



## ARTIST STUDIO RENTAL AGREEMENT

**INDY WALLS**

**205 E. Palmer Street**

**Indianapolis, Indiana 46225**

This is a legally binding agreement. It is intended to inform and promote the community by clarifying the expectations and responsibilities of INDY WALLS and Tenant. INDY WALLS shall provide a copy of this executed (signed) document to the Tenant/Artist, as required by law.

**Studio Number:** \_\_\_\_

**Studio Unit Total Square Footage** \_\_\_\_\_ **Priced at \$**\_\_\_\_ **per sq ft.**

**Monthly Rent: \$**\_\_\_\_\_

Artist/Tenant Information

Name \_\_\_\_\_ Phone Number (\_\_\_\_) \_\_\_\_\_

Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Website \_\_\_\_\_ Social Media \_\_\_\_\_

### **Length of Agreement: 6 Months which transfers to a Month-to-Month basis**

Either party may cancel or change terms of this agreement upon thirty (30) days WRITTEN notice. The notice period may be lengthened or shortened by mutual WRITTEN agreement, but no less than 7 days.

### **Rent**

Rent is payable at the office or via paypal on the first day of the month and is late after the fifth day of the month. There will be a late fee of \$25 for any payment made after the fifth day of the month.

Rent does include utilities, use of communal space, and building amenities (see attached). Additional studio upgrades (i.e. such as 220 electricity, exhaust fans or hanging devices) is of the responsibility and cost of the Tenant and not provided by INDY WALLS.

This rental agreement is locked in at the price stated within the contract and honored through future consecutive and timely renewals. INDY WALLS is not liable or responsible for materials or property lost, damaged, or stolen on site. We encourage Tenants/Artists to obtain renters insurance for their studio.

## Conflict Resolution

Each Tenant/Resident Artist will strive to develop mutual cooperation with all other Tenants, guests, and artists. Should disagreements arise, each will try to resolve the dispute in good faith using clear communication and de-escalation. If problems persist, please advise the front office immediately.

## Privacy

As required by law, INDY WALLS may enter the tenant's room only for the following reasons: (a) in case of emergency; (b) to make necessary or agreed-upon repairs, or improvements. (c) when the tenant has abandoned or surrendered the premises; or (d) pursuant to court order. INDY WALLS must give a tenant twenty-four (24) hour WRITTEN notice of intent to enter and may enter only during normal business hours, excepting by necessity in cases (a) and (c) above.

## Move-In Deposits

First month's rent: \$ \_\_\_\_\_

Security deposit:( Amount equals half of rent) \$ \_\_\_\_\_

The security deposit may be used for the purpose of repairing damage for which the tenant is responsible (beyond normal wear and tear), cleaning, or paying unpaid rent or other bills. INDY WALLS and the tenant shall conduct a pre-move out inspection of the rental BEFORE the tenant moves out at which time the landlord shall inform the tenant of needed repairs and/or cleaning in WRITING. The tenant shall have the right to make any repairs identified at the pre-move out inspection at their own expense before the move out date without deduction from the security deposit. Within 21 days after the tenant moves out, INDY WALLS shall return the deposit to the tenant.

## Lead-Based Paint Disclosure

\_\_\_\_\_Tenant(s) acknowledge(s) receipt of "Disclosure of Information on Lead-Based Paint or Lead Based Paint Hazards" from INDY WALLS/agent.

This agreement is entered into on this day of \_\_\_\_\_

INDY WALLS/Agent \_\_\_\_\_  
Print Sign

Tenant \_\_\_\_\_  
Print Sign