

**WEICHERT – WALGREEENS LEASE SUMMARY**

**\*PLEASE NOTE: THIS IS NOT A LEGAL REVIEW**

|  |  |
| --- | --- |
| **For DPM to Complete** | |
| Assignee Name |  |
| Monthly Rental Max. Budget *if provided by Employer* |  |
| IOR Destination Program Manager |  |
| IOR Destination Services Consultant |  |

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| --- | --- | --- |
| **For Lease Reviewer to Complete** | | |
| Lease Reviewer: |  |  |
| Date: | | Page/Section # |
| Tenant(s)/Person(s) Signing Lease | Walgreen, Co. |  |
| Name(s) of Occupants as listed in the lease if different than tenant names on lease including children \*and Nanny *if applicable* |  |  |
| Rental Property Address |  |  |
| Lease Term Dates |  |  |
| Rent Concession/Discount *If Yes, state how the funds will be applied.* |  |  |
| Does lease contain a rental increase during the initial term of the lease(Y/N)? If Yes, please describe |  |  |
| What Utilities are the Tenant’s Responsibility? |  |  |
| Early Lease Termination/Break Clause Included (Y/N)?  \*Break Clause is required by Walgreens for leases longer than one year | With       days advance notice, may be given      , payment of $      , and return of all concessions, due on      , the Tenant is released from full lease responsibilities including utilities |  |
| **Landlord** Break Clause. Can the Landlord terminate the lease **without** cause? If yes, please document terms. |  |  |
| Renewal Terms |  |  |
| Written Notice to Vacate |  |  |
| Cleaning at move out required. Please state if professional carpet cleaning and property cleaning is required. |  |  |
| Is a guarantor required? |  |  |
| Overnight guests may not stay longer than: | consecutive days |  |
| Are both smoke/carbon monoxide detectors present? Will the landlord / property management maintain the smoke/carbon monoxide detectors? If No, please confirm the tenant’s responsibility for testing and changing batteries. |  |  |
| Will the landlord/property management change the filters? If No, please confirm the tenant’s responsibility, frequency and filter size? |  |  |
| When does the Tenant have to return move in inspection? |  |  |
| How much notice will Landlord give before entering property? |  |  |
| Is there a pool?       If Yes, please describe any additional fees and Tenant’s responsibility for maintenance |  |  |
| Who is responsible for repairs? |  |  |
| Is Rental Insurance required?       If Yes, what is the amount required? |  |  |
| Is the Tenant required to provide proof of rental insurance to the Property Management company/Landlord? |  |  |
| If applicable:  • Who is responsible for snow removal?  • Who is responsible for lawn care? |  |  |
| Is smoking allowed? |  |  |
| Is subletting allowed? |  |  |
| Does the tenant have to notify Landlord if leaving the property vacant for a longer period?       If Yes, how much notification? |  |  |
| Additional Comments: Read your Lease and All Addenda  \*Walgreens requires Tenant to sign *Alterations and Improvements Agreement* (do not share with LL) –  please add as separate Addendum to lease  \*\*LL is requested to sign lease document BEFORE sending to Weichert/Walgreens for signatures.  \*\*\*Walgreens must review and approve lease before Employee signs lease  \*\*\*\*Please use e-sign on leases for landlord and Walgreen Co.’s signatures | | |

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| --- | --- | --- | --- |
| **Payments** | | | |
| Monthly Base Rent |  |  |  |
| First Month’s Rent (Base Rent + Other Monthly Fees) |  | Due: |  |
| Pro-rated Rent, *if applicable* |  | Due: |  |
| Pro-rated Rent Dates/Term, *if applicable* |  | |  |
| One Time Move In Fees, *if applicable* |  | Due: |  |
| Ongoing Rent Payment Due Date: |  | |  |
| Are Pets allowed?  If Yes, what is the monthly Pet fee?  Is a Pet deposit required? If Yes, what is  the amount?  Is Pet deposit refundable or non-  refundable |  | |  |
| Date Considered Late, *if applicable*: |  | |  |
| Ongoing Rent Payment Late Charge, if applicable |  | |  |
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| Security Deposit, if appliable  Paid by:  Weichert Workforce Mobility  \**Walgreens Bank Account Detail Request Form* and LL’s W9 are required for Weichert to make payments Weichert Workforce Mobility |  | Due: |  |
| When will the Security Deposit be refunded? |  | |  |
| Broker Commission Amount Complete only if stated in lease |  | |  |
| Rent to be paid to: (include form of payment: portal, ACH, check, etc.) |  | |  |
| **\*Landlord’s Name (required)** |  | |  |
| **\*Landlord’s Address (required)** |  | |  |
| **\*Landlord’s Email (required)** |  | |  |
| **\*Landlord’s Phone Number (required)** |  | |  |
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| **\*Landlord’s Email (required)** |  | |  |
| **\*Landlord’s Phone Number (required)** |  | |  |

**Tips to Prevent Deductions from Security Deposit**

The definition of normal wear and tear is subjective depending on the individual landlord. Below are some preventive measures to help protect you from getting a deduction from your security deposit at lease term end.

• Always get written permission from landlord before doing any work

• Use removable hooks when hanging pictures/items

• Do not put any holes in doors or doorframes

• Patch up and touch up holes before vacating (as applicable in lease agreement)

• Try to remove stains, marks on wall, doors etc. immediately to avoid stubborn stains

• Regularly vacuum and maintain the carpet; clean tile, marble, linoleum or wood flooring – please refer to the lease contract for the necessity of having the carpet professionally cleaned

• Take extra precautions when moving furniture (especially heavy furniture) to avoid scratches

• It is recommended that you get renter’s insurance for personal contents

• If touching up paint (and only if permitted in lease agreement), keep the color code of the `original paint

• Change the furnace`s filter regularly (per landlord`s instructions)

• Replace light bulbs if needed

• Replace batteries on smoke and carbon monoxide detectors

• Keep the washing machine clean and dry to prevent mold

• Keep dryer`s filter clean

• Save Property Move In Inspection report and photos. You will need this at the time of your move out