

**BERING STRAIT SCHOOL DISTRICT
RESIDENTIAL LEASE**

BY THIS AGREEMENT made and entered into on this _____ day of August, 20__ between the **Bering Strait School District** herein referred to as Lessor, and _____-- herein referred to as Lessee, Lessor leases to the Lessee, subject to the terms and conditions set forth below, the premises located in _____, **Alaska**, and more particularly described as follows:

(_____ **House**)

Together with all appurtenances to commence on the _____ day of August, 20__ and continue until the unit is no longer assigned by the Lessor to the Lessee.

The particular terms and conditions of this lease are as follows:

1. RENT: Lessee hereby gives permission to the Business Manager of the Bering Strait School District to withhold a monthly housing charge of \$ _____ *Rent, FOR TEACHERS, will be adjusted in future periods according to Article 1302 of the Negotiated Agreement.*
2. LEASE TERMINATION: If Lessee should at any time be dismissed from the service of Lessor, be transferred to another site during the term of this lease, be non-retained or voluntarily quit the service of Lessor, or if the Lessor withdraws the unit's assignment to the Lessee, Lessor shall have the right to terminate this lease and re-enter upon, and take possession of said premises upon ten (10) days written notice to vacate said premises, either given to the Lessee in person, by leaving a copy of such a notice upon the premises, or by mailing a copy to the Lessee at the address for the premises, or at such other address provided by Lessee in writing to Lessor.
3. DAMAGES: The Lessee, by signing this Lease, authorizes the Lessor to retain the actual or estimated cost of damages from Lessee's final paycheck. In the event that Lessee, his/her family, guests, or pets damage the premises, the amount assessed shall not exceed two months rent.

Damage is herein defined as:

- a. Failure by the Lessee during the tenancy to maintain the premises, or failure after the termination of the tenancy to leave the premises in a clean and orderly condition as when he/she found it, normal wear and tear expected.

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- b. Failure of the Lessee to dispose from the lease premises of all ashes, rubbish, garbage and other waste in an appropriate manner.
- c. Failure of the Lessee to keep all plumbing fixtures on the leased premises as clean as their condition reasonably permits.
- d. Abuse by the Lessee of any electrical, plumbing, sanitary, heating, ventilating, kitchen or other facilities and appliances so as to damage same.
- e. Deliberate or negligent destruction, defacement, damage, impairment, removal, or alteration, without the consent of the Lessor, of any part of the premises by the Lessee.

4. ***TENANTS: Only the following persons will live in this dwelling:***

Adults: _____

Children: _____

Prior written consent of the Lessor will be required for guests staying thirty (30) or more consecutive nights.

The Lessee and the assigned official of the Lessor shall check the premises prior to the Lessee's occupancy and again at the conclusion of the lease. The checklist, as provided by the Lessor, shall be signed by both and shall be the basis on which damage, if any, is determined for purposes of this paragraph.

5. **ACCESS TO PREMISES:** The Lessee shall not unreasonably withhold consent to the Lessor or its agents to enter into or upon the leased premises at reasonable times and in a reasonable unobtrusive manner in order to inspect the premises, make necessary or agreed repairs, alternations, or improvement, supply necessary of agreed services, or exhibit the leased premises to prospective or actual purchasers, mortgages, or tenants.

Except in case of emergency, or unless it is impractical to do so, the Lessor shall give the Lessee at least twenty-four (24) hours advance notice of its intent to enter onto the premises.

