

Oklahoma Residential Lease Agreement

In consideration of the agreements of the undersigned Tenant(s), the Owner hereby rents Tenant the dwelling located at _____ (the "Property"), for the period commencing on the _____, and monthly thereafter until _____ at which time this agreement is automatically placed on a month to month term unless other notice is given to renew or terminate. Owner reserves the option to change terms and/or monthly rent after the initial term date expires with a 30-day written notice to Tenant. Tenant(s), in consideration of Owner's permission to occupy the above Property, hereby agree(s) to the following terms.

- I. RENT.** Tenant agrees to pay the sum of \$_____ per month as rent, due and payable on or before the **1st day of every month**. Tenant's failure to pay rent when due will result in the Owner taking immediate legal action to evict the Tenant from the Property and seize the security deposit.

 - A. LATE FEE.** In the event that any payment required to be paid by Tenant is not made within four (4) days of when due, Tenant shall pay to Landlord, in addition to monthly rental payment and/or other charges due, a "late fee" of fifty dollars **(\$50.00)**. If monthly rent is not received by the 15th of the month, a "late fee" of one hundred dollars **(\$100.00)** will be charged. If incurred, these fees should be automatically included with the monthly rental payment. If tenant is unable to make the payment on the scheduled due date of the 1st, the tenant agrees to communicate the date they intend to pay with the owner/property manager and keep them informed of any delays.
 - B. INSUFFICIENT FUNDS.** Tenants further agree to pay as a service charge the greater of \$25.00 or 5% of the amount of any dishonored check regardless of the cause.
- 2. DELIVERY OF RENTS.** Rents may be mailed through the U.S. mail at Tenants risk to: **DPG Investments, LLC, P.O. Box 921, Norman, OK, 73070. MAKE ALL CHECKS OUT TO DPG Investments**. Any rents lost in the mail will be treated as if unpaid until received by Owner. We also accept electronic payment through Venmo or PayPal **as long as no fee is removed from the payment**. Arrangements need to be made for any payments made in cash or money order to be delivered in person to the Owner/Manager.
- 3. METHOD OF PAYMENT.** The initial payment of rent and deposit under this agreement must be made in cash, money order or cashier's check drawn on a local financial institution. Thereafter, monthly rent payments may be paid by personal check until the first check is dishonored and returned unpaid, in which case, no future payment may be made by such personal checks. The Tenant will be notified by three-day notice, and will be required to pay the amount due, including the bad check charge, in cash or by certified funds.
- 4. PERSONAL PROPERTY EXCLUDED.** The Rent specifically EXCLUDES all appliances and furnishings not permanently affixed to the Property. Appliances and furnishings located at or in the Property are there solely for the convenience of the Owner. In the event such provided items fail to function without fault of the tenant, the tenant may request repair or replacement of provided appliances. **If the failure to function is due to damage or neglect from the tenant, the Tenant shall have them repaired or replaced at no cost to the Owner.** No rights of storage are granted by this agreement. The Owner shall not be liable for any loss of personal Property by fire, theft, breakage, burglary, or otherwise, not for any accidental damage to persons or property in or about the subject Property resulting from electrical failure, water, rain, windstorm, or any act of God, or negligence of Owner, or Owner's agent, contractors, or employees, or by any other cause, whatsoever. **Tenant covenants and agrees to make no claim for any such**

damages or loss against Owner, but to purchase renter's insurance or provide self-insurance in adequate amounts to offset any risk to Tenant's own property and the Property.

5. **EXTRA VISITORS.** Tenant is to use the Property as living quarters for the following persons only:

Additional rent in the amount of \$100.00 per month per person shall be due for any month during which any person, other than those named in this paragraph, occupies the Property in any capacity other than as a temporary guest.

