# Residential Lease Agreement

Effective Date: October 1, 2025
This lease agreement is subject to change.

# APARTMENT LEASE CONTRACT COVER SHEET



This Cover Sheet is annexed to, and made part of the Apartment Lease Coas listed below and us. The terms "you" and "your" refer to all residents as the contract of the Apartment Lease Coast (and the contract of the Coast (and the contract of the Coast (and the contract of the contract of the Coast (and the contract of the contract of the coast (and the contract of the contract of the coast (and the contract of the contract of the coast (and the contract of the contract of the coast (and the contract of the contract of the coast (and the contract of the contract of the coast (and the contract of the contract of the coast (and the contract of the contract of the coast (and th	ontract, dated ("Lease"), between you, the resident(s) s. The terms "we," "us," and "our" refer to the owner listed below.
PARTIES Residents	Occupants
Owner	
LEASE DETAILS	
A. Apartment (Par. 1) Street Address: Apartment No. City:	
C. TOTAL MONTHLY PERIODIC RENT (Par. 6): You are responsible for the following manuactory manuactor	t 11:59 p.m. on: the total of which shall be known as the total monthly periodic rent.
Base Rent Parking Fee (per vehicle) Total Monthly Animal Rent (\$	Par. 6) (Parking Addendum) (Animal Addendum) (Utility Addendum) (Enclosed Garage Addendum) (Enclosed Garage Addendum) (Enclosed Garage Addendum) (Washer and Dryer Addendum)  *  *This total monthly periodic rent amount excludes monthly charges for electric, natural gas, and water on the basis that the applicable public utility is unable to contract with the tenant directly for such utility provided to the dwelling unit, and, in the case of water utilities, the dwelling unit is subject to a master metered water system. A fee for these applicable utilities equal to the amount of the monthly bill for the cost of services provided in the dwelling unit shall be charged separately from the total monthly periodic rent amount indicated above.
The names and telephone numbers of the public utility providers for the applicable utilities are as follows:	Electric Company: Phone: Gas Company: Phone:
	Water Company:Phone:

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D. One-Time Fees	
You are responsible for the following one-time fees.	
Total Animal Fee (\$ per animal) Parking Fee (per vehicle)	\$(Animal Addendum) \$ (Parking Addendum)
Utility: New Account Fee	\$ (Utility Addendum)
Utility: Final Bill Fee	\$ (Utility Addendum)
Other	\$(ounty nadonality)
Other	\$
E. Additional Charges Per Occurrence	
You are responsible for the following fees charged per occurrence	
Prorated Rent	\$(Par. 6)
Online Portal Payment Fee	\$(Par. 6)
Portal Payment (ACH) Flat Fee Portal Payment (Debit) Flat Fee	\$(Par. 6) \$ (Par. 6)
Portal Payment (Credit) Flat Fee	\$(Par. 6) \$ (Par. 6)
Portal Payment (Debit) Percentage Fee	\$ (Par. 6)
Portal Payment (Credit) Percentage Fee	\$ (Par. 6)
Late Fee (flat fee)	\$(Par. 6)
Late Fee (percentage)	\$(Par. 6)
Returned Check or Rejected Payment/Non-Sufficient Funds (NSF) Fee	
Reletting Charge	(Par. 11) (Remote Central Cod Cod Cocces (MAddendum)
Access Device Replacement: Card	(Remote Control, Card, Code Coss Gare Addendum) (Remote Control, Card, Code Access Gare Addendum)
Access Device Replacement: Remote Control Animal Violation (per animal)	(Animal Adaendum)
Daily Animal Violation (per animal)	\$ (Animal Addendum)
Other	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Other	
Other	
Other	\$
Other	\$\X
F. Deposits	
You are responsible for the following deposits which will be refun	
Security Deposit	(Par. 4)
Total Animal Deposit (\$	(Animal Addendum)
Carport Deposit	\$ (Enclosed Garage Addendum) (Enclosed Garage Addendum)
Garage Deposit Storage Deposit	(Enclosed Garage Addendum)
Satellite TV Deposit	(Satellite Addendum)
Other	
Other	\$
G. Rent Concessions	
You are being provided with the following consessions. If the concernit amount.	ession is recurring, it has been factored into your total monthly periodic
One-Time Concession Monthly Discount/Goncession	\$
Other Discount/Concession	\$
	Ψ
See the Rent Code Ssion Adamdum for additional details.	1
H. Speciet Provisions	
See below and any auditional addenda attached.	
The second decades	
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Special Provisions (continued	)				
otal Due at Lease Signing:	\$	□ N /Δ			
otal Due at Lease Signing.	\$ \$	<b></b> N/A			
Total Due at Move-In:	\$	N/A			
					^
ease Contract Controls. This	Cover Sheet may	not include all fees and	expenses you may incu	ır throughout your ten	ancy. The provisions
his Cover Sheet are intended to	supplement the l	Lease Contract and all a	ddenda (together, the '	"Lease Contract") and	are specifically subje-
to the provisions thereof. In the		lict between the provisi	ons of the Lease Contr	act and the provision	of this Cover Sheet, th
provisions of the Lease Contract	shall control.		$\wedge$		11131
			// .		) ///~
Resident or Residents Signatu	res		Date Signed	<< /	
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Owner or Owner's Authorized	Representative	<b>&gt;</b>	Date Signed		
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### APARTMENT LEASE CONTRACT



Date of Lease Contract: \_

(when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

### Moving In — General Information

. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract):	4. SECURITY DEPOSIT. Unless mode security deposit at the time of executable all residents in the apartment is \$\frac{1}{2}\$ the date this Lease Contract is signored additional security deposits if carport, storage unit, install a sate animals in the dwelling.	ution of this Lease Contract for , due on or before gned. You may be responsible you rent an enclosed garage
	5. KEYS. You will be provided FOB(s), an device(s) for access to the building cost at move-in. If the key, FOB, or becomes damaged during your ter returned damaged when you move the costs for the replacement and/o	nd/or other access and amenities at no additional other access device is lost or nancy or is not returned or is out, you will be the possible for
and us, the owner:	6. MAXIMUM TOTAL MONTHLY PER you will pay \$ * * * * * * * * * * * * * * * * * *	month (the Total Monthly and without demand:
(name of apartment community or title holder). You've agree to rent Apartment Noat	at the dr-site manager street, or	
(street addr/s) in		
(city), Nevada, (zip code) (hit. "anattment" or the "premises") for use as a private residence and "The terms "you" and "your" refer to all residents. The darker the terms "we," "us," and "our" refer to the owner lined above. The terms "we," "us," and "our" refer to the owner lined above (or any of owner's successors' in interest or assigns). Written of electronic notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of the Lease Contract, a separate Lease Contract (man my fur each guarantor is attached.	If payment at the on site manager's the following payment types:     payment of the payment of prior whitten permission. We are time that you pay the Total Mostum in cash certified funds, or what will be the checks. At our discretified the payment of the payment of collecting payment of the	s are not acceptable without may at our option, require al onthly Periodic Rent and other via one personal check rather etion, we may convert any and tring House (ACH) system for
Disclosure Notice: Nant and authorized to manage the primise):	wide you with a signed receipt for formal for the payment at our online payment	or all payments. t site or portal is authorized
Name and address of the person or company authorized to receive service of process, demands, and notices:	the following processing fees a payment types: ACH \$  \$ or \$	, Debit □ a flat rate of the payment amount, Credit □% of the payment
Name of principal or corporate owner:  In case of emergency, the telephona number to contact is:	amount. These fees are charged by the subject to change at the processor's a change to these fees, we will protect the fee change whenever possible.	sole discretion. In the event of
OCCUPANTS. The apartment will be occupied only by you and (list all other occupions has signing the Lease Contract):	The Total Monthly Periodic Rent following mandatory monthly char	
(inst all other occupants ned signing the Lease Contract).	Base Rent	\$
	Parking Fee (per vehicle)	\$
	Total Monthly Animal Rent Electric	Ф 
	Natural Gas	\$\$
	Water	\$
	Sewer/Wastewater	\$
	Trash	\$
	Utility Billing Administrative Fee	\$
	Garage Rent	\$
	Carport Rent Storage Unit Rent	\$ \$
No one else may occupy the apartment. Persons not listed above	Washer/Dryer	\$\$
must not stay in the apartment for more thanconsecutive	Other	<b>₹</b>
days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.	\$ Other	
LEASE TERM. The initial term of the Lease Contract begins on	\$ Other	
the day of, and ends at 11:59 pm the day of	\$ Other	
Renewal. This Lease Contract will automatically renew month-	\$	
to-month unless either party gives at least days written notice of termination or intent to move-out as required by paragraph 45 (Move-Out Notice). If the number of days isn't filled in, at least 30 days notice is required.	Other \$	

\*The Total Monthly Periodic Rent may exclude monthly charges for electric, natural gas, and/or water on the basis that the applicable public utility is unable to contract with the tenant directly for such utility provided to the dwelling unit, and, in the case of water utilities, the dwelling unit is subject to a master metered water system. A fee for these applicable utilities equal to the amount of the monthly bill for the cost of services provided in the dwelling unit shall be charged separately from the total monthly periodic rent amount indicated above. The name and telephone number of the public utility provider for any applicable utility is as follows:

Electric Company: Phone: Gas Company: Phone: Water Company: Phone: Prorated total monthly periodic rent of \$ for the remainder of (check one): ☐ 1st month or ☐ 2nd month, . Otherwise, you must pay your total monthly periodic rent on or before the first day of each month (due date). You must not withhold or offset this payment unless authorized by statute. The total monthly periodic rent payment is not considered accepted if the payment/ACH is rejected, does not clear, or is stopped for any reason. If you do not pay the total monthly periodic rent on or before the due date, you will be in default. If you do not pay the total monthly periodic day of the month, you'll pay a rent on or before the late charge. (A late fee cannot be charged before the 4th the month). Your late charge will be (check one): a flat 1 % of the total mont or 🔲 rent payment. (The overall late fee cannot exceed § monthly periodic rent). You'll also pay a charge of for each returned check or rejected electr nt, in otal addition to the late charge. If you become deline monthly periodic rent payment, all re Lease Contract will be authorized, and we'll als medies for such violation. 7. UTILITIES. We'll pay for the follo iecked: 🗖 master antenna ■ water □ gas l ele ■ wastewater acabl ☐ tras other.

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to disconnected—including disconnection for not paying you had suntil the lease term or renewal period ends. Cable channes that are provided may be changed during the lease term in the illange applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If you sectricity is ever interrupted, you must use only battery-operated lighting.

If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or local ordinance.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all tenants, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

We require do not require you to get your own insurance for losses to your personal property or injuries the to theft, fire, water damage, pipe leaks and the like. If no box is a that ded, renter's insurance is not required.

Additionally, you are (check one) 🗖 require e py sonal bility insurance 🖵 not required 🖠 in I liability raused by your luding, but not isurance for damages and losses ct (or that of your occupat ited to ire and water damag enecked, personal nsurance is not uired, failure to maintain al liability insu ce thro hout our tenancy, including renewal periods d/or leas extensions, is an incurable each of this Le act and ay result in the termination of tenancy and this Lease Cont iction an other remedies as provided by tate law.

 LOCKS AND LANCES. Keyed lock(s) will be rekeyed after the prior resident move out. The rekeying will be done before you prove into your apartment.

You may at only time ask us to change or rekey locks or latches during the coase Term. We must comply with those requests, but we may pay for them, unless otherwise provided by law.

Partent for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you your, occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

### pecial Provisions and "What If" Clauses

10. SPECIAL PROVISION The following special provisions and any addenda or written rules unaished to you at or before signing will become a part of this Leave Contract and will supersede any conflicting provisions of this printed Lease form.

See any additional special provisions.

- 11. EARLY MOVE-OUT. You'll be liable to us for a reletting charge of \$\_\_\_\_\_\_ (not to exceed 100% of the highest total monthly periodic rent during the lease term) if you:
  - fail to give written move-out notice as required in paragraph 45 (Move-Out Notice); or
  - (2) move out without paying the total monthly periodic rent in full for the entire lease term or renewal period; or
  - (3) move out at our demand because of your default; or
  - (4) are judicially evicted.

The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract. See Paragraph 45 (Move-Out Notice).

**Not a Release.** The reletting charge is not a lease cancellation fee or buyout fee. It is an agreed-to liquidated amount covering only part of our damages, that is, our time, effort, and expense in finding and processing a replacement. These damages are

uncertain and difficult to ascertain-particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for: the future or past-due total monthly periodic rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

12. REIMBURSEMENT. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use, or negligence by you or your guests or occupants. Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' negligence or intentional acts: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment. We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.

13. PROPERTY LEFT IN APARTMENT. All property left in the apartment is (unless exempt under state statute) subject to disposal if found to be abandoned under Nevada law. For this purpose, "apartment" excludes common areas but includes interior living areas and exterior patios, balconies, attached garages, and storerooms for your exclusive use.

Removal After Surrender, Abandonment, or Eviction. We, our agent, or law officers may remove and/or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the apartment (see definitions in paragraph 50 - Deposit Return, Surrender, And Abandonment). Upon your request, you will be provided reasonable access to your property during the 5 days after an eviction lockout to retrieve essential personal effects (i.e., medication, baby formula, basic clothing and care items).

**Storage.** We or our agents will store property removed after judicial eviction, surrender, or abandonment of the apartment for a period of thirty (30) days after the abandonment, eviction, or end of the rental period. Except for essential personal effects (i.e., medication, baby formula, basic clothing and care items) subject to retrieval in the 5 days after an eviction lockout, we do have the ability to charge and collect the reasonable and actual costs of inventory, moving, and storage before releasing any property to you after your move-out.

Redemption. If we or our agent have removed and stored property as authorized by the state statute, you may redeem the property by paying the reasonable and actual charges for packing, removing, and storing. We may return redeemed property at the place of storage, the management office, or the apartment (at our option). We or our agent may require payment by cash modes order, or certified check. These redemption obligations apply to essential personal effects (i.e., medication do by formula, basic clothing and care items) subject to retrieval in the stays after an eviction lockout.

Disposition or Sale. After complying with th and andoned storage procedures for disposal of person or left on the premises, we or our agen of or sell apartment personal property which was abred o in order to recover the reasonal casts of packing, removing, and storing the proper ur agent will make a fy you of our intention to reasonable effort to local voo and dispose of the propert aw. Notice will be m to you at your present hat address is unknow then at your last known add omobiles will be in accordance with Chapter 43 the Nevada Re

14. FAILING TO PAY FIRST MONTH'S TOTAL MONTH ODIC RENT. If you don't pay the first month's mor iodic rent when or before the Lease Contract bebe in default of this Lease Contract, unless the total mo periodic rent is abated or your tenancy minated due to a delay in giving you possession. We also m ur right of occupancy and recover damages, the future mentaly periodic rent, reletting charges, attorn costs, and other lawful s fees,

charges in accordance with State statute. Our rights and remedies under paragraph 11 (Early Move-Out) and paragraph 32 (Default by Resident) apply under this paragraph.

- 15. TOTAL MONTHLY PERIODIC RENT INCREASES AND LEASE CONTRACT CHANGES. No Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 10 (Special Provisions), by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed pursuant to applicable law. If neither party gives proper written notice, as required by paragraph 3 (Lease Term), to terminate your tenancy at the end of the initial lease term, this Lease Contract will automatically continue month-to-month until either we or you give the other party proper written notice, as required by paragraph 3 (Lease Term), to non-renew or terminate your month-to-month tenancy. We have the right to increase the total monthly periodic rent due by giving you notice of the total monthly periodic rent increase at least sixty (60) days in advance of the effective date of the increase. We must disclose the amount which represents property taxes paid by us and the remainder of that payment whenever the total monthly periodic or in July of each year. You may visit https://mar countyny. gov/secroll/secroll.asp to obtain the property ta d by us in Clark County. For Washoe County pl shoecounty.gov/assessor/cama/ir the right adopt or modify rules or regula our use and the convenience, pancy of the premises in o elfare of us, you, or th es; or to preserve rty from abusi make a fair distribution ces and faciliti he residents generally by g written notice vou thirt days in advance of the ective date of t iles and gulations. The new modified Lease Contrac e stated in the notice (without necessity of xure) unless you give us written move-out notice under p ph 45 (Move-Out Notice).
- 16. DE OF OCCUPANCY. If occupancy is or will be delayed for repairs cleaning, or a previous resident's holding r. we're t responsible for the delay, except as otherwise ided b aw. The Lease Contract will remain in force ) abatement of the total monthly periodic rent bancy is delivered; and (2) your right to terminate case Contract as set forth below. Termination notice must writing. After termination, you are entitled to a refund of deposit(s), fees, charges, and the total monthly periodic rent oaid. Periodic rent abatement or lease termination does not apply if delay is for cleaning or repairs that don't affect the habitability of the apartment or prevent you from occupying the apartment. If we have failed to deliver possession of the apartment to you as provided by law, you may terminate the Lease Contract by giving us at least five (5) day's written notice.
- 17. DISCLOSURE RIGHTS. If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

### While You're Living in the Apartment

- 18. COMMUNIT ES OR BULES. You and all guests and with any written apartment rules occupants ist con and comm ity policie including instructions for care of our considered part of this Lease Contract. We may ble changes to written rules upon thirty itten notice as stated in paragraph 15 (Total de Rent Increases and Lease Contract Changes), if distributed and applicable to all units in the apartment by and does not affect the resident's obligation to pay the total monthly periodic rent, utilities, or other charges.
- 19. LIMITATIONS ON CONDUCT. The apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or solicit business or

contributions. Conducting any kind of business (including child care services) in your apartment or in the apartment community is prohibited-except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes and you have obtained all necessary local licensing and zoning approvals for your business. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas. You'll be liable to us for damage caused by you or any guests or occupants.

