Riverside Realty
Sales · leasing · management

Lease file

Apartment 2B, 12 Brewer’s Quay, Fairbrook, OH 45999 · for Ms. Helen Garner

06 documents

REFERENCE

RR-LSE-2026-118

DATE

2026-10-02

PREPARED BY

Riverside Realty Group

Property management · (555) 010-6318 · leasing@riverside-realty.example

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Lease

RR-LSE-2026-118

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RESIDENTIAL LEASE

Residential Lease Agreement

Property : **Apartment 2B, 12 Brewer's Quay, Fairbrook, OH 45999**

LANDLORD
Ms. Helen Garner
8 Wisteria Lane, Fairbrook, OH 45999
represented by Riverside Realty Group, managing agent

TENANT
Mr. Julian Marchetti
Graphic designer
Current address: see ID document

1. Parties and premises

This Residential Lease Agreement is made between the Landlord, Ms. Helen Garner, represented by Riverside Realty Group as managing agent, and the Tenant, Mr. Julian Marchetti. The Landlord leases to the Tenant Apartment 2B, a two-bedroom, one-bath unit of approximately 735 square feet on the second floor of a 12-unit building, together with storage unit #7 and parking space #14.

2. Term

The lease begins on October 1, 2026 and ends on September 30, 2027. Unless either party gives written notice at least 60 days before the end of the term, the lease will continue on a month-to-month basis under the same terms.

3. Rent

Monthly rent is $1,450.00, due in advance on the first day of each month and payable to Riverside Realty Group by ACH transfer or check. A monthly utility and common-area fee of $65.00 is added, for a total of $1,515.00 per month.

Rent for any partial month will be prorated on a daily basis.

4. Late charges and returned payments

If rent is not received by 11:59 p.m. on the fifth day of the month, a late charge of $75.00 will be due. A fee of $35.00 applies to any payment returned unpaid by the Tenant's bank.

5. Security deposit

The Tenant has paid a security deposit of $1,450.00. The deposit will be returned within 30 days after the Tenant vacates and returns all keys, less any amounts for unpaid rent or damage beyond normal wear and tear, with an itemized statement.

6. Utilities

The Tenant is responsible for electricity, gas, internet and renters insurance. The Landlord provides water, sewer, trash collection and common-area electricity, covered by the monthly common-area fee.

7. Use and occupancy

The premises will be used only as a private residence for the Tenant. Guests staying more than 14 days in any six-month period require the Landlord's written consent. No business open to the public may be operated on the premises.

8. Maintenance and repairs

The Tenant will keep the premises clean and sanitary, replace light bulbs and furnace filters, and promptly report any leak, malfunction or damage. The Landlord will make all other repairs within a reasonable time and keep the heating, plumbing and electrical systems in good working order.

9. Landlord's entry

The Landlord or its agent may enter the premises at reasonable times with at least 24 hours' notice to inspect, make repairs or show the unit, and at any time without notice in an emergency.

10. Pets and smoking

No pets are allowed without a separate pet addendum signed by both parties. Smoking of any kind is prohibited inside the unit, on the balcony and in all common areas.

11. Insurance

The Tenant must maintain renters insurance with at least $100,000 in personal liability coverage and provide a certificate before move-in and at each renewal.

12. Default

If the Tenant fails to pay rent when due or breaches any other term of this lease, the Landlord may give written notice and pursue the remedies allowed by law, including termination of the lease and recovery of possession.

13. Move-out

At the end of the lease, the Tenant will return the premises in the same condition as at move-in, except for normal wear and tear, as documented in the Move-in Inspection Checklist attached to this lease.

14. Disclosures and attachments

Attached: lead-based paint disclosure (building constructed in 1962), move-in inspection checklist, building rules, and the Tenant's renters insurance certificate.

Signed in three originals in Fairbrook, Ohio, on September 24, 2026.

Landlord, by its managing agent

Tenant

Inspection

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MOVE-IN INSPECTION

Move-in Inspection Checklist

Property : **Apartment 2B, 12 Brewer's Quay, Fairbrook, OH 45999** · completed **October 1, 2026** at 9:30 a.m. with both parties present

METER READINGS
Electricity: 48,215 kWh
Gas: 12,877 ccf · Water: included

KEYS AND FOBS ISSUED
3 unit keys · 2 building fobs
1 mailbox key · 1 storage key (#7)

Entry

ITEM	MATERIAL	CONDITION	NOTES
Floor	Porcelain tile	Good	
Walls	White paint	Good	Two small anchor holes by the door
Ceiling	White paint	Good	
Entry door	Steel, deadbolt	Good	3 keys issued
Closet	Mirrored sliding doors	Fair	Bottom track slightly bent
Intercom	Wall handset	Good	Working