6. **SUBLETTING.** Tenant agrees not to assign this agreement, not to sub-let any part of the Property, nor to allow any other person to live therein other than as named in paragraph 5 above without first requesting permission from the Owner/Manager and paying the appropriate surcharge. Further, Tenant agrees that covenants contained in this Residential Lease Agreement, once breached, cannot thereafter be performed, and that once breached, eviction proceedings may be commenced without further notice.
7. **ACCEPTANCE OF PROPERTY.** Tenant accepts the Property in its current condition, waiving inspection of the same by Owner, and agrees to promptly notify Owner of any defects. Tenant stipulates, represents and warrants that Tenant has examined the Property, and that it is at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition. Tenant further agrees to indemnify and hold Owner harmless against any loss or liability arising out of Tenant's use of the Property in its current state of cleanliness and agrees to return it in a like condition.
8. **USE OF PREMISES.** The Property shall be used and occupied by Tenant and Tenant's immediate family (as stated in #5), exclusively, as a private single-family dwelling, and no part of the Property shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Property without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules, and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the property. Tenant shall abide by all neighborhood/housing addition covenants and restrictions and any applicable HOA rules and regulations.
9. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence, and the Agreement continue according to its terms.
10. **MAINTENANCE OF PROPERTY BY TENANT.** Tenant agrees to maintain the Property during the period of this agreement. This includes woodwork, floors, walls, furnishings and fixtures, appliances, windows, screens, doors, lawns, landscaping, pest control, fences, and plumbing.

Tenant acknowledges specific responsibility for replacing and/or cleaning filters on air conditioning and heating units. Any damage to air conditioning or heating units caused by failure to replace or clean dirty filters will be paid for by the Tenant. Tacks, nails, or other hangers nailed or screwed into the walls or ceilings will be removed at the termination of this agreement. Damage caused by rain, hail or wind as a result of leaving windows or doors open, or damage caused by overflow of water, or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping, whether caused by abuse or neglect is the responsibility of the Tenant. The exterior, including the yard, shall be maintained in a condition so as not to detract from the appearance of the Property or neighborhood. **IF YOU HAVE ANY MAJOR MAINTENANCE ISSUES, PLEASE CONTACT JULIE HOBSON AT 405-238-9792 IMMEDIATELY!**

- 11. ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the Property or construct any building or make any other improvements on the Property without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Property by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Property at the expiration or earlier termination of this Agreement.
- 12. VEHICLES.** Tenant agrees that vehicles will be stored in the garage or in the concrete driveway and that no more than one vehicle will be parked on or in any adjoining street or alley for an extended period of time. Any such vehicle(s) shall be properly licensed, insured and fully operable. Tenant agrees never to park or store any commercial vehicle, motor home, recreational vehicle, or trailer of any type on the Property unless it is fully concealed from view.

TENANT AGREES THAT NO INOPERABLE VEHICLE MAY BE REPAIRED OR STORED ON THE PROPERTY WITHOUT A CURRENT REGISTRATION AND TAG, EXCEPT IN THE GARAGE. TENANT FURTHER AGREES THAT ANY VEHICLE PARKED ON ANY UNPAVED SURFACE OR ANY VEHICLE WITHOUT A CURRENT REGISTRATION MAY BE TOWED AND STORED AT TENANT'S EXPENSE BY ANY TOWING SERVICE SELECTED BY OWNER AND WITHOUT FURTHER NOTICE TO TENANT.

- 13. PETS.** No pets of any kind whatsoever may be kept on the Premises **for any period of time** during the term of this Lease without the prior consent of the Landlord/Manger. The term "pets" shall include, but not be limited to any wild or domesticated animal, fish, or fowl. **If a pet is found to be on the property without prior approval and payment of applicable fee, it is grounds for immediate eviction.** All pets found on the Property will be presumed to be strays and disposed of by the appropriate agency as prescribed by law in the event a Tenant harbors an undisclosed pet in breach of this agreement. Tenant hereby agrees to pay a non-refundable pet fee of **\$500 FOR THE FIRST ANIMAL AND \$300 FOR THE SECOND** for maximum of two pets, weighing no more than 50 pounds per pet for the entire term of the agreement, regardless of when the pet was first introduced to the Property and further understands and agrees:
- That no pet which is attack-trained or vicious, with a history of biting people or other animals, or of damage to property will be kept or allowed on the Property.
 - Tenant is solely responsible for any damage to the Property including, but not limited to the personal property, carpeting, draperies and blinds, walls, woodwork, window treatments and coverings, furnishings, appliances, and landscaping, including the lawn and shrubbery, caused by animals on the premises.