We may exclude from the apartment community guests or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community.

You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

- 20. PROHIBITED CONDUCT. You, your occupants or guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others: storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others.
- 21. PARKING. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:
  - (1) has a flat tire or other condition rendering it inoperable;
  - (2) is on jacks, blocks or has wheel(s) missing;
  - (3) is not registered in Nevada or any other state, or if no license plate and/or registration sticker is displayed;
  - (4) takes up more than one parking space;
  - (5) belongs to a resident or occupant who has surrendered or abandoned the apartment or who has been ordered to vacate by any appropriate authority;
  - (6) is parked in a marked handicap space without the le required handicap insignia;
  - (7) is parked in space marked for manager, staff, or guest the office;
  - (8) blocks another vehicle from exiting;
  - (9) is parked in a fire lane or designated "no parking" area,
  - (10) is parked in a space marked for other residents) or unit(s)
  - (11) is parked on the grass, sidewalk, or yakis:
  - (12) blocks garbage trucks from access to a dampster or
  - (13) belongs to a resident and smarked in a visitor or retail parking space.
- re entitled to terminate rial Provision), paragraph 22. RELEASE OF RESIDE your tenancy under pa 16 (Delay of Occupa 31 (Responsibilities Owner) or paragraph 45 it Notice), or as provided under Nevada law regar ling our failure apartment in habitable condition, failure to delive the apartment, or other proper reason provided by von't be released from this Lease Contract for ding but not limited to voluntary or involuntary or transfer, voluntary or involuntary job transfer, separation, divorce, reconciliation of co-residents, loss of employment, bad health, or death
- 23. MILITARY PERSONNEL CLAUSE M parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member's Civil Rober Act, or any applicable state law(s), if you've seeking to terminate this Lease Contract and/or subsequent renewals add/or Lease Contract extensions under the rights granted by sub-laws.
- 24. RESIDENT SAFETY AND PROPERTY LOSS. You and all occupants and guests just exercise due care for your own and others' safety and separity, especially in the use of smoke and carbon monoxide detectors, keyed deadbolt locks, keyless bolting of vices, mindow latches, and access control devices.

nd Carbon Monoxide Detectors. We'll furnish smoke detectors and carbon monoxide detectors only if required by statute, and we'll test them and provide working batteries when you first take possession. After that, you must test the smoke detectors and the carbon monoxide detectors on a regular basis, and you must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable neither the smoke detectors nor the carbon monoxide detectors. If you damage or disable the smoke detector or remove a battery without replacing it with a working battery, you may be liable to us under state statute for the actual and reasonable cost or fair and reasonable value of the work to repair or restore the smoke detector or carbon monoxide detector to working condition. If you disable or damage the smoke detector, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

Casualty Loss. We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (the appropriate temperature will depend upon weather conditions and the size and layout of your unit). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for those

Crime or Emergency. Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, or suspected criminal activity or other emergency involving imminent harm. You should then contact our presentative. Unless otherwise provided by law, we're not to you or any guests or occupants for injury, damage, or lo rson or nduding property caused by criminal conduct of beft, burglary, assault, vandalism We're not liged to furnish security person g, security gates or fences, or other forms of we provide any access ol devices or security mea e property, they are antee to preve o reduce the risk of crime property. You ess control or security that you will not rely upon ures can eliminat all crime provided acc ol or se ity measures as a warranty ot responsible for obtaining or guarantee ny ki criminal-history check esidents, occupants, guests, or contractors in agartment community. If you or any occupant or guest is affect y a crime, you must make a written report to 011 entative and to the appropriate local law-enforcement must also furnish us with the law-enforcement nt report number upon request.

condition of the PREMISES AND ALTERATIONS. You accept the appropriet for an appropriet for a second for a second

You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided it complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke and carbon monoxide detectors, furniture, telephone and cable TV wiring, screens, locks, and access control devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

You have the right to engage in the display of religious or cultural items, provided such display is in accordance with applicable law and any permissible and reasonable restrictions on the placement and manner of the display that we may have adopted. We may ask you to remove or relocate displays that are not in compliance with applicable law or our permissible restrictions. You acknowledge that a failure to remove or relocate non-compliance displays shall be a breach of the Lease.

26. REQUESTS, REPAIRS, AND MALFUNCTIONS. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE RESIDENT/MAINTENANCE PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR

DESIGNATED REPRESENTATIVE (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately.

If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. If your tenancy is so terminated, we'll refund the total prorated monthly periodic rent and all deposits, less lawful deductions. You may also have the right to vacate the premises immediately and notify us in writing within seven (7) days of your intention to terminate your tenancy, provided the fire or casualty were not caused by the deliberate or negligent acts of you, a member of your household, or another person on the premises with your consent.

27. ANIMALS. Unless otherwise provided under federal, state local law, no animals (including mammals, reptiles, birds rodents, and insects) are allowed, even temporarily in the apartment or apartment Community un authorized in writing. You must remove an illega zed vill be animal within 24 hours of notice from us considered in default of this Lease Contract. If v imal as a pet, you must execute a separate hich may require additional deposits, rent charges. An animal deposit is considered leposit. We genera will authorize an assistance anil d person. When allowed by applicable laws, before e an assistance animal, if the disability parent, we may require professional verifying a written statement fr dualifie disability-related need e animal. If we autho an assistance animal, v you to execute animal and/or assistance animal addendum. A additional rents, fees or other charges will not be iddendum. An assistance animal needed due to disability, including support or service animal, as authorized local law. You must not feed stray or wild annu

If you or any guest or occupant violates animal extrictions (with or without your knowledge you'll be subject to charges, damages, eviction, and other renderies provided in this Lease Contract or as otherwise provided by the frame of an animal has been in the apartment at any time forming your term of occupancy (with or without our consent) well charge you're defleaing, deodorizing,

and shampooing. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules.

- 28. WHEN WE MAY ENTER. Upon giving you any required notice, then we or our repairers, servicers, contractors, representatives or other persons listed in (2) below may peacefully enter the apartment at reasonable times during normal business hours upon giving you twenty four (24) hour advance written notice for the purposes listed in (2) below or as otherwise authorized by law. If nobody is in the apartment, such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary in emergencies). We also have the right to enter your apartment without giving a 24 hour notice in case of an emergency.
  - In addition to any notice required by law, we will attempt to provide you written notice of the entry by leaving a copy in a conspicuous place in the apartment immediately after the entry.
  - (2) We have the right to enter the apartment for v authorized reason recognized by law, including, but imited to: responding to your request; making repairs of estimating repair or refurbishing n pest control; doing preventive main filters: testing or replacing smoke detectors tteries; retrieving un quipment or appliances; preventing ilizes: delivering. ing, reconnect ing appliances, furniture, ipment, or acc Nices: removing or rekeying evices; removing health or removing or rekeying inauthorized acc control dous materials); inspecting safety hazar ding ha when imm ate da son or property is reasonably suspect d alloying persons to enter as you authorized in prication (if you die, are incarcerated, etc.); vour rent allowing en by a law officer with a search or arrest nt, or in het ursuit; showing apartment to prospective (after move-out or vacate notice has been given); ng apartment to government inspectors for the or sho imited hrpose of determining housing and fire ordinance ice by us and to lenders, appraisers, contractors, ctive buyers, or insurance agents.
- 29. JOIM AND SEVERAL RESPONSIBILITY. Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of lease termination, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Security-deposit refunds and deduction itemizations of multiple residents will comply with paragraph 50 (Deposit Return, Surrender, and Abandonment).

#### Replacements

- 30. REPLACEMENTS AND SUBLETTING. Replacing a resident, subletting, is signment or granting a right or license to occupy is allowed only when a expressly consent in writing. If departing or remaining residents find a replacement resident acceptable to stations must be out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any licens. In occupy, then:
  - (1) a reletting charge will not be due;
  - (2) a reasonable administrative (paperwork) and/or transfer fee will be due, and a rekeying fee will be due if rekeying is requested or required; and
- (3) the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease term.

**Procedures for Replacement.** If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing or unless otherwise provided by law, the departing resident will remain liable for the remainder of the original lease term—even if a new Lease Contract is signed.

### **Responsibilities of Owner and Resident**

### 31. RESPONSIBILITIES OF OWNER.

We'll act with customary diligence to:

- maintain fixtures, furniture, hot water, heating and A/C equipment;
- (2) substantially comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
- (3) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable.

If we violate any of the above, you may exercise your remedies under state statute. In addition to complying with any other requirements under state law:

- (a) you must make a written request for repair or remedy of the condition and, you may be required to be current on the total monthly periodic rent at that time;
- (b) after receiving the request, we will have the time provided by law to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;

- (c) if we haven't completed the repair within the time provided by law, or we haven't utilized our best efforts to complete the repair, you may have certain rights afforded by law to make repairs yourself or terminate your tenancy. If your tenancy is properly terminated, then security deposits and the total prorated monthly periodic rent will be refunded as required by law.
- 32. DEFAULT BY RESIDENT. You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (1) you don't pay the total monthly periodic rent or other amounts that you owe when due; (2) you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (3) you abandon the apartment; (4) you give incorrect or false answers in a rental application; (5) you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (6) any illegal drugs or paraphernalia are found in your apartment; (7) you or any guest or occupant engages in any of the prohibited conduct described in paragraph 20 (Prohibited Conduct); or (8) you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government based on a complaint that was caused primarily by the lack of reasonable care by you a member of your household, or another person on the premises

Lease Renewal When A Breach or Default Has Occurred. In the event that you enter into a subsequent Lease print to the expiration of this Lease and you breach or a movine commit a default under this Lease, We may, at our son absolute discretion, terminate the subsequent Lease even if the subsequent Lease even if the subsequent Lease even in the subsequent Lease even in the subsequent Lease by sending you written much of our desire to terminate said subsequent Lease.

**Eviction.** If you default, we may end you ight one currency by giving you written notice as provided by Novida (a) Notice will be delivered to you as required to the read a novel Termination of your possession rights or subsequent relating doesn't release you from liability for future totals of monday periodic rent or other lease obligations. After an improving our possession of the relating to the relating to

suit, we may still accept the total monthly periodic rent or other sums due; the filing or acceptance doesn't waive or diminish our right of eviction, or any other contractual or statutory right. Accepting money at any time doesn't waive our right to damages; unpaid past or future totals of monthly periodic rent or other sums; or to continue with eviction proceedings as permitted by State statute.

Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then: (1) the holdover total monthly periodic rent is due in advance on a daily basis and may become delinquent without notice or demand; (2) we may hold you liable for our actual damages; (3) you could be held liable by the next intended occupant of the apartment if you fail to vacate the premises; and (4) an action for possession, total monthly periodic rent, and/or actual damages will be initiated as a result of your unauthorized hold over.

Other Remedies. We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us any amounts stated to be rental discounts in parag 10 (Special Provisions), in addition to other sums due. Upon efault, we have all other legal remedies, including n and xexplary, lockout under state statute. Unless a part revailing itive, sentimental or personal-in rty may recover from the non attorney's fees other litigation costs. La ated damages our time, inconvenience, and ollecting the late thly periodic ot for attorney's fees and ura reasonable amount of n costs). All un rest not to exceed per anni from due date or such other terest rate as · allow ov Nevada law

Mitigation of Damages. It you move out early, you'll be subject to paragraph it (Parly Move-Out) and all other remedies. We'll exercise customary diligence to relet and mitigate damages. We'll credit all subsequent total monthly periodic rent that we actually receive from subsequent residents against your liability for the past-due and future total monthly periodic rent and other sums

**Remodes cumulative.** Any remedies set forth herein shall be sumulative, in addition to, and not in limitation of, any other remodies available to Landlord under any applicable law.

#### Ceneral Carses

- 33. ENTIRE AGREEMENT. Neither we nor any of our representatives have made any oral promises, representations, on agreements. This Lease Contract is the entire agreement her year you are us.
- 34. NO AUTHORITY TO AMEND UNLESS IN WRITING.

Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate your tenancy or any part of unless in writing, and no authority to make profises, representations, or agreements that impose security duties or other abligations on us or our representatives unless in writing.

- 35. NO WAIVER. No action or objection of our representative will be considered a vaiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing writter another requirements, rental due dates, liens, or other rights, with a waver mover any circumstances.
- 36. The part when notice or demand is required by statute, you gaive any notice and demand for performance from us if you challt. Written notice to or from our managers constitutes notice to refrom us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax signatures are binding. All notices must be signed.

#### 37. MISCELLANEOUS.

- A. Exercising one remedy won't constitute an election or waiver of other remedies.
- B. Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- C. All remedies are cumulative.
- D. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf.
- E. This Lease Contract binds subsequent owners.
- F. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- G. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.

- H. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- All lease obligations must be performed in the county where the apartment is located.
- J. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- 38. WAIVER OF JURY TRIAL. TO MINIMIZE LEGAL EXPENSES AND, TO THE EXTENT ALLOWED BY LAW, YOU AND WE AGREE THAT A TRIAL OF ANY LAWSUIT BASED ON STATUTE, COMMON LAW, AND/OR RELATED TO THIS LEASE CONTRACT SHALL BE TO A JUDGE AND NOT A JURY.
- 39. CONTACTING YOU. By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.
- 40. OBLIGATION TO VACATE. If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with paragraph 3 (Lease Term), and we accept such written notice, then you are required to vacate the Premises and remove all of your personal property therefrom at the expiration of the Lease term without further notice or demand from us.

## 41. NOTICE: NRS 202.470 MAINTAINING OR PERMITTING NUISANCE: PENALTY.

Every person who:

- Shall commit or maintain a public nuisance, for which no special punishment is prescribed; or
- 2. Shall willfully omit or refuse to perform any legal duty relating to the removal of such nuisance; or
- Shall let, or permit to be used, any building or boat, or portion thereof, knowing that it is intended to be, or is being used, for committing or maintaining any such nuisance, shall be guilty of a misdemeanor.

You have the right to engage in the display of the US Flag. You may report a nuisance, or other violation of building, safety, health code, or regulation to the Code Enforcement office of the municipality for which the premises is located.

42. FORCE MAJEURE. If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

Furthermore, if such an event damages the property to materially affect its habitability by some or all residents, we reserve the right to vacate any and all leases and you agree to excuse us from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

- 43. PAYMENTS. Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Property Left in Apartment) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to the current total monthly periodic rent. All sums other than the total monthly periodic rent are due upon our demand. After the due date, we do not have to accept the total monthly periodic rent or any other payments, except as required by applicable law.
- **44. ASSOCIATION MEMBERSHIP.** We represent that either: (1) we or; (2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.