Living room

ITEM	MATERIAL	CONDITION	NOTES
Floor	Oak hardwood	Good	Light scratches by the patio door
Walls	Off-white paint	Good	
Ceiling	White paint	Good	
Patio door	Vinyl, double-pane	Good	Power shade works
Window	Vinyl, double-pane	Good	
Radiator	Steel, thermostatic valve	Good	
Outlets and switches	6 outlets, 2 switches	Good	One cover plate missing
Lighting	Ceiling fixture	Good	Bulb provided
Balcony	Concrete, metal railing	Fair	Moss in north corner

Kitchen

ITEM	MATERIAL	CONDITION	NOTES
Floor	Ceramic tile	Good	
Walls	Tile backsplash and paint	Good	Backsplash grout needs touch-up
Sink	Stainless, single bowl	Good	
Cooktop	Induction, 3 zones	New	Manual provided
Range hood	Vented, 3 speeds	Good	Filter due for replacement
Oven	Built-in electric	Good	
Refrigerator	9 cu ft	Good	
Upper cabinets	4 units	Good	
Lower cabinets	5 units	Fair	Door hinge adjusted on site
Countertop	Laminate, oak finish	Fair	One 1-inch burn mark near cooktop
Furnace	Gas condensing, 2019	Good	Serviced 09/12/2026

FICTIONAL EXAMPLE · people, companies, addresses and amounts are made up

Bedroom 1

ITEM	MATERIAL	CONDITION	NOTES
Floor	Oak hardwood	Good	
Walls	White paint	Good	
Ceiling	White paint	Good	
Window	Vinyl, double-pane	Good	Manual shade
Radiator	Steel	Good	
Closet	Two hinged doors	Good	Rod and 4 shelves
Outlets	4 outlets	Good	

Bedroom 2

ITEM	MATERIAL	CONDITION	NOTES
Floor	Oak hardwood	Fair	One board slightly lifted under window
Walls	Sage green paint	Good	
Ceiling	White paint	Good	Hairline crack above door
Window	Vinyl, double-pane	Good	
Radiator	Steel	Good	
Outlets	3 outlets, data jack	Good	

Bathroom

ITEM	MATERIAL	CONDITION	NOTES
Floor	Non-slip tile	Good	
Walls	Full-height tile	Good	
Tub	Acrylic, glass screen	Good	New caulk
Vanity	Sink on cabinet	Good	
Faucets	Thermostatic mixers	Good	
Mirror and light	Lighted mirror	Good	
Towel warmer	Electric	Good	
Exhaust fan	Ceiling fan	Good	Cleaned
Washer hookup	Supply and drain	Good	

Half bath

ITEM	MATERIAL	CONDITION	NOTES
Floor	Tile	Good	
Walls	Paint	Good	
Toilet	Wall-hung	Good	Dual flush
Hand sink	Ceramic	Good	
Exhaust fan	Ceiling fan	Good	

Condition: New · Good · Fair (normal wear) · Poor. The Tenant has 10 days to report anything omitted from this checklist.

For the Landlord: Riverside Realty Group

Tenant

Tenant file

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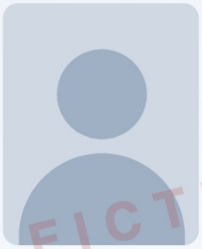
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TENANT FILE

Tenant identification

Property : **Apartment 2B, 12 Brewer's Quay, Fairbrook, OH 45999** · Mr. Julian Marchetti

DRIVER LICENSE — FRONT



LAST NAME
MARCHETTI

FIRST NAME
Julian Paul

DATE OF BIRTH
[redacted]

ADDRESS
[redacted]

LICENSE NUMBER
[redacted]

EXPIRES
03/14/2030

FICTIONAL SPECIMEN

DRIVER LICENSE — BACK

CLASS · RESTRICTIONS
D · none

ISSUED
03/14/2024

[redacted]

FICTIONAL SPECIMEN

AGENCY VERIFICATION

Original presented on September 18, 2026; copy verified. Before sending the file to the landlord, the agency redacts the license number, date of birth, home address and machine-readable zone, which the landlord does not need.

SA

Altamira Design Studio LLC
EIN 00-0000000 (fictional)

19 Arts Street, Fairbrook, OH 45999
Pay frequency: monthly

EARNINGS STATEMENT

Pay stub — July 2026

EMPLOYEE
Julian Marchetti
Graphic designer · exempt · hired 05/02/2022

SOCIAL SECURITY NUMBER
[redacted]
EMPLOYEE ID
ALT-0142

ITEM	BASIS	RATE	EARNINGS	DEDUCTIONS
Regular salary	86.67 h	$36.35	$3,150.00	
Federal income tax	$3,150.00			$371.70
Social Security	$3,150.00	6.20%		$195.30
Medicare	$3,150.00	1.45%		$45.68
Ohio state income tax	$3,150.00			$86.63
Fairbrook city tax	$3,150.00	2.00%		$63.00
401(k) contribution	$3,150.00	5.00%		$157.50
Health insurance (pre-tax)				$142.00

Gross pay	$3,150.00
Total deductions	$1,061.81
Net pay	**$2,088.19**

DIRECT DEPOSIT
Deposited 07/28/2026 to account [redacted]

Year-to-date gross: $18,900.00. PTO accrued: 15 days; used: 6 days.