- That Tenant is solely responsible for any and all damage or loss to persons or property of others caused by the such animals and in this regard does hereby agree to indemnify and hold the Owner harmless for any such injury or damage.
- That all such pet(s) should be cared for and maintained in a humane and lawful manner.
- That all pet waste shall be removed and disposed of promptly, including wastes in neighbor's yards caused by such animals.
- That all such animals shall be maintained so as not to cause annoyance to others.

14. NO SMOKING. Tenant hereby agrees that no cigarette, pipe, cannabis, or cigar smoking shall take place inside the Property or attached garage. The same shall be an event of default under the terms of this Lease and if found to be in violation would result in immediate eviction from the property.

15. TENANT'S OBLIGATIONS. Tenant agrees to meet all of Tenant's obligations as set forth in Title 41 Oklahoma Statutes 127 of the Oklahoma Landlord Act, which substantially provides as follows:

- 15.1** The Tenant shall at all times during the tenancy: Keep the Property as safe, clean, and sanitary as conditions permit,
- 15.2** Dispose of all ashes, garbage, rubbish and other waste in a safe, clean and sanitary manner;
- 15.3** Keep all plumbing fixtures in the dwelling as clean and sanitary as their conditions permits;
- 15.4** Use all electrical, plumbing, sanitary, heating, ventilation, air-conditioning, and other facilities and appliances in a safe and nondestructive manner;
- 15.5** Neither deliberately nor negligently destroy, deface, damage, impair or remove any part of the Property or permit the same to be done by any other person, animal or pet.
- 15.6** Neither engage in conduct nor allow any person, animal, or pet, on the Property with the express or implied permission or consent of the Tenant, to engage in conduct that will disturb the quiet and peaceful enjoyment of the Property by others.
- 15.7** Comply with all covenants, rules, regulations provided by Owner;
- 15.8** Not engage in criminal activity of any nature whatsoever that threatens the health, safety, right of peaceful enjoyment of the Property by others, or is a danger to the Property.

16. COURT COST. Tenant agrees to pay all court costs and attorney's fees incurred by the Owner in any legal action brought by Owner to enforce any of Owner's rights under this agreement or any applicable law of the State of Oklahoma. In the event any portion of this agreement shall be found to be contrary to law, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception.

17. OWNER'S STATEMENTS. All rights granted to the owner by this Agreement shall be cumulative in addition to any other laws, which might now exist or come into being in the future. Owner's exercise, or failure to exercise, any right hereunder shall not act as a waiver of Owner's right to thereafter enforce such right. No statement or promise of Owner or persons acting on behalf of the Owner as to tenancy, repairs, alternations, or other terms and conditions shall be binding upon Owner unless the same are in writing and signed by the Owner.