### When Moving Out

- **45. MOVE-OUT NOTICE.** Before moving out, either at the end of the lease term, any extension of the lease term, or prior to the end of the lease term, you must give our representative advance written notice of your intention to vacate as required by paragraph (Lease Term). If you move out prior to the end of the lea your notice does not act as a release of liability for t of the Lease Contract. You will still be liable for the Contract term if you move out early (paragrap se of Resident) except if you are able to terminate y under the statutory rights explained under paragrap Out), paragraph 22 (Release of Residen able laws. All notices to vacate must be in writ ovide the date by which you intend to vacat If the with the time requirements of pa Term), even if you move by the last date in the lea III be responsible periodic rent. If you fail to for an additional month's mon vacate by the date set f ce, your notice is void you must submit a new v ritte V you fail to provide pro notice and vacate, we w emedies availabl er th Lease Contract and under a state law.
- 46. MOVE-OUT PROCEDURES. The move-out date c nged unless we and you both agree in writing. You won't me the lease term or renewal period ends unless the efore nthly periodic rent for the entire lease term or renewal is paid in  $full\,or\,you\,are\,otherwise\,permitted\,to\,move\,as\,provided\,by\,Nevada$ law. An improper early move-out ult in reletting charges Out) and paragraph and default under paragraph 11 (E ixed by law from applying 32 (Default by Resident). You're pro total monthly periodic rent. You won't we supposed move out. All residents, any security deposit to stay beyond the date you guests, and occupants mi acate the apartment before the 30day period for refund ins. You must give us and the U.S. g, each esident's forwarding address. Postal Serv
- 47. CLEANING ou must thoroughly clean the apartment, including doors out of urning e, bathrooms, kitchen appliances, patios, balconies arrays corports, and storage rooms. You must follow move the changing instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning changes.
- 48. MOVE-OT INSPECTION. You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.
- 49. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES. You'll be liable for the following charges, if applicable: unpaid total monthly periodic rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke and carbon monoxide detectors batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable

🏡s or rental items (if you moved out): to open the apartment wh dest or occupant a key; unreti ssing or burned-out light access control devices emoving or rek arm systems; ag d relettin charges; packing, removing, storing prope tored under paragraph 13 oved o (Property Left ving illegally parked vehicles; removal caused by parked vehicles blocking special trips ecurity-alarm charges unless due to our dumpsters; fa negligence; anima r lated charges under paragraph 6 (Maximum thly Period: Rent and Charges) and paragraph 27 vernment fees or fines against us for violation (by upants, or guests) of local ordinances relating to bon monoxide detectors, false alarms, recycling, or s; late-payment and returned-check charges in the ; a charge (not to exceed \$100) for owie/manager's time and inconvenience in our lawful removal n animal or in any valid eviction proceeding against you, plus ourt costs and filing fees actually paid; and other sums due under this Lease Contract.

You'll be liable to us for: (1) charges for replacing all keys and access devices referenced in paragraph 5 (Keys) if you fail to return them on or before your actual move-out date; (2) the total monthly periodic rent if you have violated paragraph 32 (Default by Resident); and (3) a reletting fee if you have violated paragraph 11 (Early Move-Out).

### 50. DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.

Deposit Return and Forwarding Address. You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. We'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions within the time frames and parameters set forth under state law. If you fail to provide us with your forwarding address in writing, as required above, we will process the security deposit in accordance with state law.

**Surrender.** You have surrendered the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; (2) you have removed all or substantially all of your property; and (3) all apartment keys and access devices listed in paragraph 5 (Keys) have been turned in where the total monthly periodic rent is paid.

**Abandonment.** You have abandoned the apartment when all of the following have occurred: (1) you have been absent from the apartment for at least fifteen (15) days; (2) you've been in default for non-payment of the total monthly periodic rent; and (3) you have not given us notice of your intent to be absent from the apartment during this period of time.

Surrender, abandonment, and judicial eviction end your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (paragraph 13 - Property Left in Apartment), but do not affect our mitigation obligations (paragraph 32 - Default by Resident).

### Severability, Originals and Attachments, and Signatures

**51. SEVERABILITY.** If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this

You are legally bound by this document. Read it carefully before signing.

Resident or Residents (all sign below) Lease Contract while preserving the intent of the parties. 52. ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form is completed, you should retain a copy, and we should retain a copy. Any addenda or  $% \left\{ 1\right\} =\left\{ 1\right\} =$ amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. This lease is the entire agreement Address and phone number of owner's represent between you and us. You acknowledge that you are NOT relying purposes on any oral representations. A copy or scan of this Lease Contract and related addenda, amendments, and agreements may be used for any purpose and shall be treated as an original. Date form is filled out (same as on top of page 1) dress of loca SPECIAL PROVISIONS (CONTINUED FROM

Owner or Owner's Representative (signing on behalf of owner)

or notice

### ADDITIONAL SPECIAL PROVISIONS

 $Becomes\ part\ of\ the\ Lease\ Contract$ 



DWELLING DESCRIPTION	(unit no. if applice (zip code).	able) in		(city),
LEASE CONTRACT DESCRIPT Owner's Name:	TION. Lease Contract date:			
Residents (list all residents):				
				19,
	^			<b>&gt;</b>
		V		
	C BAN		<b>-</b>	
			,	
	•			
M				
Resident(s) (A	ll residents must sign)		Date of Signing Addendum	1
Owner or Own	er's Representative	_	Date of Signing Addendum	1



### ANIMAL ADDENDUM

Becomes part of Lease Contract



Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your animal, you'll be held liable if it causes any damage or disturbs other residents.

In this document, the terms "you" and "your" refer to all residents listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the owner named in the Lease Contract (not to the property manager or anyone else).

1.	DWELLING DESCRIPTION.	4. ANIMAL DEPOSIT. An animal deposit of \$
		will be charged per animal, unless stated otherwise in this
	(-ttdd)	Addendum. We [check one] will consider, or will not
	(street address), (unit no. if	consider this additional security deposit the general security
	applicable) in(city), Nevada,(zip code).	deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract [check one]
	(Lity), Nevaua,(Zip code).	Security Deposit paragraph of the Lease Contract <i>[cneck one]</i> $\square$ does, or $\square$ does not include this additional deposit amount.
2.	LEASE CONTRACT DESCRIPTION.	Refund of the animal deposit will be subject to the terms and
	Lease Contract Date:	conditions set forth in the Lease Contract regardless of
	Owner's name:	whether it is considered part of the general samplety deposit.
		The total animal denosit for your animal(s) is \$
		The total animal deposit for your animal(s) is \$
		animals.
	Residents (list all residents):	MOVOHLY ANIMAL RENT. Your total nonthly periodic rent as stated in the Lease Contract, with include monthly pet rent per animal parss stated otherwise in
		As stated in the Lease Contract will include monthly pet rent
		pe animal unless stated otherwise in
		the ddendum. The otal monthly mimal rent for your
		mal(s) is \$ .
		6. ADDITIONAL FEE. You must also pay a one-time non-
		6. ADDITIONAL FEE. You must also pay a one-time non-refundable fee. 655 per animal, unless stated otherwise in this Addendum, for the animal. The total
		otherwise in this Addendum, for the animal. The total
		additional fee for your animal(s) is \$ . It is our
		policy to not charge this additional animal fee for support
		animals.
	The term of this Addendum is as follows:	7. DABLAY NOT LIMITED. The monthly animal deposit,
	Begins on . And	althual Yent, and additional animal fee under this Animal
	Begins on,, and ends on,	Add addum do not limit residents' liability for property
	This Addendum constitutes an Addendum to the above	mages, cleaning, deodorization, defleaing, replacements,
	described Lease Contract for the above described premoce	or personal injuries.
	and is hereby incorporated into and made a part of such sace	8. DESCRIPTION OF ANIMAL(S). You may keep only the
	and is hereby incorporated into and made a party such case Contract. Where the terms or conditions found in this	animal(s) described below. You may not substitute any other
	Addendum vary or contradict any terms or conditions bund	animal(s). Neither you nor your guests or occupants may bring
	in the Lease Contract, this Addendum shall control.	any other animal(s)—mammal, reptile, bird, amphibian, fish,
		rodent, arachnid, or insect—into the dwelling or community.
3.	A. NO APPROVED ANIMALS. It his box is checked, you	
	are not allowed to have animals (including manmals, reptiles,	Animal's name:
	birds, fish, rodents, and in ects), even temporarily, anywhere	Type:
	in the dwelling or community unless we've authorized so in	Breed:
	A. NO APPROVED ANIMALS. It his box is checked, you are not allowed to have animals (including manmals, reptiles, birds, fish, rodents, and injects), ever temporarily, anywhere in the dwelling or community unless we've authorized so in writing. We will authorize support and/or service animals for you your quests, and or we ants pursuant to the parameters.	Color: Age:
	for you, your guests, and occupants pur suant to the parameters	City of license: Age:
	and guidelines established by the Fair Housing Act, HUD	License no.:
	regulatory glidelines and any applicable state and/or local	Date of last rabies shot:
	laws.	Housebroken?
	If you are Nund to have unauthorized animals in your unit,	Animal owner's name:
	you may be subject to the following fees:	Allillal Owlier's lialile.
	Initial charge of \$ per animal, (not to exceed	
	\$100 per animal) and, for every day the unauthorized animals	Animal's name:
	are in thounit, a daily charge of \$ per animal	Type:
	(not to exceed \$10 per day per animal).	Breed:
	B.   CONDITIONAL AUTHORIZATION FOR ANIMAL.	Color:
	If this box is checked, you may keep the animal that is described	Weight: Age:
	below in the dwelling until the Lease Contract expires. But	City of license:
	we may terminate this authorization sooner if your right of	License no.:
	occupancy is lawfully terminated or if in our judgment you	Date of last rabies shot:
	and your animal, your guests, or any occupant violate any of	Housebroken?
	the rules in this Addendum.	Animal owner's name:
	the rates in this Addendant.	

ed:ed: pdt: ght: of license: nse no.: of last rabies s sebroken? nal owner's na	shot:	_ Age:		
ed: pr: ght: of license: nse no.: of last rabies s sebroken?	shot:	_ Age:		
or: ght: of license: nse no.: of last rabies s sebroken?	shot:	Age:		
ght: of license: nse no.: e of last rabies s sebroken?	shot:	_ Age:		
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  - The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
  - Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.

- Inside, the animal may urinate or defecate only in these designated areas:
- · Outside, the animal may urinate or defecate only in these designated areas:
- Animals may not be tied to any fixed object anywhere outside the dwelling, except in fenced yards (if any) for your exclusive use.
- You must not let an animal other than support animals into swimming-pool areas, laundry rooms, offices, clubrooms, other recreational facilities, or other dwellings.
- · Your animal must be fed and watered inside the dwelling. Don't leave animal food or water outside the dwelling at any time, except in fenced yards (if any) for your exclusive
- You must keep the animal on a leash and under your supervision when outside the dwelling fenced area. We or our representative pick up unleashed animals and/or report roper authorities. We may impose reasona cking up and/or keeping unleashed

ess we have designate rea in your g or on the ground Mefecation and ion, vou are om letting an animal cate or urina or property. You must ake the animal o our prop ty for that purpose. If we allow anin ide the dwelling in this Addendur that it's done in a litter box with a k er-type mix. If the animal defecates anywhere o property (including in a fenced yard for xclusive dea, you'll be responsible for immediately the waste and repairing any damage. Despite anythin his Addendum says, you must comply with all ances regarding animal defecation.

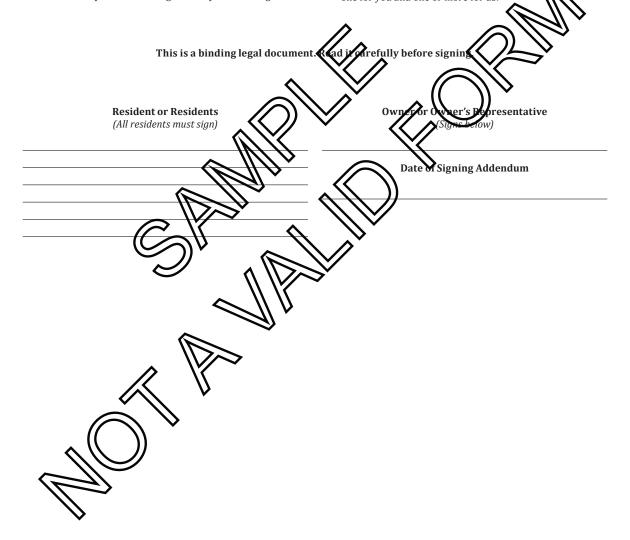
- **DIVIONAL RULES.** We have the right to make reasonable charges to the animal rules from time to time so as to promote nvenience, safety or welfare, preserve the property from busive use, or make a fair distribution of services and facilities. Written thirty (30) day notice of such rule changes will be distributed to all residents and will become enforceable thereafter. We will not make any rule changes that alter existing animal-related fees or charges, impose new animalrelated fees or charges, or remove your existing right under the Lease to have an animal.
- 13. VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must permanently remove the animal from the premises within the time period specified in our notice. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees to the prevailing party to the extent allowed by law.
- 14. COMPLAINTS ABOUT ANIMAL. You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.
- 15. OUR REMOVAL OF ANIMAL. In some circumstances, we may enter the dwelling and remove the animal as provided above in the case of an emergency or as otherwise provided by law. We can do this if, in our sole judgment, you have:
  - · abandoned the animal;
  - · left the animal in the dwelling for an extended period of time without food or water;
  - · failed to care for a sick animal; or
  - · violated our animal rules.

In doing this, we must follow the procedures of the Lease Contract, and we may board the animal or turn the animal over to a humane society or local authority. We'll return the animal to you upon request if we haven't already turned it over to a humane society or local authority. We don't have a lien on the animal for any purpose, but you must pay for reasonable care and kenneling charges for the animal. If you don't pick up the animal within the time provided by law, it will be considered abandoned.

16. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

- **17. MOVE-OUT.** When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services
- **18. JOINT AND SEVERAL RESPONSIBILITY.** Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.
- 19. GENERAL. You acknowledge that no other oral or written agreement exists regarding animals. Except for written rule changes under paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in mutable originals, one for you and one or more for us.



# LEASE ADDENDUM FOR REMOTE CONTROL, CARD, OR CODE ACCESS GATE

Becomes part of Lease Contract



1.	. DWELLING DESCRIPTION.	<b>5. REPORT DAMAGE OR MALFUNCTIONS.</b> Please immediately report to the office any malfunction or damage to gates, fencing, locks or related equipment.
2.	(street address),	<b>6. FOLLOW WRITTEN INSTRUCTIONS.</b> We ask that you and
	Residents (list all residents):	7. PERSONAL INJURY AND/OR PERSONAL PROPERTY DAMAGE. Except as specifically required by law, we have no duty to maintain the gates and cannot guaranty against gate malfunctions. We make no representation to quarantees to you concerning security of the community (Lapalicable). Any measures, devices, or activities takes by us are study for the benefit of us and for the protection of the bankerty and patterests, and any benefit to for in the same is purely incidental. Anything mechanical or lectronals subject to particular. Fencing, gates or a first reviews will not prevent altering. No security assume the reviews will not prevent altering. No security assume the results of companions are sidents, heir families, occupants, guests and invitees from or interior is the sole responsibility of residents, occupants and away as a protection of a sole proposition of the sole responsibility of residents, occupants and away as a protection of a sole proposition of the sole responsibility of residents, occupants and away as a protection of a sole proposition of the sole responsibility of residents, occupants and away as a protection of the sole responsibility of residents, occupants and away as a protection of the sole responsibility of residents, occupants and away as a protection of the sole responsibility of residents, occupants and away as a protection of the sole responsibility of residents, occupants and a sole protection of the sole responsibility of residents, occupants and a sole protection of the sole responsibility of residents and
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described heaves, and is hereby incorporated into and made, portusived Lease Contract. Where the terms or conditions read in this Addendum vary or contradict and terms or worlditions found in the Lease Contract, this Addendum visual bontrol.	occurs or is suspected. We are not liable to any resident, family member, guest, occurs not or invitee for personal injury, death
3.	in the Lease Contract, this Added out and Dontrol.  REMOTE CONTROL/LARDS/CODE FOR GATE ACCESS.  Remote control to gate actess. Each person who keep the control at a resident on the lesse will be given to note control at no cost to use out ing his or her residenty. Each additional remote control for you or other or appares will	eliminate security systems other than those statutorily
	require a \$ non-refundable fea.	8. RULES IN USING VEHICLE GATES.
	Cards for gate access. Each person who is latted as a resident on the lease will be given a card at a cost to use during his or her residency. Each additional card for you or other occupants will radiuse as non-refundable fee.	a very slow rate of speed.
	Code for gate access. Each resident will be given, at no	<ul> <li>Never follow another vehicle into an open gate. Always use your card to gain entry.</li> </ul>
	cost, an access come (keypad number) for the pedestrian or vehicular access gates. It is to be used only during your residence. We may change the access code at any time	Report to management the vehicle license plate number of any vehicle that piggybacks through the gate.
	and will notify you of any such changes.	Never force the gate open with your car.
4.	. DAMACAD, ST OR UNRETURNED REMOTE CONTROLS, CARDS OF CONTROLS.	<ul> <li>Never get out of your vehicle while the gates are opening or closing.</li> </ul>
	fee will be charged for a replacement. If a remote control is not returned or is returned damaged when you move out, there will be a \$	management for assistance. The length and width of the trailer may cause recognition problems with the safety loop
	deduction from the security deposit.  If a card is lost, stolen or damaged, a \$	<ul> <li>Do not operate the gate if there are small children nearby who might get caught in it as it opens or closes.</li> </ul>
	fee will be charged for a replacement card. If a card is not returned or is returned damaged when you move out, there will be a \$ deduction from the	If you lose your card, please contact the management office immediately.
	security deposit.	• Do not give your card or code to anyone else.
	☐ We may change the code(s) at any time and notify you accordingly.	<ul> <li>Do not tamper with gate or allow your occupants to tamper or play with gates.</li> </ul>

SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	
Resident or Residents	Owner's Representative
[All residents must sign here]	[signs here]
	Date of Lease Contract

# LEASE CONTRACT ADDENDUM FOR UNITS PARTICIPATING IN GOVERNMENT REGULATED AFFORDABLE HOUSING PROGRAMS



1.	DWELLING UNIT DESCRIPTION. Unit No,	Lease Contract and you can be evicted. It makes no differ whether the inaccuracy of the information you furnished intentional or unintentional. Should you become included	d was
2		intentional or unintentional. Should you become inelifor participation in this government regulated afford housing program for any reason and at any time, ineligibility will be considered a substantial violation of Lease Contract and you can be evicted.	dable your
۷.	Lease Contract Description.  Lease Contract Date:  Owner's name:	7. NO LIEN FOR UNPAID SUMS. We shall not have a lie your property for unpaid rent or other sums, however, we have the ability to charge and collect the reasonable and a costs of inventory, moving and storage before releasing property to you after your move out.	we do actual
	Residents (list all residents):	8. STUDENT STATUS. By signing this addendum, you a to notify the owner, in writing, if there are any changes is student status of any residents (including that ce residents) occupying the unit.	in the ment
		9. CIMINATION OF JURY WAIVER An provision with the that raives a trial by jury is hereby deleted and whenforce the conflict with GOVERNING Law. To the extend an operation of your Lease Contract of this addendum con with applicable federal, state, in local laws or regulation every law of the law or regulation of your law of the law or regulation of your law of the law or this addendum.	t that iflicts tions.
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described memses, and is hereby incorporated into and made the trisued Lease Contract. Where the terms or conditions field in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum and Dontrol.	11. PETS. To the expent that you occupy your dwelling use the LIHTC program, you are permitted to keep one or person thin the dwaring. For purposes of this section, "includes any domesticated bird, cat, dog or aquatic an other alimal kept for pleasure and not commercial you remain subject to, and must comply with, the Ownest pulcies, including, but not limited to, noise and sanit standards, registration, vaccination and licer	ʻpets" nimal ıl use. vner's
3.	PARTICIPATION IN GOVERNMENT PROGRAM. We, as the owner of the dwelling year are repline, are participating in government regulated affordable housing program. This program requires both you sure to verify certain into making and to agree to certain provisions contained in this addernation.	standards, registration, vaccination and licer requirements, leash and restraint rules, and excre removal. You remain responsible for violations of the Ow pet policies.  12. SPECIAL PROVISIONS. The following special provi	ment vner's
4.	ACCURATE INFORMATION IN APPLICATION. Hy styling this addendum, you are certifying that the insulmation provided in the Rental Application or any Supplemental Rental Application regarding your house out annual income is true and accurate.	control over conflicting provisions of this printed for	m:
5.	FUTURE REQUEST FOR INFORMATION. By signing this addendum, you age that the annual income and other eligibility requirements by participation in this government regulated affor Japis, housing program are substantial and material objugations under the Lease Contract. Within seven days after our request, you agree to comply with our requests for information regarding annual income and eligibility, including requests by the owner and the appropriate government unintoring agency. These requests to you may be taked to you now and any time during the Lease Contract term by enewal period.		
6.	<b>GROUNDS FOR EVICTION.</b> If you refuse to answer or if you do not provide accurate information in response to those requests, it will be considered a substantial violation of the		
	Resident(s)	Date of Signing Addendum	
	Owner's Representative	Date of Signing Addendum	



# LEASE ADDENDUM FOR INTRUSION ALARM



1.	DWELLING UNIT DESCRIPTION. Unit No,	7.	<b>ENTRY BY OWNER.</b> Upon activation of the alarm system, you must immediately provide us (management) with your
	(street address) in		security code and any special alarm system instructions for lawful entry into the unit when no one is there, as authorized
	(city), Nevada,(zip code).		in your Lease Contract. You must reimburse us for any expenses we incur in entering your dwelling, when those expenses are
2.	LEASE CONTRACT DESCRIPTION.		due to your failure to provide the foregoing information.
	Lease Contract Date:	8.	REPAIRS OR MALFUNCTIONS. If the intrusion alarm
	Owner's name:		malfunctions, you agree to <i>(check one)</i> contact your intrusion alarm company immediately for repair or contact us immediately for repair. The cost of repair will be paid by <i>(check one)</i> you or us.
	Residents (list all residents):	9.	NO WARRANTY. We make no guarantees or warranties, express or implied, concerning the alarm system. All
		<u> </u>	guarantees and warranties are expressly disclaimed. Crime can and does occur despite the best securify measures. Anything electronic or mechanical in nature with mattenation from time to time. We are absolutely interest residual formal function of the alarm, unless such mattenation was a direct result of negligence or mentional acts by us or our epiphoyees.
		)1 \	D. SABALTY. We are not hable to you, your guests or other occupants for any injury, damage of loss resulting from the parm or any malfunction of the alarm, unless such injury, damage, or loss y as a direct result of negligence or intentional
		V	acts by us or our employees. It is recommended that you
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described pramises,		purchase insulance to cover casualty loss of your property, including loss by heft.
	and is hereby incorporated into and more a particular bease Contract. Where the terms or conditions found in this	11	1. EMERICANCIES. Always call 911 or law enforcement
	Addendum vary or contradict any terms of contract on found in the Lease Contract, this Addard burshall control.	^	arthoriths or emergency medical services in the event of a time or emergency. Then contact us. We are not required
3.		/	to have the alarm, but we do have the right to enter and out of the alarm to minimize annoyance to neighbors when
	INTRUSION ALARM. Your dwelling is equipped with an intrusion alarm. It must not be consumed a guaranty of sacry or security. You should all times take precautions as if the intrusion alarm were inalianctioning. You acknowledge that the security of you and your family, occupants, and guests are your responsibility alone. Your use of the human seem	ÿ	it of functions or is not timely cut off.  2. INTIRE AGREEMENT. We've made no promises or representations regarding the alarm system except those in this addendum.
	is (check one) $\square$ required or $\square$ optional. You are responsible for all false alarm charges for your dwe this	13	<b>3. SPECIAL PROVISIONS.</b> The following special provisions control over conflicting provisions of this printed form:
1.	<b>PERMIT FROM CITY.</b> You <i>(check one)</i> □ do to do not have to obtain a city permit for activation and use of the		
	intrusion alarm. If you do, the phone number to call is		
	, and it is your expossibility to obtain the permit. You also will be responsible for any fines due to excessive false alarms.		
5.	FOLLOW INSTRUCTIONS You agree to use reasonable care in operating the atom and the flow the written instructions,		
	rules and procedures furnished to you by us. Instructions are attached or will be provided to you when you move in.		
5.	ALARM COMPANY. You (check one)  will or  will not		
	have to more arrangements with an independent alarm company to activate and maintain the alarm system. You (check		
	one) hay choose your own alarm company or are required		
	as your alarm company. The alarm system is repaired and		
	maintained by		
	Resident or Residents		Owner or Owner's Representative
	[All residents must sign here]		[signs here]
			Date of Lease Contract
		_	



#### **BED BUG ADDENDUM**

Date: \_\_\_\_\_ (when this Addendum is filled out)



Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

	(street address) is
(city), Nevada,	_ (zip code).
LEASE CONTRACT DESCRIPTION.	
Lease Contract Date:	
Owner's name:	
Residents (list all residents):	
	$\bigcirc$
	VIII.

described Lease Contract for the Above described premises, and is hereby incorporate disto and pade a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contract any terms or conditions found in the Lease Contract, this Addendum shall control.

- 3. PURPOSE. This Addendum modifies the Lease contract and addresses situations related to bed bugs (cimes ectalorius) which may be discovered infesting the twelling or personal property in the dwelling. You understand that we startlying on your representations to us in this Addendum.
- **4. INSPECTION AND INFESTATION** By igning this addendum, you represent that you have inspected the dwelling prior to moving in, or prior to signing this addendum, and you did not find any evidence of backugs or a backug infestation.

You agree that you have reach the information provided in this Addendum and that you are not aware of any infestation or presence of field bugs in your current or previous dwellings, furniture, duthing, personal property, or possessions. You also acknowledge that you have fully disclosed to us any previous bright mestations or bed bug issues that you have

If you disclose to us a previous experience with bed bug infestations or other bed bug related issues, we can review documentation of the previous treatment(s) and inspect your personal property and possession to confirm the absence of bed bugs.

5. ACCESS FOR INSPECTION AND PEST TREATMENT.

You must allow us and our pest control agents access to the dwelling at reasonable times to inspect for or treat bed bugs as allowed by law. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the

known infestation. Unless otherwise prohibited by law, you are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.

**6. NOTIFICATION.** You must promptly notify to

 of any known or suspected bed bug infestation or presence in the dwelling, or in any of your so bing, turning or personal property.

of any recurring or unexplained bits, stings, irritations, or stress of the skin or body which you believe is caused by bed buts, or by any condition or pest you believe is in the live by a

- Not discover any condition or wide ce that might indicate the presence or infest tion of bell bugs, or of any confirmation of bed bug presence of a licensed pest control professional or other appropriately expression.
- COOPERATION we confirm the presence or infestation of ou must copperate and coordinate with us and our Lagents to treat and eliminate the bed bugs. You you mus Il directions from us or our agents to clean and the dy lling and building that are infested. You must estroy personal property that cannot be treated we d as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be so sed of off-site and not in the property's trash receptacles. we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.
- 8. RESPONSIBILITIES. You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bed bugs. If we confirm the presence or infestation of bed bugs after you vacate your dwelling, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and obtain immediate possession of the dwelling. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.
- 9. TRANSFERS. If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.

SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	-
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	-
Vou are levelly bound by	Occument, Please read it calefully.
You are legally bound by the	ocument. Please read it chiefully.
Y/M	W .
Resident or Residents (All residents (1995)	Owner or Owner's Representative (Signs below)
	Date of Signing Addendum
	Date of Signing Addendam
	-
You are entitled to reverse an original of this Ad	dendum after it is fully signed. Keep it in a safe place.
<b>~</b>	

### BED BUGS — A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

#### Bed bugs don't discriminate

Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

### Bed bugs don't transmit disease

There exists no scientific evidence that bed bugs transmit disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention have refused to elevate bed bugs to the threat level posed by brease transmitting pests. Again, claims associating bed bugs with disease are false.

#### Identifying bed bugs

Bed bugs can often be found in, around and between

- Bedding
- · Bed frames
- · Mattress seams
- Upholstered furniture (specially under cushions and all seams)
- Around, behind and under wood urniture, especiareas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hanging and loose wallpaper
- Between carpeting and walls (carpet carpet days from the wall and tack strip)
- Cracks and crevices in walks and flo
- Inside electronic devices, such as smoot and carbon monoxide detectors

- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do
  not succeed in returning to their hiding spots without leaving
  traces of their presence through fecal markings of a red to dark
  brown color, visible on or near beds. Blood stains tend also to
  appear when the bugs have been squashed, usually by an
  unsuspecting host in their sleep. And, because they shed, it's
  not uncommon for skin casts to be left behind in areas typically
  frequented by bed bugs.

### Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of it is extremely important to be mindful of bed b hen away from home. Experts agree that the spread of bed oss all regions of the United States is largely attait increase ternational travel and trade herefore raged to take a few minutes up temporary on to thoroughly inspe ations, so as that any uninvited gu cted before the hade to unpa

Because bed bugs can easily travel from one room to another, it is also recommended then traveled thoroughly inspect their begage and belongings for hed bags before departing for home.

### Bed bug do's and don't

- Do not bring us a furniture from unknown sources into your dwelling. Countiess bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abundoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furnitures bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may yet, well be due to the fact that it's teeming with bed bugs.
  - **bo** address bed bug sightings immediately. Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.
- Do not attempt to treat bed bug infestations. Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- Do comply with eradication protocol. If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.



### SURETY BOND ADDENDUM

 $Becomes\ part\ of\ Lease\ Contract$ 



Date: _	
	(when this Addendum is filled out)

1.	APARTMENT DESCRIPTION. Unit No.	44	(.4.)
	Nevada,(zip code).	treet address) in	(city),
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date Owner's Name:	e:	
	Residents (list all residents):		
	ne terms "you" and "your" refer to all residents listed about y of owner's successors' in interest, agents, or assigns).	ve. The terms "we," "us," and "our" refer to be own	r Vister above (or
Th Co Co	nis Addendum constitutes an Addendum to the Lease Con ontract. Where the terms or conditions found in this Add ontract, this Addendum shall control.	ntract, and is hereby incorporated into and hade a p undum vary of contradict any towns of conditions for	art of such Lease ound in the Lease
We tin co	e require that you provide us with a security depoint to one you lease the dwelling. You may choose to reduce or eight many. If you purchase a surety bond, the bond will be was a surety bond, the was a surety bond, the was a surety bond, the agreement between you and the surety.	ploteer as from any damper or other losses that may minate the security deposit by purchasing a surety be illable to us for recovery of any damage or other loss. As company will not be part of this lease agreement.	occur during the ond from another Also, if you choose
ΙF	HE MONEY YOU PAY THE SURETY COMPANY IS NOT X SE WE MAKE NO CLAIM AGAINST THE SURETY BOOD, YOU REMIUM AT THE END OF THE LIAM E TERM.	CURITY DEFOSITANO IS NOT REFUNDABLE. FURTI U WILL NOT BE ENTITLED TO ANY REFUND OF TH	HERMORE, EVEN E SURETY BOND
th	you purchase a surety bond, you will have obligations to to us under this Lease Contract. YOU WILL NOT BE RELEAS E RECEIVE PAYMENT'S DOMETHES WRETY WHICH SATIS e total amount of damage or other loss that we experience nount.	he surety bid; are separate and independent from the FROM YOU OBLIGATIONS TO US, EXCEPT TO THE SEX OUR OBLIGATIONS TO US. Specifically, if the surface of the sex of	e duties you have IE EXTENT THAT rety does not pay for the remaining
	Resident or Residents (All residents must shirt here)	Owner or Owner's Represental (signs here)	tive
		Date this Addendum is Signe	ed
	(A)		