FICTIONAL EXAMPLE · people, companies, addresses and amounts are made up

SA

Altamira Design Studio LLC
EIN 00-0000000 (fictional)

19 Arts Street, Fairbrook, OH 45999
Pay frequency: monthly

EARNINGS STATEMENT

Pay stub — August 2026

EMPLOYEE
Julian Marchetti
Graphic designer · exempt · hired 05/02/2022

SOCIAL SECURITY NUMBER
[redacted]
EMPLOYEE ID
ALT-0142

ITEM	BASIS	RATE	EARNINGS	DEDUCTIONS
Regular salary	86.67 h	$36.35	$3,150.00	
Federal income tax	$3,150.00			$371.70
Social Security	$3,150.00	6.20%		$195.30
Medicare	$3,150.00	1.45%		$45.68
Ohio state income tax	$3,150.00			$86.63
Fairbrook city tax	$3,150.00	2.00%		$63.00
401(k) contribution	$3,150.00	5.00%		$157.50
Health insurance (pre-tax)				$142.00

Gross pay	$3,150.00
Total deductions	$1,061.81
Net pay	**$2,088.19**

DIRECT DEPOSIT
Deposited 08/28/2026 to account [redacted]

Year-to-date gross: $22,050.00. PTO accrued: 15 days; used: 6 days.

FICTIONAL EXAMPLE · people, companies, addresses and amounts are made up

SA

Altamira Design Studio LLC
EIN 00-0000000 (fictional)

19 Arts Street, Fairbrook, OH 45999
Pay frequency: monthly

EARNINGS STATEMENT

Pay stub — September 2026

EMPLOYEE
Julian Marchetti
Graphic designer · exempt · hired 05/02/2022

SOCIAL SECURITY NUMBER
[redacted]

EMPLOYEE ID
ALT-0142

ITEM	BASIS	RATE	EARNINGS	DEDUCTIONS
Regular salary	86.67 h	$36.35	$3,150.00	
Project bonus			$184.00	
Federal income tax	$3,334.00			$393.41
Social Security	$3,334.00	6.20%		$206.71
Medicare	$3,334.00	1.45%		$48.34
Ohio state income tax	$3,334.00			$91.69
Fairbrook city tax	$3,334.00	2.00%		$66.68
401(k) contribution	$3,334.00	5.00%		$166.70
Health insurance (pre-tax)				$142.00

Gross pay	$3,334.00
Total deductions	$1,115.53
Net pay	**$2,218.47**

DIRECT DEPOSIT
Deposited 09/28/2026 to account [redacted]

Year-to-date gross: $25,384.00. PTO accrued: 15 days; used: 6 days.

FICTIONAL EXAMPLE · people, companies, addresses and amounts are made up

MR

Rivers Mutual Insurance

Fictional insurer

Home & renters · (555) 010-7240

CERTIFICATE

Renters Insurance Certificate

Rivers Mutual Insurance certifies that **Mr. Julian Marchetti** holds policy **RNT-2026-558104**, in force from October 1, 2026 to September 30, 2027, covering the following residence:

Apartment 2B, 12 Brewer's Quay, Fairbrook, OH 45999

COVERAGE	LIMIT	DEDUCTIBLE
Personal property	$30,000.00	$500.00
Personal liability	$300,000.00	None
Medical payments to others	$5,000.00	None
Loss of use	$9,000.00	None
Water backup	$5,000.00	$500.00
Theft away from premises	$3,000.00	$500.00

Additional interest: Riverside Realty Group, managing agent for the landlord, will be notified of any cancellation.

Issued September 25, 2026

Authorized representative

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Receipts

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RENT RECEIPT

Rent Receipt — October 2026

Property : **Apartment 2B, 12 Brewer's Quay, Fairbrook, OH 45999**

LANDLORD
Ms. Helen Garner
by Riverside Realty Group

TENANT
Mr. Julian Marchetti

DESCRIPTION	PERIOD	AMOUNT
Base rent	10/01/2026 – 10/31/2026	$1,450.00
Common-area and utility fee	10/01/2026 – 10/31/2026	$65.00
Security deposit (paid at signing)	—	$1,450.00
Total received		**$2,965.00**

Received from Mr. Julian Marchetti the sum of $2,965.00 by ACH transfer on September 29, 2026, for October 2026 rent and fees and the security deposit.

NEXT PAYMENT
November 1, 2026: $1,515.00

For the Landlord, Riverside Realty Group

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