18. **PARTIAL PAYMENT.** The acceptance by the Owner of partial payments of rent due shall not under any circumstances constitute a waiver on the part of the Owner, nor shall such acceptance affect any notice thereafter given or legal eviction proceedings thereafter commenced pursuant to law.
19. **ABANDONMENT.** If at any time during the term of this Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, for the whole or any part thereof, of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.
20. **UTILITIES.** Tenant shall be responsible for payments of all utility bills and cable/phone or other bills incurred during possession under the terms of this Residential Lease Agreement. Tenant specifically authorizes the Owner/Manger to deduct amounts of unpaid bills from the security deposit in the event charges for such services remain unpaid after the termination of this agreement.
21. **PHONE.** Tenant agrees to furnish to the Owner/Agent a working phone number so that they may be contacted in case of an emergency.
22. **REMOVAL OF PROPERTY.** Tenant agrees not to remove or alter the Property, or any portion thereof, without specific written permission from the Owner. Any removal or alteration of the Property without permission shall constitute abandonment and surrender of the Property, and termination by Tenant of this agreement. Owner may take immediate possession and exclude Tenant from the Property, storing all Tenant's possessions at Tenant's expense pending reimbursement in full for Owner's loss and damage.
23. **WATERBEDS.** Tenant agrees that if any occupant of the Property shall use a flotation bedding system on the Property, the Tenant shall obtain and pay for an insurance policy with minimum limits of \$100,000.00 naming Owner as an additional insured and loss payee under the terms of the policy. Such policy shall include coverage for personal injury and damage to property and be in a standard form approved by the Commissioner of Insurance for the State of Oklahoma, or equivalent. FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS PARAGRAPH SHALL BE AN EVENT OF DEFAULT UNDER THIS AGREEMENT.
24. **TERMINATION.** At the time of expiration, _____, this agreement may be terminated by mutual consent of the parties, or by either party giving written notice of at least 30 days prior to the end of any monthly period. All parties agree that termination of this agreement prior to its agreed expiration, regardless of cause, will constitute a breach of the tenancy as agreed on page 1, and all deposits shall be forfeited in favor of the Owner and payment must be made by the tenant for any months remaining on the lease term. Holding over for even one day voids 30-day move-out notice and Lessee(s) must pay the full month's rent.
25. **OWNER/AGENTS ACCESS.** Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the

Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

26. **SMOKE DETECTORS.** Smoke Detectors have been installed in this residence. It's the Tenant's responsibility to maintain them including testing periodically and replacing batteries as recommended by the manufacturer. In the event the detector is missing or inoperative, the Tenant hereby agrees to notify the Owner immediately so that timely repairs, alterations or replacements can be made.
27. **ACKNOWLEDGEMENT.** In this agreement the singular number where used will also include the plural. The masculine gender will include the feminine, the term Owner will include Landlord, Agent, Lessor, and the term Tenant will include Resident or Lessee. The parties acknowledge that they have read and understand all of the provisions of this agreement.
28. **QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.
29. **INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.
30. **DEFAULT.** If Tenant fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Agreement.
31. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
32. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

- 33. **DESCRIPTIVE HEADINGS**. The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
- 34. **MODIFICATION**. The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
- 35. **RIGHT TO SIGN**. The individual(s) signing this Residential Lease Agreement stipulate and warrant that they are of lawful age and have the right to sign for and bind all occupants.
- 36. **LANDLORD RIGHT TO SELL**. Landlord reserves the right to sell this property before the agreement has expired. In this instance, the new owner would be obligated to abide by the terms of this agreement and fulfill the terms of the lease until the agreement has expired.
- 37. **PANDEMIC**. Any shut downs or employment interruptions due to a national pandemic do NOT negate rent due date. Rent is due regardless of issues related to COVID-19 and/or a national pandemic. If loss of income due to pandemic prevents the tenant from making a timely rent payment, the tenant agrees to vacate the property at the request of the owner and solemnly swears to waive their right to protection under any government mandated eviction moratorium.
- 38. **SPECIAL PROVISION**. None.

Signatures of Parties

DATED: May 13, 2026

LANDLORD:

Sign: _____ Print: _____

TENANT ("Tenant"):

Sign: _____ Print: _____

TENANT ("Tenant"):

Sign: _____ Print: _____

DEPOSIT AGREEMENT

By and between _____ and _____ Lessee(s) shall pay a deposit on keys, care and condition of \$ _____ to be refunded or applied in accordance with the terms and provisions of this lease and the RESIDENTIAL LANDLORD AND TENANT ACT of the State of Oklahoma. Such deposit shall be returned to Lessee(s) only after all the following conditions are met and all conditions of this lease are met. Property located at _____. The full term of this agreement must be expired. All Exhibits must be agreed to and initialed with the lease.