### LEASE CONTRACT BUY-OUT AGREEMENT



1.	DWELLING UNIT DESCRIPTION. Unit No,	6.	<b>SHOWING UNIT TO PROSPECTIVE RESIDENTS.</b> After you give us notice of buy-out, the Lease Contract gives us the right to begin showing your unit to prospective residents and telling
	(street address) in		them it will be available immediately after your new termination date.
2.	(city), Nevada,(zip code).  LEASE CONTRACT DESCRIPTION.  Lease Contract Date:  Owner's name:	7.	<b>COMPLIANCE ESSENTIAL.</b> Our deposit of all amounts due under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If you fail to comply with any of the procedures or requirements in this agreement after we deposit such monies, your buy-out right and this agreement will be voided automatically; and (1) any amounts you have paid under this agreement will
	Residents (list all residents):		become part of your security deposit, and (2) the lease will continue without buy-out. Then, if you move out early, you are subject to all lease remedies, including reletting for and liability for all rents for the remainder of the original late term.
		8.	MISCELLANEOUS. If moving out by the new reprintmention date becomes a problem for you, contactors the second may be possible if we have not already elevation with a unit to a
		<b>«</b>	date becomes a problem for you, contactus, any existing may be possible if we have not already elevation date becomes a problem for you, contactus, any existing may be possible if we have not already elevation depends on the following out on the possible of the weather who may be passing your unit will be rewing on your my ving out on or before the new termination date. Therefore, you may not hold overboy you such date without our whitten consent—even if it means you have to make plans for temporary lodging elsewhere. "Defaux" assisted in paragraphs 4(c) and 4(d) of this agreement means default as refined in the Lease Contract.
3.	PURPOSE OF AGREEMENT. The purpose on the pay-Out Agreement is to give you the right to buy out of your bease Contract early—subject to any special provisions in payage aph	×	this agreement because default as defined in the Lease Contract. You will consider to be liable for any damages and any sums accruing and useful d prior to the new termination date.
	Contract early—subject to any special provisions unor agraph 9 below. In order to buy out early, you have any the signed by all residents listed in paragraph 1 of the best Contract and you must comply with all provisions of this Buy-Out Agreement.	9.	SPECIAL PROVISIONS. Your right of buy-out (check one)  As of this not limited to a particular fact situation. If inited, buy-out may be exercised only if the following facts (see below) occur and any described documents are furnished to us way special provisions below will supersede any
4.	<b>BUY-OUT PROCEDURES.</b> You may buy out of the Lease Contract prior to the and of the lease term and cut off all liability for paying rent for the replainder of the lease term if all of the following occur:	<b>\</b>	condicting provision of this printed agreement. Any false statements or documents presented to us regarding buy-out in automatically void your right to buy-out of the Lease contract. The special provisions are:
	(a) you give us written notice of buy-out at least	>	
	<ul> <li>(b) you specify the new termination date in the notice, i.e., the date by which you'll move out.</li> <li>(c) you are not in default under the date you give us the notice of bur-out;</li> <li>(d) you are not in default under the lease Contract on the new termination date (move-out date);</li> </ul>		
	do not hard over:		
	(f) you pay us a buy-out fee (consideration) of \$;  (g) you pay us the amount of any concessions you received when signing the Jease Contract; and  (b) you control with any special provisions in paragraph 9 below.		
5.	when paragraph 4(f) is due and paragraph 4(f		
	entire lease term is \$ and is due and payable on the same day as the buy-out fee, subject to any special provisions in paragraph 9 regarding the amount, calculation method, or payment date.		
	Resident or Residents [All residents must sign]		Owner or Owner's Representative [signs below]
		_	Date of Lease Contract
_		_	



# LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT



	DWELLING UNIT DESCRIPTION.  Jnit No		Non-Monetary Concession. You will receive the following non-monetary concession during the term of the Lease.
-	(street address) in		
(	city), Nevada,(zip code).		
L	LEASE CONTRACT DESCRIPTION.  Lease Contract Date:  Dwner's name:	4.	CONCESSION CANCELLATION AND CHARGE-BACK. The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through
	Residents (list all residents):	<b>&lt;</b>	the entire term of your Lease.  If your lease is terminated early due to your default (for example, if you abandon the premises without laying rent or are evicted), this Concession/Discount Agreement will be immediately terminated, and you will be languised to immediately repay to the Owner the amounts of Micheck all fact apply]  Oncessions  Discounts
- - -		Ş	that you have actually eceived for the months you resided in the Premises, and without further notice from us.  MARKET REM. The market cont for this dwelling is the rent stated in the NAA wase Contract. You acknowledge that the market rent is a fair representation of what the specific dwelling would actually rent for at the time the Lease Contract
a	This Addendum constitutes an Addendum to the above described Lease Contract for the above described bearings of the above described bearings, and is hereby incorporated into and made quert usual Lease Contract. Where the terms or conditions found in this addendum vary or contradict and terms or to additions found in the Lease Contract, this Addendum and Dontrol.	Ç	dwelling would act ally rent for at the time the Lease Contract was regolated and executed, and is reflective of the rent for a smilar dwelling at comparable properties.  SPECIAL PROVISIONS. The following special provisions control for any conflicting provisions of this printed Addandum form or the Lease Contract.
f y	CONCESSION/DISCOUNT ACREEMENT. As consideration for your agreement to read it mayour dwelling and to fulful your Lease obligations throughout the full term of your bease, you will receive the following read Concession and or biscount	<u>\</u>	Addedum form or the Lease Contract.
	Check all that apply]	~	
	One-Time Concession. You will become a time to me Concession off the rent indicated in the Rent and Charges paragraph of the Lease Contract in the total amount of \$ This Concession will be credited to your rent due for the month(s) of:		
	Monthly Discount/Concession. The rent indicated in the Rent and Carges paragraph of the Lease Contract includes a Monthly Discound of \$ per month off of the suggestage rental rate for your dwelling.		
•	Other Discount /Concession. You will receive the office in discount off the rent indicated in the Rent and larges paragraph of the Lease Contract:  \$ Reason for discount/concession below:		
	Resident or Residents [All residents must sign here]		Owner or Owner's Representative [signs here]
		_	Date of Lease Contract
		_	



### CONSTRUCTION ADDENDUM



	(street address) is
(city), Nevada,	
LEASE CONTRACT DESCRIP	TION.
Lease Contract Date:	
Owner's name:	
Residents (list all residents):	
This Addendum constitutes	
described Lease Contract for	
and is hereby incorporated into	
Contract. Where the terms	
	au terms or conditions found

4. RESIDENT ACKNOWLEDGMENT OF CONSTR ON PROPERTY. Resident acknowledges the including its common areas and apartments, or in the future, be under repair renovation, improvement, ntee that the repair, or construction. Owner does no renovation, improvement, or conm will be completed on a set date or time and therefore, ot under any obligation oration, improvement, or construction contime. Resident also acknowledges to have said repair, rep completed by a set according that the repair, renovation

construction on the property may affect your use

enjoyment of such proper

does not repr

Lease Cont

D SERVICES. Repair, renovation, 5. USE 0 astruction at the property may create improve re Resident's use of the property's amenities y be limited or not available.

improvement, or construction

reach of wner's obligations under the

6. NOISE AND OTHER DISTURBANCES. Repair, renovation, improvement, or construction at or near the property may create noise or other disturbances, and the property itself, or portions thereof, may be unfinished for some time with respect to landscaping, building exteriors, interiors, amenities, walkways, lighting and the like. Resident acknowledges that these conditions may create inconveniences that may be beyond the control of the Owner. Resident agrees that despite these inconveniences, the obligations of the Resident, including payment of rent, as set forth in the Lease Contract will still be in effect.

7. RELEASE OF LIABILITY. To the extent allowed by state law or local ordinance, by signing this Addendum, Resident agrees to waive all claims related to Resident's inability to access, use, and enjoy the amenities, services, and facilities affected by existing, on-going, or future repair, renovation, improvement, or construction on the property.

The existing, on-going, or future construction at the property includes:

Title/Description: Anticipated Start Date: Anticipated End Date:

To the extent allowed by state law or local ordinance, Resident further agrees that any inconvenience asso ed with the repair, renovation, improvement, or constru such as. but not limited to, those disclosed herei or other to give Resident any offset to rent of npensation, nor will they be th aint(s) or ittive eviction, leferse(s) against Owner for re onst and habitability, pe enjoyment, or any other c r remedy.

Y OF OCCUPA CY. dem acknowledges that upancy of th ment m be delayed due to repair, renovation, in istruction of the property, including c areas and apartments. Such repair, renovation, rovement, or construction may cause he to scheduling conflicts, delay in permit unforeseen delay cts of God and other things beyond the control of ease Contract will remain in effect subject to: date of the term of the lease contract shall be he star he first day that Owner provides Resident the for occupancy, and rent shall be abated until occupancy is provided; and (2) your right to terminate as set in your Lease Contract under DELAY OF OCCUPANCY. d in accordance with applicable state law or local ordinance.

Resident hereby knowingly and voluntarily accepts the risks of delays and the apartment not being ready for occupancy on the date set forth in the Lease Contract. Resident agrees that Owner's failure to have the apartment ready on the set date in the Lease Contract due to a repair, renovation, improvement, or construction delay does not constitute a willful failure to deliver possession of the apartment. Resident hereby waives and relinquishes any rights, claims, or causes of action against Owner related to delays in delivering the apartment, including, but not limited to, any holdover rent, or other penalties imposed at Resident's current place of residence, provided however, that Owner agrees that rent will not commence under the Lease Contract until possession is delivered to Resident.

- $\textbf{9. DISPLACEMENT.} \quad \text{In the event Resident must be displaced} \\$ from the apartment that is the subject of the Lease Contract due to repair, renovation, improvement, or construction in or around the apartment, Owner, at Owner's sole option, shall transfer Resident to another apartment within the apartment community that is not affected by the repair, renovation, improvement, or construction or shall provide appropriate comparable accommodations for Resident. However, in the event of Resident's displacement and subsequent re-location, the terms of the Lease Contract, including but not limited to the payment of rent shall remain in full force and effect.
- 10. SEVERABILITY. If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease contract and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.

SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	
Resident or Residents (All residents must sign)	Owner or Owner's Rypresentative
	Dute of Signing Addendum

## CRIME/DRUG FREE HOUSING ADDENDUM

Becomes part of the Lease Contract



1.	DWELLING DESCRIPTION.	4. Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of marijuana, regardless of state or local laws. (So long as
2.	(street address), (unit no. if applicable) in (zip code).  LEASE CONTRACT DESCRIPTION.	the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation of any such federal law shall constitute a material violation of this rental agreement.)
۷.	Lease Contract Date: Owner's name:	<ol><li>Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with Resident's dwelling.</li></ol>
	Residents (list all residents):	<ol><li>Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent, actual or substantial property damage.</li></ol>
		<ol> <li>Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would have provided that with a basis for denying Resident's application due to arteninal conduct.</li> </ol>
		8. Engaging in any activity the constitutes waste, nuisance, or unlawful use.
	This Addendum constitutes an Addendum to the showed described Lease Contract for the above described premises, and is hereby incorporated into and made a partificuch lease Contract. Where the terms or condition, found or this Addendum vary or contradict any terms or doubtions found in the Lease Contract, this Addendum shall control.	BAGREE THAT ANY VIOLATION OF THE ABOVE REPUBLISHED THE PARTIES A MATERIAL VIOLATION OF THE PARTIES LEASH CONTRACT AND GOOD EAUSE FOR TERMINATION OF THE NANCY. A single violation of any of the provision of this addendum shall be deemed a serious printing and a material default, of the parties Lease Contract it is understood that a single violation shall be good cause for termination of the Lease Contract. Notwithstanding the foregoing comments, Owner may
3.	ADDENDUM APPLICABILITY. In the sent sty provision in this Addendum is inconsistent with any provision(s) contained in other portions of, an ethal break to, the abovementioned Lease Contract, they the provisions of this Addendum shall control for surpluse of this Addendum, the term "Premises" shall include the dwalling, all common areas all other dwellings on the property of any common areas or other dwellings on or about other property owned by or managed by the Owner The parties hereby amend and supplement the Lease Contract as follows:	<ul> <li>compare Resident's tenancy for any lawful reason, and by any lawful method, with or without good cause.</li> <li>CRNNAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.</li> <li>SYNCIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:</li> </ul>
	<b>CRIME/DRUG FREE HOUSING.</b> Resident members of the Resident's household, Resident's guests, and the thrapersons affiliated with the Resident:	
	A. Shall not engage in any illegit of criminal activity on or about the premises. The phrase "illegit of criminal activity" shall include, but is not limited to the following:	
	Engaging in any act intended to facilitate any type of criminal activity.	
	<ol><li>Permitting the Premises to be used for, or facilitating on the Premises any Chiminal or drug related activity, by any member of the household or guest.</li></ol>	
	3. The unlawful mulufacturing, selling, using, storing, keeping purch sing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state hideral laws, including but not limited to the	
	State of Nevada and/or the Federal Controlled Substances	
	Resident or Residents (sign here)	Date of Signing Addendum
_		
_		
_		D. 42:
	Owner or Owner's Representative (signs here)	Date of Signing Addendum



# LEASE CONTRACT ADDENDUM FOR ENCLOSED GARAGE, CARPORT, OR STORAGE UNIT



 $Becomes\ part\ of\ the\ Lease\ Contract$ 

1. DWELLING DESCRIPTION.	■ Storage Unit. An additional security deposit of will be charged for the storage unit. We
(street address), (unit no applicable) in (zip cod city), Nevada, (zip cod cesses Contract Description.  Lease Contract Date: (unit no applicable) in (zip cod cesses contract Description.	[check one] will consider or will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in the Security deposit paragraph of the Lease Contract (check one) does or does not include this additional deposit amount. Refund of the additional security deposit will be
Owner's name:	<ul> <li>subject to the terms and conditions set forth in the Lease</li> <li>Contract regardless of whether it is considered part of the</li> <li>general security deposit.</li> </ul>
	5. ADDITIONAL MONTHLY PERIODIC RENT. Check all that apply.
Residents (list all residents):	☐ Garage. Your total monthly periodic rent (a stated in the Lease Contract) includes monthly garage rent to the amount of \$ for the garage space.
	Carport. Your total monthly periodic to the Lease Contract) includes monthly carport and in the appoint of \$
	in the Lease Contract includes monthly periodic rent (as stated in the Lease Contract includes monthly storage unit rent in the amount of \$
	6 USE RESTRICTIONS. Sarage of carport may be used only for storage of perable motor vehicles unless otherwise stated
	in our rules at polyces. Storage units may be used only for storage of personal or operty. No one may sleep, cook, barbeque, or live in a garage, saport, or storage unit. Persons not listed as a restrict or occupant in the Lease Contract may not use
This Addendum constitutes in Addendum to the abordescribed Lease Contract for the abore described premise	the areas covered by this addendum. No plants may be grown we in sech areas
described Lease Contract for the book described premise and is hereby incorporate disto and pade a part of such Lea Contract. Where the fermis or conditions found in Addendum vary or contractor any terms or conditions found	7. NO DANGEROUS ITEMS. Items that pose an environmental hazard or a risk to the safety or health of other residents, or uppants, or neighbors in our sole judgment or that violate
in the Lease Contract, this Addendum shall control.  3. GARAGE, CARPORT, OR STORAGE UNIT. You are exclusive possession of: (check as applicable)  garage or carport attached to the dwelling: garage space number(s)	items include fuel (other than in a properly capped fuel tank of a vehicle or a closed briquette lighter fluid container), fireworks, rags, piles of paper, or other material that may create a fire or environmental hazard. We may remove from such areas, without prior notice, items that we believe might
carport space number(s)	<ul> <li>constitute a fire or environmental hazard. Because of carbon monoxide risks, you may not run the motor of a vehicle inside a garage unless the garage door is open to allow fumes to escape.</li> </ul>
storage unit number(s)  All terms and conditions of the Lease Contract apply to the	8. NO SMOKE, FIRE, OR CARBON MONOXIDE DETECTORS. No smoke, fire, or carbon monoxide detectors will be furnished
above areas unless undified by this addendum.	by us unless required by law.
4. SECURITY CPOSIT(s). Check all that apply.  Garage. As additional security deposit of \$ will be charged for the garage space. We [check one] \ will we will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in the Security Deposit paragray of the Lease Contract (check one) \ does or \ does \ does or \ does \	replacement. Transmitter frequency settings may not be changed on the garage door or opener without our prior written consent.
include this additional deposit amount. Refund of the additional security deposit will be subject to the terms at conditions set forth in the Lease Contract regardless whether it is considered part of the general security deposit	nd of 10. SECURITY. Always remember to lock any door of a garage or storage unit and any door between a garage and the dwelling. When leaving, be sure to lock all keyed deadbolt
□ Carport. An additional security deposit of \$ will be charged for the carport. We [check one] □ w consider or □ will not consider this additional securi deposit a general security deposit for all purposes. The security deposit amount in the Security Deposit paragray of the Lease Contract (check one) □ does or □ does or include this additional deposit amount. Refund of the additional security deposit will be subject to the terms are conditions set forth in the Lease Contract regardless	ty he ph ot he

whether it is considered part of the general security deposit.

