

Date: \_\_\_\_\_

### Rental Management Agreement

Pursuant to the City of Morgantown requirements, \_\_\_\_\_

Hereby called "Family Occupant, does hereby appoint BCK Rentals as the

"Manager" for \_\_\_\_\_ for the time period of

\_\_\_\_\_. As "Manager", BCK Rentals

will be responsible for:

1. Advertising, offering/showing unit for sublease.
2. Acting as leasing agent in contracting for sublease occupancy,  
collections of rent & any other item covered in the BCK Rental lease.  
\_\_\_\_\_ eliminate \_\_\_\_\_

\_\_\_\_\_  
Family Occupant Signature/date

\_\_\_\_\_  
BCK Rental signature

Date: \_\_\_\_\_

Family Occupied Sub-Lease Agreement

BCK Rentals PO Box 643 Morgantown, WV 26507 594-1200

Hereafter called Lessor does hereby sublease to:

\_\_\_\_\_, \_\_\_\_\_

and \_\_\_\_\_, hereafter called Subleases the time period of 5 PM \_\_\_\_\_ until noon \_\_\_\_\_, the four bedroom rental unit at \_\_\_\_\_.

The city of Morgantown’s Zoning Ordinance restricts the rental dwelling occupancy to no more than three unrelated persons. The Life Safety Code (part of State Fire Code) applies specific provisions (room & lodging) to dwellings housing more than three unrelated persons in rented rooms. The City’s Zoning Ordinance allows a four person occupancy if any two are related (family) and the Fire Code has an exception wherein a “family” occupying a dwelling may sublease to no more than three unrelated persons in their dwelling. As such an occupancy of four in this dwelling is only available to “family” occupancies. The above stated Subleases are required to sign this Sublease and the BCK Rentals lease for this dwelling.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

BCK Rentals: \_\_\_\_\_

Date: \_\_\_\_\_

Family Occupancy Lease

BCK Rentals PO Box 643 Morgantown, WV 26507 594-1200

Hereafter call Lessor, does hereby lease to:

\_\_\_\_\_ hereafter called Lessee, the

rental unit at: \_\_\_\_\_ for the time

period of 5 PM \_\_\_\_\_ until noon \_\_\_\_\_.

The City of Morgantown’s Zoning Ordinance restricts rental dwelling occupancy to no more than three unrelated persons. The Life Safety Code (part of State Fire Code) applies to specific fire protection provisions (rooming & lodging) to dwelling housing more than three unrelated persons in rented rooms. The City’s Zoning Ordinance allows a four person occupancy if any two are related (family) and the Fire Code has an exception wherein a “family” occupying a dwelling may sublease to no more than three unrelated persons in their dwelling., As such an occupancy of four in this dwelling is only available to “family” occupancies. The Lessor agrees to allow the “family / related occupant” to sublease to no more than three other non-related persons if the sublet tenants agree to the same terms and conditions of the BCK Rental Lease and sign said lease. The “family” occupant must contract with BCK Rentals to manage the unit for the rental time period.

\_\_\_\_\_

\_\_\_\_\_

Family Occupant

BCK Rentals