- A. At least 30 days written notice of intent to vacate must be given prior to expiration of lease.
- B. All rent must be paid to the last day of lease agreement or the last day of 30-day notice in holdover time.
- C. Under no circumstances shall deposit be applied as rent. All rent must be paid in full month's rent.
- D. Holding over for even one day voids 30-day move out notice and Lessee(s) must pay the full month's rent.
- E. Premises must be cleaned thoroughly. Which includes, but not limited to, appliances, closets and cupboards, are clean and left free of insects, the refrigerator is defrosted (if provided by owner), and all debris and rubbish has been removed from the Property, the carpets are cleaned and left odorless.
- F. Any and all unpaid charges, pet charges, late charges, extra visitor charges, delinquent rents, utility charges, etc. have been paid in full.
- G. A forwarding address has been left with the Owner.
- H. Final inspection made by Lessor with **utilities left on for 48 hours** at Lessee(s) expense to allow final inspection by Lessor after completed move out.
- I. All property returned in accordance with lease.
- J. Lessee(s) provide forwarding address and Lessor will mail deposit refund, if any, within 60 days of move out.

Examples but not limited to Deductions from security deposit will be taken for the following reasons:

- A. Lessee(s) failure to clean entire premises including appliances, shelving, walls and flooring thoroughly. A minimum cleaning fee of \$150.00 and \$125.00 for carpet shampooing will be charged if not thoroughly cleaned. If additional cleaning is necessary, then any additional charges incurred by the Landlord will also be deducted from the deposit.
- B. Unpaid rent, late fees, service charges and all sums due under lease agreement including damages, repairs and replacing missing items.
- C. Door keys not returned. A fee of \$10.00 will be charged for any keys that are not returned.
- D. Trash not removed. A minimum \$100 fee will be charged if all trash is not removed from premises as well as personal property belonging to Lessee(s) according to Landlord Tenant Act of Oklahoma.
- E. Damage to doors, windows, or screens. A fee of replacement cost times 2, for item and labor.
- F. Repairs and cost due to plumbing stoppages in line serving Lessee(s) exclusively. (Plumbers fees)
- G. Damage from doors or windows being left open.
- H. Burned out or missing light bulbs will be replaced at a charge of \$5.00 each.
- I. Lessor's failure or delay in demanding damage reimbursement, late payment charges, returned check charges, pet charges, or other sums due by Lessee(s) shall not be deemed a waiver, and Lessor may require payment of same at any time, including deduction from deposit. Lessor may require advance payment of repairs for which Lessee(s) or Lessee(s) pet is responsible.

Lessee(s) agrees upon final move out and termination of lease that Lessor is entitled to deduct all expenses incurred to replace, repair or clean premises back to original condition as above stated, exception of normal wear and tear.

Lessee(s) understand and agree that the deposit after allowable deductions will be forwarded to Lessee(s), at Lessee(s) new address and that the deposit according to lease cannot be used to pay rent fees or service charges of any kind.

Lessor will do final inspection within 2 days of termination of lease and forward any deposit due Lessee(s) within 60 days of termination of lease as long as all repairs have been completed and all invoices for repairs have been received by the Lessor.

Lessee(s) agrees to reimburse Lessor for any loss, property damage or cost of repairs caused in the Premises by negligence or improper use by Lessee(s) or Lessee(s) guest(s), occupants or pets. Should expenses exceed deposit amount, Lessee(s) agree to reimbursement Lessor in full within 30 days of demand for payment.

Signature below of Lessee(s) is proof of acceptance and agreement of Deposit Agreement.

DATED: May 13, 2026

LANDLORD:

Sign: _____ Print: _____

TENANT ("Tenant"):

Sign: _____ Print: _____

TENANT ("Tenant"):

Sign: _____ Print: _____

INITIAL PAYMENT AGREEMENT

Refundable Deposit due: \$_____

Rent Due: \$_____

Nonrefundable Pet Fee Due: \$_____

Credit for Application Fee: -(\$50.00)

Balance due at or before move in: \$_____

This payment must be made in full before keys can be handed over. It may be made with cash, money order, cashier's check or electronically through Venmo or PayPal as long as no fee is removed. **No personal checks will be accepted for initial payment.**

After initial payment is received, payment may be made by personal check or any of the options listed above.

Dated: _____