15. SPECIAL PROVISIONS. The following special provisions **12. COMPLIANCE.** As allowed by law, we may periodically open and enter garages and storerooms to ensure compliance control over conflicting provisions of this printed form: with this addendum. In the event we enter the garage or storerooms, we will comply with the notice provisions set forth in the Lease Contract. 13. NO LOCK CHANGES, ALTERATIONS, OR IMPROVEMENTS. Without our prior written consent, locks on doors of garages and storage units may not be rekeyed, added, or changed, and improvements, alterations, or electrical extensions or changes to the interior or exterior of such areas are not allowed. You may not place nails, screws, bolts, or hooks into walls, ceilings, floors, or doors. Any damage not caused by us or our representatives to areas covered by this addendum will be paid for by you. 14. MOVE-OUT AND REMEDIES. Any items remaining after you have vacated the dwelling will be removed, sold, or otherwise disposed of according to the Lease Contract, which  $addresses\ disposition\ or\ sale\ of\ property\ left\ in\ an\ abandoned$ or surrendered dwelling. All remedies in the Lease Contract apply to areas covered by this addendum. Resident or R ner or Owner's Representative (All reside (signs here) **Date of Lease Contract** 

# LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT

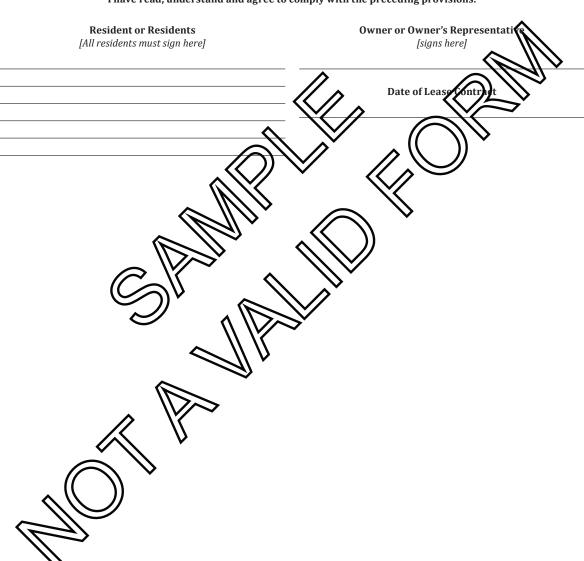
Becomes part of Lease Contract



1.	DWELLING DESCRIPTION.	<b>6. SUBROGATION ALLOWED.</b> You and we agree that subrogatis allowed by all parties and that this agreement supers any language to the contrary in the Lease Contract.	
2.	(street address), (unit no. if applicable) in (zip code).  LEASE CONTRACT DESCRIPTION.  Lease Contract Date: Owner's name:	7. YOUR INSURANCE COVERAGE. You have purchased required personal liability insurance from the insurcompany of your choosing listed below that is licensed to business in this state, and have provided us with wriproof of this insurance prior to the execution commencement of the Lease Contract. You will proadditional proof of insurance in the future at our requestingurance Company:	ance to do itten and ovide
	Residents (list all residents):	8. DEFAULT. Any default under the terms of the Adden shall be deemed an immediate, material and in trackle de under the terms of the Lease Contract, and we shall be unterested to exercise all rights and remedies under the law.  9. MISCELLANEOUS. Except as specifically stated in Addendum, all other terms and conditions of the L. Contracts all remain unchanged, by the event of any cornerwest the terms of the Addendum and the terms of Lease Contract, the terms of this Addendum shall contract.	this ease nflict
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described memses, and is hereby incorporated into and made, that this work Lease Contract. Where the terms or conditions found in this Addendum vary or contradict and selections of conditions found	SPECIAL PROVIDIONS	
3.	Contract. Where the terms or conditions issued in this Addendum vary or contradict all terms or conditions found in the Lease Contract, this Addendum shall control.  ACKNOWLEDGMENI CONCERWING INSURANCE OR DAMAGE WAIVER. You asknowledge that we do not maintan insurance to protect you against personal injury, loss or damage to your personal from ty or belonging, on to cover your own liability for injury, loss or damage vul (v) our occupants or guests) may cause others. You also at moviedge that by not maintaining your own policy of nersonal liability insurance, you may be responsible to others (including us) or the full cost of any injury, losser damage caused by your actions or the actions of your actupants or guests. You understand that the Insurance paragraph of the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$ per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below at your sole expense.		
4.	REQUIRE POLICY. You are required to purchase and naturally personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property caused by fire, water damage, or other loss), in a minimum policy coverage amount of \$, from a carrier with an AM Best rating of A-VII or better, licensed to do business in Nevada. The carrier is required to provide notice to us within 30 days of any cancellation, nonrenewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.		
5.	We may provide you with information of an insurance program that we make available to residents, which provides you with an opportunity to buy renter's insurance from a preferred company. However, you are free to contract for the required insurance with a provider of your choosing.		



I have read, understand and agree to comply with the preceding provisions.



### INVENTORY AND CONDITION FORM

 $Becomes\ part\ of\ Lease\ Contract$ 



DWELLING DESCRIPTION.	
(street address),	(unit no. if applicable) in (city),
Nevada,	
	se Contract date:
Owner's name:	
Residents (list all residents):	
,	
return it to our representative. Other Please mark through items listed bel	must note on this form all defects, damage, or safety or pest-related on recus and wise, everything will be considered to be in a clean, safe, and good working condition. ow if they don't exist. This form protects both you (the resident) and us the owner). Id and should not be considered your responsibility upon move-jut. You are entitled out and signed by you and to
Resident's Name: Home Phone: ()	
Resident's Name:	
Home Phone: ()	Work Phote: (
Resident's Name:	
Home Phone: ()	Work Phone: (
Resident's Name:	
Home Phone: ()	Work Phone
Resident's Name:	
Home Phone: ()	Work Monk
Resident's Name:	
Home Phone: (	Work Phone ( )
	ove-In or Move Ody Condition (Check one)
Living Room	Refrigerator Light, Crisper
Walls	Dishwasher, Dispensers, Racks
	Sink/Disposal
Wallpaper	Microwave
Plugs, Switches, A/C Vents Woodwork/Baseboards	Other
Ceiling	General Items
Light Fixtures, Bulbs	Thermostat
Floor/Carpet	Cable TV or Master Antenna
	Washer/Dryer
Doors, Stops, Locks	Garage Door
Windows, Latches, Screens Window Coverings	Ceiling Fans
Closets, Rods, Shelves	Exterior Doors, Screens/Screen Doors/Doorbell
Closet Kishts Nixtures	Fireplace
Lamps, BMDs	Other
Other	
Kitchen	
Walls	Dining Room
Wallpaper	Walls
Plugs, Switches, A/C Vents	
Woodwork/Baseboards	Plugs, Switches, A/C Vents
Ceiling	Woodwork / Rasoboards
Light Fixtures, Bulbs Floor/Carpet	Ceiling
	2181101 1111011 00) 24100
Doors, Stops, Locks	ויוטוויקטוויקטוויקטוויקטוויקטוויקטוויקט
Windows, Latches, Screens	Doors Stops Locks
Window Coverings	Windows, Latches, Screens
Cabinets, Drawers, Handles	Window Coverings
Countertops Stove/Oven, Trays, Pans, Shelves	Closets, Rods, Shelves
Vent Hood	Closet Lights, Pixtures
Refrigerator, Trays, Shelves	Other

Halls	Half Bath Walls
Wallpaper	Wallpaper_
Plugs, Switches, A/C Vents	Plugs, Switches, A/C Vents
Woodwork/Baseboards	Woodwork/Baseboards
Ceiling	Ceiling
Light Fixtures, Bulbs	Light Fixtures, Bulbs
Floor/Carpet	Exhaust Fan/Heater
	Floor/Carpet
Doors, Stops, Locks	-
Closets, Rods, Shelves	Doors, Stops, Locks
Closet Lights, Fixtures	Windows, Latches, Screens
Other	Window Coverings
Exterior (if applicable)	Sink, Faucet, Handles, Stopper
Patio/Yard	Countertops Mirror
Fences/Gates/Gate Latches or Locks	Cabinets, Drawers, Handles
Faucets	Toilet, Paper Holder
Balconies	Tile
Other	Other
Bedroom (describe which one):	
Walls	Bedroom (describe which one):
	Wale
Wallpaper	
Plugs, Switches, A/C Vents	Walkaper
Woodwork/Baseboards	Nings, Switches, A/C Venes
CeilingLight Fixtures, Bulbs	Woody ork/Baseboards
Floor/Carpet	Coning
riooi/carpet	Light Fixtures, Polis
Doors, Stops, Locks	Floor/Carpet
Windows, Latches, Screens	
Window Coverings	Doors, Stops, Locks
Closets, Rods, Shelves	Windows, Latches, Screens
Closet Lights, Fixtures	Window coverings
Other	oxets, Rod; Shelves
Bedroom (describe which one):	Close Light, Fixtures
Walls	Viver V
Wallpaper	Bath (describe which one):
Plugs, Switches, A/C Vents	Walls
Woodwork/Baseboards	TAT-III
Ceiling	✓ Wallpaper Plugs, Switches, A/C Vents
Light Fixtures, Bulbs	Woodwork/Baseboards
Floor/Carpet	Ceiling
	Light Fixtures, Bulbs
Doors, Stops, Locks	Exhaust Fan/Heater
Windows, Latches, Screens Window Coverings	Floor/Carpet
Closets, Rods, Shelves	
Closet Lights, Fixture	Doors, Stops, Locks
Other	Windows, Latches, Screens
• • • • • • • • • • • • • • • • • • • •	Window Coverings
Bath (describe which one):	Sink, Faucet, Handles, Stopper
Walls	Countertops
Wallnards	Mirror
Wallpages Plugs, Swheness of Tents Wootherk Raseboards	Cabinets, Drawers, Handles
Words ork Rasehoards	Toilet, Paper Holder
Ceilvi	* * * * * * * * * * * * * * * * * * * *
Light Naures, Bulbs	Shower, Doors, Rods Tile
Exhaust Kan/Heater	
Floor/Carpet	
Doors, Stops, Locks	Safety-Related Items (Put "none" if item does not exist)
Windows, Latches, Screens	Door Knob Locks
Window Coverings	Keyed Deadbolt Locks
Sink, Faucet, Handles, Stopper	
Countertops	Keyless Deadbolts
Mirror	all live De Division I
Cabinets, Drawers, Handles	Sliding Door Pin Locks
Toilet, Paper Holder	Sliding Door Latches
Bathtub, Enclosure, Stopper	
Shower, Doors, Rods	
TileOther	Window Latches Porch and Patio Lights
Ouier	Forch and Patio Lights

Alarm System	Date of Move-In:
Fire Extinguishers (look at charge level-BUT DON'T TEST!)	or
Garage Door Opener	Date of Move-Out:
Gate Access Card(s) Other	-
	· -
<b>SPECIAL PROVISIONS.</b> The following special provisions conf	trol over conflicting provisions of this printed form:
Acknowledgment. You agree you will complete and submit this f	
you will inspect and test all safety-related items in the dwelling	ng, including smoke alarms and any other detectors, and confirm
and working condition unless otherwise noted. You acknowle	nto yand bondition Form. All items will be considered to be in good deep you will receive written operating instructions on the alarr knowledge that you will inspect the dwelling and confirm no sign
system and gate access entry systems (if there are any). You ac	knowledge that you will inspect the diversing and confirm no sign
of bed bugs or other pests are present, or, if bugs are present,	that you will promptly report any bed by government of signature of the promptly report any bed by government of the premise when you move out. You acknowledge that if you do not return the ises to be in clean, sale, any good working condition for purposes of the prompt of the prom
work order or other repair request. You agree that the returns	d completed form accurately reflects the condition of the premise
for purposes of determining any refund of deposit due to John who will consider the form within 48 hours after move in we will consider the gramination of the consideration of the purposes.	when you move out. You acknow edge that if you do not return the
determining any refund of deposit due to you at viewe.	ses to be in clean, tale, and good working condition for purposes of
In signing below, you accept this inventory as plat of the Leas	se Contract and agree that it accurately reflects the condition of
the premises for purposes of determining our retund due to	you whongou more out.
Resident or Resident's Agent:	Date of Signing:
Resident or Resident's Agent:	Date of Signing:
Resident or Resident's Agent:	Date of Signing:
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Resident or Resident's Agent:	Date of Signing:
Resident or Resident's Agent:	Date of Signing:
Resident or Resident's Agent:	Date of Signing:
Owner or Owner's Representative	Date of Signing:
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# Protect Your Family From Lead in Your Home





United States Environment Protection Age



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March 2021

# Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have lead-based paint? Lead from paint, chips, and dust can pose serious health

Read this entire brochure to learn:

- How lead gets into the body
- · How lead affects health
- · What you can do to protect your family
- · Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or leadbased paint hazards before selling a house.
- Real estate sales contracts must include a specific warning to ement about lead-based paint. Buyers have up to 10 days to chet are lead.
- Landlords must disclose known information of or lead-based paint hazards before leases take en peude a specific warning statement about lead-

nage taking renovations, repairs, of pairs in pairs of pairs in pre-1973 home or apartment:

head for spamphlet, The Logistale entitle Coulde to Renovate Right, to have about the lead-sale work practices the contractors are positive to follow when working in your some (see page 12).



Simple Steps to Protect Your F from Lead Hazards

If you think your home has lead-bas

- Don't try to remove lead-based pain
- Always keep painted surfects in good condition to minimize deterioration.
- Get your home checked for read hazards. Find a certified inspector or risk assessor at epigov/lead.
- Talk to you landlore about fixing surfaces with peeling or chipping baint.
- Neo larly chan floors window sills, and other surfaces

When renovating, repairing, or painting, hire only EPA- or state-

avoid exposure to lead dust when

- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test
- · Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

## Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

# Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



# Women of childbearing age should know that lead is dangerous to a developing fetus.

 Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

#### In children, exposure to lead can cause:

- · Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- · Poor muscle coordination
- · Decreased muscle and bone growth
- · Hearing damage

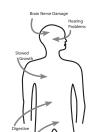
While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

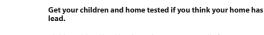
seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

#### In adults, exposure to lead can cause:

- · Harm to a developing fetus
- · Increased chance of high blood pressure during pregnancy
- · Fertility problems (in men and women)
- · High blood pressure
- Digestive problems
- Nerve disorders
- · Memory and concentration problems
- · Muscle and joint pain





Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

· Children at ages 1 and 2

Check Your Family for Lead

- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.



4

# Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more in has lead-based paint.<sup>1</sup>

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities duily for the 178 have lead-based paint. In 1978, the federal go learn ent banned consumer uses of lead-containing paint.

Learn how to determine it paint is lead-based paint on page 7.

# Lead can be f

- In homes and childcare fatilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- · On surfaces his idean a outside of the house, and

ovide a home. (Soil can pick up lead from exterior paint or urces, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- · On windows and window sills
- · Doors and door frames
- · Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- \* 10 micrograms per square foot ( $\mu g/ft^2$ ) and higher for floors, including carpeted floors
- $\, \cdot \, 100 \, \mu g/ft^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- $\, \cdot \,$  400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard  $\,$

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

<sup>&</sup>quot;Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

<sup>&</sup>lt;sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

You can get your home tested for lead in several different ways:

- · A lead-based paint inspection tells you if your home has leadbased paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - · Portable x-ray fluorescence (XRF) machine
  - · Lab tests of paint samples
- A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - · Sample paint that is deteriorated on doors, windows, floors, stairs,
  - · Sample dust near painted surfaces and sample bare soil in the
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

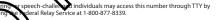
Be sure to read the report provided to you after your inspection assessment is completed, and ask questions about anything y understand

#### Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 me, Lead-Safe Certified renovators (see page 12) may

- · Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- · Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- · Presume that lead-based paint is present and use lead-safe work

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD** (5323) for a list of contacts in your area.3



#### What You Can Do Now to Protect Your Famil

If you suspect that your house has lead-based paint haz your family's risk can take some immediate steps to red

- · If you rent, notify your landlord of pe ing paint.
- nors, window Keep painted surfaces clean and free of frames, window sills, and of ly. Use a mop or sponge surfaces with warm water and a ral all-purpo aner. (Remember: never mix ammonia ch products her because they can form a dangerous g (s
- Carefully cl liately without creating dust.
- nd mop heads often during cleaning of Thorough ise spo dirty or n afterward
- hildren's hands often, especially before e and bed time.

clean. Wash bottles, pacifiers, toys, and stuffed

- ldren from chewing window sills or other painted surfaces, or
- When renovating, repairing, or painting, hire only EPA- or stateapproved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets

## **Reducing Lead Hazards**

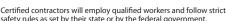
Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house

- In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or statecertified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- · To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

# Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

safety rules as set by their state or by the federal government.



## Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot (µg/ft²) for floors, including carpeted floors
- $\bullet$  100  $\mu g/ft^2$  for interior windows sills
- 400 μg/ft² for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

#### Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, The Lead-Safe Certified Guide to Renovate Right



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- Contain the work area. The area must be contained so the dust and debris do not escape from the work area. Warning signs in the put up, and plastic or other impermeable material and tape must be used.
- Avoid renovation methods that generate large amounts lead-contaminated dust. Some methods generate and contaminated dust that their use is prohibited. The large state of the large

Open-flame burning or torching

sanding, grinding, planing, needle grunning or blasmy, with power tools and equipment not equipper with a shroud and HEAA acuum attachment

sing a heat gun at term eratures greater than 1100°F

**Clean up thorough y.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.

**Dispose of watten operly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of busyand debris.

Jearn more about EPA's requirements for RRP projects, visit a.gov/getrealsafe, or read *The Lead-Safe Certified Guide* to hovate Right

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#### Other Sources of Lead

#### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipe faucets, and fixtures.

Lead pipes are more likely to be found in order chies and homes built before 1986.

You can't smell or taste lead in drinking wat

To find out for certain if you have lead in drinking water, have your water tested.

Remember older nomes with a private well can also have plumbing materials that contain lead

#### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use any cool leater for drinking, cooking and making baby formula.
   Remember boiling water does not remove lead from water.
- Berose trick in a flush your home's pipes by running the tap, taking a shower, Joing Fundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you we a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

# \* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

# Other Sources of Lead, continued

- Lead smelters or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old toys and furniture may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in lead crystal or lead-glazed pottery or porcelain may contain lead.
- Folk remedies, such as "greta" and "azarcon," used to treat an upset stomach

In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

#### The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call 1-800-424-LEAD (5323).

#### EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

#### Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

#### State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at 1-800-424-LEAD.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at 1-800-877-8339.

### U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact U.S. EPA Region 1 5 Post Office Square, Suite 100, OES 05-4 Boston, MA 02109-3912 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact U.S. EPA Region 2 2890 Woodbridge Avenue Building 205, Mail Stop 225 Edison, NJ 08837-3679 (732) 006 6990

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact U.S. EPA Region 3 1650 Arch Street Philadelphia, PA 19103

Region 4 (Alabama, Florida, Georgia, Kentu ky Mississippi, North Carolina, South Carolina, Tennessee)

St. EPA Region 4 FC Tower, Jeth Floor, Air, Pest 5 Toilsyl Street, SW Atlan GA 30303

**Region 5** (Illinois, Indiana M Minnesota, Ohio, Wisconsir

Regional Lead Contact U.S. EPA Region 5 (LL-77 West Jackson Boulev Chicago, IL 60604-3666 (312) 353-3808 Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact U.S. EPA Region 6 1445 Ross Avenue, 12th Floor Dallas, TX 75202-2733 (214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact U.S. EPA Region 7 11201 Renner Blvd. Lenexa, KS 66219 (800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, W. Omir Regional Load Contact

Regional Lead Contact U.S. EPA Region 8 1595 Wynkoop St. Denver, CO 80202 (303) 312-6966

S. PA Region 9 CHID 4-73 Have thorne 5 -- 5 San Nandson, CA 94105

Vashington) Regional Lead Contact J.S. F. P. Region 10 (20-C04) Lisan Toyles Enforcement Section

U.S. F ARegion 10 (20-C04) Ai any Toxics Enforcement Section 120 Sixth Avenue, Suite 155 Seattle, WA 98101 (206) 553-1200

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# **Consumer Product Safety Commission (CPS**

The CPSC protects the public against unreasonable conference from consumer products through education, safety standard activities, and enforcement. Contact CPSC for further information regarding consumer product safety in regulations.

# CPSC

4330 East West Highway Bethesda, MD 20814-44. 1-800-638-2772 cpsc.gov or saferproduct

U. S. Department of Housing and Urban Development (HUD)

HUD's histories to effect strong, sustainable, inclusive communities and quality affordable homes for all. Contact to office of Lead hyzard Control and Healthy Homes for further historiation regarding the Lead Safe Housing Rule, which products families in pre-1978 assisted housing, and for the lead hard control and research grant programs.

# HUD

451 Seventh Street, SW, Room 8236 Washington, DC 20410-3000 (202) 402-7698 hud.gov/lead

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U. S. EPA Washington DC 20460 U. S. CPSC Bethesda MD 20814 U. S. HUD Washington DC 20410

EPA-747-K-12-001 March 2021

# **IMPORTANT!**

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards.
   Generally, lead-based paintthat is in good condition is not a hazard (see page 10).

# Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

# **Lead Warning Statement**

Date

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

		paint hazards ( <i>check (i) or (ii) l</i> ed paint hazards are present in	
(b) Records and reports availa	ble to the lessor (che	aint and/or lead-based paint hack (i) or (ii) below):	
and/or lead-based p	oaint hazards in the h	ailable records and reports pert ous its (list documents below).	aring of least based paint
			110
	$ \langle\!\langle\rangle\!\rangle$		<i>J</i>
	N/A		
(ii) Lessor has no repor the housing.	ts or records pertaini	ng to lear-based paint and/or le	ead-based paint hazards in
Lessee's Acknowledgement	Nicial)		
(c) Lessee has re-	eived copies of the	orination listed above.	
(d) Lessee has rec	eived the pamphle P	rotect Your Family from Lead in	Your Home.
Agent's Acknowledgement (	initial)		
(a) Agent by a info	Athelesson of the	o loggov'a obligations under 42	IICC 4052d and is avvenue
	on sibility to ensure of	e lessor's obligations under 42 compliance.	0.S.C. 48520 and is aware
Certification of Accuracy The following parties have rev	iewed the information	n above and certify, to the best of	f their knowledge, that the
information they have provide	d is true and accurate	2.	
Residence of the second			
Apartme Name & unit numb	er OR street address	of dwelling City	
Lessee (Resident)	Date	Lessee (Resident)	Date
Lessee (Resident)	Date	Lessee (Resident)	Date
Lessee (Resident)	Date	Lessee (Resident)	Date
		- - -	
Lessor (Owner)		Agent	

Date

#### MOLD INFORMATION AND PREVENTION ADDENDUM

Becomes part of Lease Contract



Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. That is why this addendum contains important information for you, and responsibilities for both you and us.

(street address),	
applicable) in(city), Nevada,	
LEASE CONTRACT DESCRIPTION.	
Lease Contract Date:	
Owner's name:	
Residents (list all residents):	

described Lease Contract for the above described premises, and is hereby incorporated into and trade a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or constant any terms or conditions found in the Lease Contract, this Addendum shall control.

3. ABOUT MOLD. Mold is found virtually ever where your environment—both indoors and outdoors and in both new and old structures. Molds are naturally occurring in proceeding organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. We have molds we would all be struggling with large amounts of each organic matter.

the environment and Mold breaks down organic matter r its food. Wold spores (like plant uses the end produ pollen) spread through the ir and are commonly transported by shoes, cloth terials. When excess moisture lling, Mold can grow. A 2004 Federal is present in Centers for sease C rol and Prevention study found that there ixu ntific evidence that the accumulation lv no so of mold nificant health risks for person with ctioning immune systems. Nonetheless, cautions need to be taken.

- **4. PREVECTING MOLD BEGINS WITH YOU.** In order to minimize the potential for mold growth in your dwelling, you must do the following:
  - Keep your dwelling clean—particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
  - Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines—especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen before you start showering or

cooking with open pots. When showering, be sure to keep the shower curtain *inside* the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.

 Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters also, it is recommended that you periodically open writings and doors on days when the outdoor weather a by the humidity is below 50 percent) to help humid areas of your dwelling dry out.

omphy notify us in writing blod any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Canthot to repair or remedy he situation, as necessary.

Keep the the phostal set to phomatically circulate air in the even temperatures rise to or above 80 degrees Fahrenheit.

- 5. IN CADER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly lay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls on certain can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:
  - ninwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
  - overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
  - leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks:
  - washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
  - leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
  - insufficient drying of carpets, carpet pads, shower walls and bathroom floors.
- 6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be

used to help remove non-visible mold products from *porous* **9. SPECIAL PROVISIONS.** The following special provisions items, such provided th dry cleaning

- 7. DO NOT CLI on porous su large areas notify us in
- 8. COMPLIAN prevent mol will be able could lead to this addend or at the pho

If you fail to responsible health prob in your dw

as fibers in sofas, chairs, drapes and carpets— te fibers are completely dry. Machine washing or g will remove mold from clothes.	9.	control over conflicting provisions of this printed form:
<b>EAN OR APPLY BIOCIDES TO:</b> (1) visible mold <i>arfaces</i> , such as sheetrock walls or ceilings, or (2) of visible mold on <i>non-porous</i> surfaces. Instead, writing, and we will take appropriate action.		
ICE. Complying with this addendum will help ld growth in your dwelling, and both you and we to respond correctly if problems develop that to mold growth. If you have questions regarding lum, please contact us at the management office one number shown in your Lease Contract.		
o comply with this Addendum, you can be held e for property damage to the dwelling and any blems that may result. We can't fix problems elling unless we know about them.		
	<b>&lt;</b>	
Resident or Residents (All residents must sign here)	\ <u>\</u>	Owner of Owner's Representative (Signs here)
	\ \ \ \	Date of Lease Contract
<b>2</b>		

## **NO-SMOKING ADDENDUM**



Date:	
	(when this Addendum is filled out)

All use of any tobacco product involving smoking, burning, or combustion of tobacco is prohibited in any portion of the apartment community. You are entitled to receive an original of this No-Smoking Addendum after it is fully signed. Keep it in a safe place.

	WELLING UNIT DESCRIPTION.	Smoking of non-tobacco products which are harmful to the health, safety, and welfare of other residents inside any dwelling or building is also prohibited by this Addendum and
_	(street address) in	other provisions of the Lease Contract.
(0	city), Nevada,(zip code).	5. SMOKING OUTSIDE BUILDINGS OF THE APARTMENT COMMUNITY. Smoking is permitted only in specially
2. L	EASE CONTRACT DESCRIPTION.	designated areas outside the buildings of the apartment
L	ease Contract Date:	community. Smoking must be at least feet from the
	wner's name:	buildings in the apartment community, including
_		administrative office buildings. If the previous field is not
_		completed, smoking is only permitted at least 15 feet from
_		the buildings in the apartment community including
_ D	anidanta (listallussidanta)	administrative office buildings. The synthing dermissible
K	esidents (list all residents):	treas are marked by signage.
_		Smooting on balconies, paties and Moited common areas stacked to or outside of your conting 2 is is not
_		octached to or outside of your walking is is not
_		nemitted.
_	<i>H</i>	The following outside areas of the community may be used
_		for smoking:
_	<del>(( ))</del>	V//_\
_		Even though smoking may be permitted in certain limited
_		or tride areas, we reserve the right to direct that you and your
_		occupants, family, guests, and invitees cease and desist from
Т	this Addendum constitutes an Addendum to the above	shoking inchose areas if smoke is entering the dwellings or
a	agaribad Lagge Contract for the art of deviled promises	buildings or if it is interfering with the health, safety, or welfare

and is hereby incorpora ade a part of such L Contract. Where the ditions found in th Addendum vary or cont erms or conditi in the Lease Contract, this Ad

2

- **3. DEFINITION OF SMOKING.** Smoking refers to e or possession of a cigar, cigarette, e-cigarette, or pipe containing tobacco or a tobacco produ tobacco or tobacco product is burning, lighted, vap ignited, regardless of whether the son using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes that is not limited to any form, compound, or withesis on the plant of the genus N. tabacum which is cultivated for Nicotiana or the species its leaves to be used in ciga tes, cigars, e-cigarettes, hookahs, vaporizers, o Smoking also refers to use or possession of burning, l ted, vaporized, or ignited non-tobacco products okious, offersive, unsafe, unhealthy, or irritating if they are r to other ner
- NYWHERE INSIDE BUILDINGS OF THE OMMUNITY IS STRICTLY PROHIBITED. and use of burning, lighted, vaporized, or ignited tobacco products and smoking of tobacco products inside any dwelling, building, or interior of any portion of the apartment community is strictly prohibited. Any violation of the nosmoking policy is a material and substantial violation of this Addendum and the Lease Contract.

The prohibition on use of any burning, lighted, vaporized, or ignited tobacco products or smoking of any tobacco products extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the apartment community. The no-smoking policy and rules extend to, but are not limited to, the management and leasing offices, building interiors and hallways, building common areas, dwellings, club house, exercise or spa facility, tennis courts, all interior areas of the apartment community, commercial shops, businesses, and spaces, work areas, and all other spaces whether in the interior of the apartment community or in the enclosed spaces on the surrounding community grounds.

or disturbing the quiet enjoyment, or business operations of ther residents, or guests.

OUR RESPONSIBILITY FOR DAMAGES AND CLEANING.

You are responsible for payment of all costs and damages to your dwelling, other residents' dwellings, or any other portion of the apartment community for repair, replacement, or cleaning due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees, regardless of whether such use was a violation of this Addendum. Any costs or damages we incur related to repairs, replacement, and cleaning due to your smoking or due to your violation of the no-smoking provisions of the Lease Contract are in excess of normal wear and tear. Smoke related damage, including but not limited to, the smell of tobacco smoke which permeates sheetrock, carpeting, wood, insulation, or other components of the dwelling or building is in excess of normal wear and tear in our smoke free apartment community.

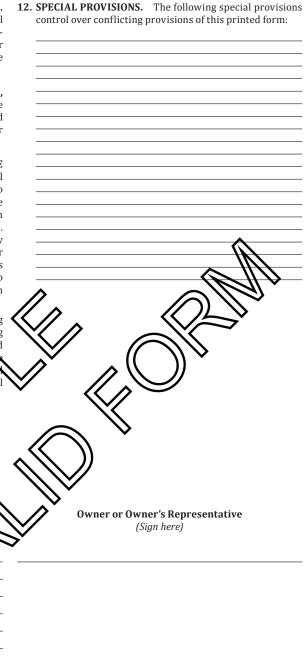
7. YOUR RESPONSIBILITY FOR LOSS OF RENTAL INCOME AND ECONOMIC DAMAGES REGARDING OTHER RESIDENTS.

You are responsible for payment of all lost rental income or other economic and financial damages or loss to us due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees which results in or causes other residents to vacate their dwellings, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare.

8. LEASE CONTRACT TERMINATION FOR VIOLATION OF THIS ADDENDUM. We have the right to terminate your Lease Contract or right of occupancy of the dwelling for any violation of this No-Smoking Addendum. Violation of the nosmoking provisions is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for rent through the end of the Lease Contract term or the date on which the dwelling is re-rented to a new occupant, whichever comes first. Therefore, you may be responsible for payment of rent after you vacate the leased premises even though you are no longer living in the dwelling.

- 9. EXTENT OF YOUR LIABILITY FOR LOSSES DUE TO SMOKING. Your responsibility for damages, cleaning, loss of rental income, and loss of other economic damages under this No-Smoking Addendum are in addition to, and not in lieu of, your responsibility for any other damages or loss under the Lease Contract or any other addendum.
- 10. YOUR RESPONSIBILITY FOR CONDUCT OF OCCUPANTS, FAMILY MEMBERS, AND GUESTS. You are responsible for communicating this community's no-smoking policy and for ensuring compliance with this Addendum by your occupants, family, guests, and invitees.
- 11. THERE IS NO WARRANTY OF A SMOKE FREE ENVIRONMENT. Although we prohibit smoking in all interior parts of the apartment community, there is no warranty or guaranty of any kind that your dwelling or the apartment community is smoke free. Smoking in certain limited outside areas is allowed as provided above. Enforcement of our no-smoking policy is a joint responsibility which requires your cooperation in reporting incidents or suspected violations of smoking. You must report violations of our no-smoking policy before we are obligated to investigate and act, and you must thereafter cooperate with us in prosecution of such violations.

This is an important and binding legal document. By signing this Addendum you are agreeing to follow our no-smoking policy and you are acknowledging that a violation could had to termination of your Lease Contract or right to continue living in the dwelling. If you or someone in your loss hold is a smoker, you should carefully consider whether you will be able to abide by the terms of this Addendum.