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6. INSURANCE: Lessee may, at his or her option, maintain fire, hazard, theft, or other insurance on Lessee's personal belongings kept in or upon the leased premises. Lessor will not act as insurer of Lessee's personal property kept in or upon the leased premises.
7. UTILITIES: Lessor will pay for water, sewer, gas, or other fuel and electricity as required on the premises.
8. USE OF PREMISES: Lessee agrees that the leased premises are to be used solely for residential purposes.
9. SUBLEASE AND AGREEMENT: The Lessee shall not sublet to assign the premises during the summer months without the prior written consent of the Lessor.
10. ALTERATIONS OR IMPROVEMENTS: Lessee shall make no alterations to the buildings and appurtenances on the leased premises or construct any building or make other improvements on the leased premises without the prior, written consent of the Lessor. All alterations, changes and improvements built, constructed or placed on the leased premises by the Lessee, with the exception of fixtures, improvements outside of buildings, and/or amenities removable without structural damage to the premises and moveable personal property, shall, unless otherwise provided by another written agreement between Lessor and Lessee, become the property of the Lessor, at no cost to Lessor, and shall remain on the leased premises at the termination of this lease.
11. PROHIBITION AGAINST PETS: No pets of any kind shall be kept or harbored in or about the premises without the express written approval of the superintendent or the superintendent's designee submitted on the BSSD PET PERMISSION/AGREEMENT FORM. Refer to Page 6 of 6 of this agreement.

DATED this ____ day of _____ 20____, at _____, Alaska.

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Lessor: _____ Lessee: _____

RETURN SIGNED LEASE TO : BSSD - BUSINESS OFFICE

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NAME: _____

SITE: _____

HOUSING CHECKLIST

The purpose of this document is to verify the condition of premises and furnishings. Please note, under categories listed, general condition of all applicable items, all damaged or inoperable items should be noted on this checklist. *This same form will be used to check out at the end of school.* After this housing checklist has been completed at the end of school, the District has the right to make additional inspections to determine if there exists pet damage not discovered during the end of school check out. Any pet damage discovered by those additional inspections shall be deducted from the teacher's pet deposit, if the deposit has not yet been returned to the teacher.

I. Building (structure, windows, doors, flooring, furnace, hot water heater, etc.)

ITEM

CONDITION

II. Appliances (stove, refrigerator, etc.)

ITEM

CONDITION

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III. Furniture (beds, dressers, chairs, tables, etc.)

ITEM

CONDITION

The above checklist properly reflects the conditions of all items listed.

Sign In:

TENANT: _____

DATE: _____

BSSD ADMINISTRATOR: _____

DATE: _____

Check Out:

TENANT: _____

DATE: _____

BSSD ADMINISTRATOR: _____

DATE: _____

BERING STRAIT SCHOOL DISTRICT

**Pet Permission/Agreement Form
For Residential Lease**

I, _____, (Lessee) who reside at _____, Alaska, and who have a written Residential Lease Agreement with the Bering Strait School District (Lessor), do hereby seek permission to harbor _____ pet (s), in or about the rented premises under the following conditions:

1. By requesting to harbor a pet (s) in or about the rental unit at any time, I agree to keep my pet (s) under control as not to physically harm or endanger any person(s).
2. I also agree to keep the premises and the grounds around the premises clean from pet fecal material.
3. I further understand that if my residence is in a building shared by other tenants, I will try, to the best of my abilities, to respect their privacy in regards to noise, etc. caused by my pet (s).
4. After permission is granted, I hereby agree to authorize the lessor to retain a monthly fee of twenty dollars (\$20.00) per pet up to a maximum of sixty dollars (**\$60.00**) per month. ***The monthly pet fee is in addition to the amount authorized for damages in Section 3 of my Residential Lease Agreement.***
5. ***Tenants agree to pay IMMEDIATELY for any damage, loss, or any expense caused by their pets. This includes any damage done inside and/or outside the dwelling.***
6. Upon termination of this lease, a final inspection will be performed and any assessed damages will be deducted from Lessee's final paycheck. Damage is defined in item number 3 of my Residential Lease Agreement.
7. If I do not abide by the terms of this form or lease, I understand that the Lessor may request immediate termination of this agreement and I may no longer harbor pet(s) in or about my residence.
8. For the purpose of this section, the definition of a pet shall include the following: dog, cat, ferret, and/or animal not contained within a cage. Housing units are restricted to a maximum of three (3) pets in or about the property.

LESSEE SIGNATURE

DATE