease.
- There are no other written or verbal terms to this lease.

Sign here to indicate agreement to the terms of this lease.

Landlord (signed/date)_____

Tenant (signed/date)_____

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INSPECTION REPORT (PAGE 3 OF 4)

Indicate any pre-existing damage to the rental cabin on this sketch and sign below.

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Tenant (signed/date)_____

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HEATING FUEL (PAGE 4 OF 4)

The tenant is responsible for heating fuel (keeping track of the fuel level, scheduling delivery when the fuel level is low, and paying for fuel delivery).

The heating fuel in the rental's tank is measured when the tenant's lease begins, and it is measured again at the end of the lease.

If there is more heating fuel in the tank at the end of the lease, then the landlord will purchase the additional fuel from the tenant. If there is less fuel in the tank, then the fuel cost will be paid for out of the tenant's security deposit.

The basis for fuel reimbursement (in dollars per gallon) will be determined with a phone call to Sourdough Fuel (456-7798) requesting the current per-gallon price of #1 heating fuel (at the call-in rate) for 100 gallons. The basis for fuel reimbursement at the end of the lease will NOT be the price the tenant paid for any previous fuel delivery (which may be higher or lower).

Heating fuel level at the START of tenancy (gallons)_____

Landlord (signed/date)_____

Tenant (signed/date)_____

Heating fuel level at the END of tenancy (gallons)_____

Landlord (signed/date)_____

Tenant (signed/date)_____

Heating fuel difference (gallons)_____

X Times dollars per gallon _____

Total due to tenant or landlord _____

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HOW TO CONTACT YOUR LANDLORD

Make your rent check payable **Eric Muehling** (never mail cash)
and mail your rent check by the 1st of the month to:

Eric Muehling
PO Box 84415
Fairbanks AK 99708

Emergency telephone
907-479-2831 (home)
907-378-5545 (cell)

Email address
eric@muehling.us