# PACKAGE ACCEPTANCE ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No	6. DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER. As to any package for which we sign
	(street address) in	and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package,
	(city), Nevada,(zip code).	nor do we have any duty to maintain, protect, or deliver said package to you, nor do we have any duty to make said package available to you outside disclosed business hours. Any
2.	Lease Contract Description. Lease Contract Date:	packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risks
	Owner's name:	whatsoever associated with any loss or damage to your packages and personal property. You, your guests, family,
		invitees, and agents hereby waive any and all claims against us or our agents of any nature regarding or relating to any
	Residents (list all residents):	package or item received by us, including but not limited to,
	Residents (list all residents).	claims for theft, misplacing or damaging any such package, except in the event of our or our agent's gross recligence or willful misconduct. You also agree to defend any indemnify
		us and our agents and hold us both harmless flum by and all claims that may be brought by any three barbares flum to
		all claims that may be brought by any this down the elating to any injury sustained relating to the arising from any package
		any injury sustained relating to prairing to any injury sustained relating to prairing to any injury sustained relating to prairing to any injury sustained relating to prairing the property of the prairing sustained by the pra
		in section us or our agence by any lackage received by us for you you also authorize as to throw away or otherwise dispose
		dangerous, noxibus, ohin the case of packaged food, spoiled, and waive any daim shatsower resulting from such disposal.
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described weather,	7. SEVERABILITY If any provision of this Addendum or the Lease Contract is Negal, invalid or unenforceable under any
	and is hereby incorporated into and makes party show Lease Contract. Where the terms or conditions and in this	applicable law, then it is the intention of the parties that (a)
	and is hereby incorporated into and neder partitions. Lease Contract. Where the terms or conditions to add in this Addendum vary or contradict any terms of conditions found in the Lease Contract, this Addendum small control.	in Alidity of unenforceability only without invalidating or the wis affecting the remainder of this Addendum or the
3.	PURPOSE OF ADDENDUM: By seeing this Addendum ou	Note: (1) the remainder of this Addendum shall not be affected thereby, and (c) it is also the intention of the parties to this
	wish for us to sign for and to accept 1.S. mail and privately delivered packages or other items on your behalf, which to	dendum that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this
4	the terms and conditions set forth herein.  PACKAGE ACCEPTANCE.	Addendum a clause or provision similar in terms to such illegal, invalid or unenforceable clause or provision as may
A.	Generally. You hereby authorize us an our agent to aveept,	be possible and be legal, valid and enforceable.
	on your behalf, any package or item delivered on-site management office during disclosed business hours, including	<b>8. SPECIAL PROVISIONS.</b> The following special provisions control over conflicting provisions of this printed form:
	but not limited to any package in versed by the U.S. Postal Service or by any private couries service or individual. You	
	Service or by any private couriet service of individual. You also specifically authorize us to sign on your behalf if the person or entity delivering said package or item requires an	
	adult signature prior to alivery, including but not limited to the delivery of certified a egistered mail. A photo I.D. is	
	required before any package. Will be released. Packages will only be released to verified Residents or approved	
	representatives.	
В.	<b>Limitations.</b> You want rstand and agree that we may refuse to accept any package for any reason or no reason at all.	
5.	TIME IMITATION. Due to limited storage space, we must	
	ask that ou pick up your package as soon as possible. You also agree that we shall have no duty whatsoever to hold or	
	store any package for more than days after receipt (accordingly, you should notify the management office if you	
	are going to be away from the apartment home and expect to be receiving a package(s)). After said time, you agree that any	
	such package is deemed abandoned and you authorize us to return the package to its original sender.	
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
		Date of Signing Addendum



# RESIDENT PARKING ADDENDUM

Becomes part of Lease Contract



Date:	
	(when this Addendum is filled out)

1.	DWELLING DESCRIPTION.	<b>10.</b> You understand that we will not be held liable for any damage or theft that may occur while your vehicle(s) is parked or
	(street address), (unit no. if applicable) in (zip code).	any part of the property. Upon signing this agreement you knowingly accept the risk of parking any vehicle(s) on the property.
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date:	<b>11.</b> Any action by you, any occupant, guest, or visitor that violates this addendum shall constitute a violation of the Lease Contract.
	Owner's name:	12. You understand and agree that any judgment of possession entered against you shall be a judgment for possession o any parking spaces which you are entitled to under this addendum. Once we hinderest is readered.
	Residents (list all residents):	any parking spaces which you are entitled to third addendum. Once such judgment is rendered and executed upon you, you shall immediately remove all thirds from the property parking areas. If you are to remove you wehicle(s), we shall tow the vehicle(s) at your statense and accordance with applicable artists. No agree that we shall not be liable to you for domage yellated with physical young nor any consequential outsets you may incur through his so the of the vehicle [SI]
		COST FOR PARKING
		kesident agree to purs monthly or a one time fee of street fees are included to the total monthly periodic rent stated in the Lease. It is amount is filled in parking shall be free for properly registered and authorized vehicles.
	The term of this Parking Adders of the Begins on and ending on	definition of the content of the con
	This Addendum constitutes an Addendum to the above described Lease Control for the above described premises, and is hereby incorporated into and holde a part of such Lease Contract. Where the terrals of conditions found in this Addendum vary or contradict in terms or conditions found in the Lease Contract, this Addendum shall control.	Restrict agrees to pay \$ NSF fee for all check:  putrined for non-sufficient funds. Resident agrees that unpair  parking fees shall become additional periodic rent pursuan  to the Lease Contract. Resident agrees that we are permitted  to pursue any remedy contained in the Lease Contract of
RI	ESIDENT AND OWNER AGREE AS FOLLOWS:	under applicable statute for your non-payment of these parking fees.
3.	You agree to properly register all vehicles with management. If you get a new or replacement vehicle you must notify us and complete a revised agreement.	VEHICLE INFORMATION: Vehicle 1 Make:
1.	If you are provided with a parking tag or sticker it must be properly installed and prominently displayed in the location and manner we require	Model & Year: State: License Plate: Permit Number:
5.	Unless your value(s) has been assigned a specific space(s) you may pay in any wailable space(s) in the parking areas, with the extention of spaces reserved for a particular use or any marked handicap trace, unless you possess a government issued handicap decay or similar signage.	Phone Number: Parking Space:  Vehicle 2  Make:
5.	If you are assigned a specific parking space(s) we shall assign you the space(s) and retain the right to change assigned spaces at our sold discretion.	Model & Year: State: License Plate: Permit Number:
7.	You understand and accept that we have the right at any time to tow vehicles that are in violation of this Addendum, the terms of the Lease, or Rules, from any parking space on property, subject to the notice requirements contained in applicable statute.	Phone Number: Parking Space:  Vehicle 3  Make: Model & Year:
3.	You agree to use parking spaces in accordance with the terms of the Lease and Rules.	State:
9.	Any vehicles which are improperly parked or are in violation of this addendum, the terms of the Lease or Rules will be	Phone Number: Parking Space:

the vehicle(s).

towed at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of

3. SPECIAL PROVISIONS.	_
Resident or Residents	Owner or Owner's pepresentative
(All residents must sign)	(Signs below)
	Date of Signing Addendum
The state of the s	

# COMMUNITY POLICIES, RULES AND REGULATIONS ADDENDUM



			ed below and is in addition to all the terr e, the terms of this Addendum shall be co	
	erty Owner:	The state of the s	y one coming of one made authorized by	
	·			
Resid	ent(s):			
Unit l Addre	No (if applicable):/			
	Date:			
I.	Resident(s) permission for use located at the Dwelling Commun provided for in the Lease. Such Addendum, and the Communit revoked by Owner at any time or the Community Rules shall change the character of or clos without notice, obligation or refor use of any Amenity at any time. Additionally, Resident(s) expersonal injury or property of Community. Resident(s) agreed amages, losses, or liabilities and that are in any way relate the law.  THE TERMS OF THIS ADDENING WITH THE HEIRS ASSENS, SOLELY RESPONSIBLE FOR RULES AND REGULATIONS, A FROM ALL CLAIMS OF SUCH the Management, officers, pa	permission is expressly conditioned y rules and regulations ("Ruks") in for any lawful reason. In all cases of control. Owner reserves the right in eany Amenity based from the need compense of any nature to nesideric me in accordance with State statute pressly agrees to assume all risks amage, of white we nature or severe to hold Owner handless and release to hold	nities, and recreational facilities (the by Owner, and not a contracturing the by Owner and given time, and such person of either the Lease as a feet the days and a days of Owner and in Owner's sole and absolute and panagement may make charter the contraction of every type including but not linearity, related to Resident's use of the case and waive any and all claims, allease and all claims all allease and all claims all allease and allea	rmission may be this Addendum, Amenities and to solute discretion, nges to the Rules nited to risks of amenities at the gations, actions, against Owner fullest extent of SEES, TOGETHER NT(S) SHALL BE ND COMMUNITY NER HARMLESS er" shall include to f Owner.
II.	<ul> <li>Residents and guests will adl</li> <li>All Swimmers swim at their c</li> <li>For their safety, Residents of</li> <li>Pool hours are posted at the</li> <li>No glass, pets, or alcoholic b</li> <li>Proper swimming active is re</li> <li>No running or rough activities with a towel swien using sunt</li> <li>Resident(s) must accompany</li> </ul>	nere to the rule, and regulations pos- own risk. Owner not responsible for ould not swim alone.  The responsible for the pool and the pool and the pool and the pool area. Responsible allowed in the pool area. Responsible pool furniture in pool and oils. leaving pool furniture in pool and pool seems the pool furniture in pool and pool seems the pool furniture in pool and pools.	rea. Use paper or plastic containers only cover up" should be worn to and from tl ect others by minimizing noise, covering l areas, disposing of trash, and keeping p	policies. y. he pool ng pool furniture
	~ (( ))	IN CASE OF EMERGENCY	DIAL 911	
III.	FITNESS CENTER. This Comm	nunity <b>DOES</b> ; <b>DOES NOT</b> hav	ve a fitness center. When using the fitnes	s center, Resident
<	Residents and guests will add Not Fitness Center is not sup Resident(s) shall carefully instituted that may be functioning imported that may be functioned that the fitness of the fitness that for the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center is not supported to the fitness center in the fitness center in the fitness center in the fitness center in	nere to the rules and regulations poservised. Resident(s) are solely respondent each piece of equipment prior to report to Management any equipment person's use that appears to be dangled by the will refrain from such use or particle Center locked at all times during Rey person to the Fitness Center who have guests, and no glass, smoking, eater.	sted in the fitness center and Managemensible for their own appropriate use of Resident's use and shall refrain from using angerous. In that is not functioning properly, is dargerous or in violation of Management Rut in the Fitness Center and before parcipation unless approved by Resident's sident's visit to the Fitness Center. Las not registered with the Managementing, alcoholic beverages, pets, or blacked.	ent policies. equipment. ng any equipment maged or appears ules and Policies. ticipating in any physician. t Office. ek sole shoes are
	Card # issued: (1)(2)	(3) (4)	(5)	

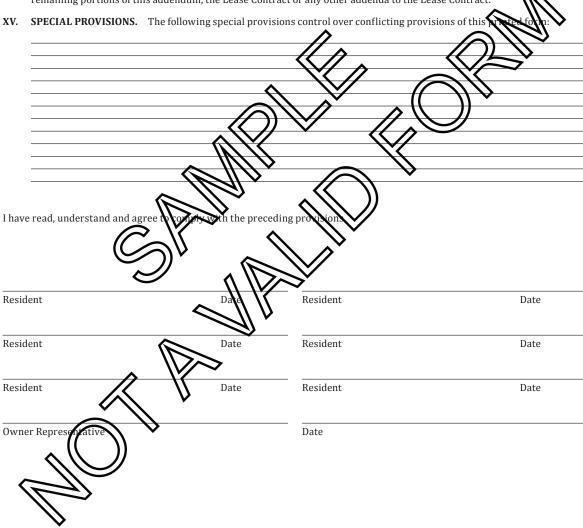
PACKAGE RELEASE. This Community DOES; DOES NOT accept packages on behalf of Residents.
For communities that do accept packages on behalf of its Residents: Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any lost, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same.
BUSINESS CENTER. This Community DOES; DOES NOT have a business center.  Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center computers without the written approval of Community Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers at any time. Residents will limit time on computers to minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.
<ul> <li>AUTOMOBILES/BOATS/RECREATIONAL VEHICLES. The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time:</li> <li>Only vehicle per licensed Resident is allowed.</li> <li>All vehicles must be registered at the Management office.</li> <li>All vehicles not registered with the Management Office, considered abandoned, or violating the Lease, the Parking Addendum or the Community Rules, in the sole judgment of Management, will be towed at vehicle owner's expense and hydrocydance with the notice requirements contained in applicable statute.</li> <li>Notwithstanding this, any vehicle parked in a space reserved for another resident and clearly marked as Sach illegally parked in a fire lane, handicapped space, or otherwise posing an imminent threat of causing, substantial adverse effect on the health, safety or welfare of other residents, will immediate to be towed, without notice of the venicle of the</li></ul>
FIRE HAZARDS. In order to minimize fine hazards and comply with carvordinances, resident shall comply with the following:  Residents and guests will adhere to the Uniquinity rules and regulations, and other Management policies concerning fire hazards, which may be revised form time to time.  No person shall knowingly maintain a freelizated.  Grills, Barbeques, and are other outdoor cooking or open fame devices will be used only on the ground level and will be placed a minimum feet from any quinting. Such devices will not be used close to combustible materials, tall grass or weekth or exterior walls or on roofs, indoors on balconies or patios, or in other locations which may cause fires.  Fireplaces: Onlyfire roof is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after enciring the ashes are cold.  Flammable or combustible rquids and fuels shift up the treat or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the agrees and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.  No person shall block or obstruct in exit, aide, passageway, hallway or stairway leading to or from any structure.  Resident(s) are solely responsible for these supenalties caused by their actions in violation of local fire protection codes.
EXTERMINATING. Unless to shibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling swern I times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Asyadents. Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Actidents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' dwelling and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:  Octoor for all cabinets, drawers and closets in kitchen and pantry.  If reaches have been seen in closets, remove contents from shelves and floor.  Pennove infants and young children from the dwelling.  Remove them in bedrooms, and notify Owner of such placement.  Octoor fish tanks and turn off their air pumps.  Do not wipe out cabinets after treatment.  In the case of suspected or confirmed bed bug infestation, resident will agree to the following:  Resident will wash all clothing, bed sheets, draperies, towels, etc. in extremely hot water.

- Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.
- Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

# RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO **EXTERMINATION AND THE USE OF INSECTICIDES**

**DRAPES AND SHADES.** Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.

- X. WATER BEDS. Resident shall not have water beds or other water furniture in the dwelling without prior written permission of Owner.
- XI. BALCONY or PATIO. Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.
- XII. SIGNS. Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part. You have the right to engage in the display of religious or cultural items, provided such display is in accordance with applicable law and any permissible and reasonable restrictions on the placement and manner of the display that we may have adopted. We may ask you to remove or relocate displays that are not in compliance with applicable law or our permissible restrictions. You acknowledge that a failure to remove or relocate non-compliance displays shall be a breach of the Lease.
- XIII. SATELLITE DISHES/ANTENNAS. You must complete a satellite addendum and abide by its terms prior to installation or use.
- XIV. WAIVER/SEVERABILITY CLAUSE. No waiver of any provision herein, or in any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.



# REASONABLE MODIFICATIONS AND ACCOMMODATIONS POLICY



	(street address) in
(city), Nevada,	_(zip code).
LEASE CONTRACT DESCRIPTION.	
Lease Contract Date:	
Owner's name:	
Residents (list all residents):	
	<b>A</b>
	// ))
	— (/ /×/

- this policy, we welcome persons with a spirities to our community and will not discreminate against any person because of his or her disability, a vine of her as ociation with anyone with a disability. In addition, we know that it may sometimes be necessary to persons with disabilities to be able to make modifications to their surroundings or to have accommodations made in our practices or procedures to enable them to fully enjoy and as their housing and we have created the policy described herein to meet thurnesco.
- 4. PURPOSE OF POLICY. A resident or apple led under state and federal fair housing laws accommodation and/or reasonable modification who needed because of a disability of the ref the applicant, and/or r applicant, such as a quest. The reasonable a person associated with a resid member of the household or freque accommodation and/or/reasonab accommodation and/gr t reasonable modification must be blual with the disability to have an necessary for the individual with the disability to have an equal opportunity of unique and/or enjoy housing services offered to othe ents and/or the individual dwelling unit. for accommodations or modifications We will grap eques that are re onable a necessary because of a disability, would 1 se an u ue financial or administrative burden do not fundamentally alter the nature esources we provide as part of our housing

# 5. DEFINITIONS.

- A. Disability. The Federal Fair Housing Act defines a person with a disability to include: (1) individuals with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such an impairment; or (3) individuals with a record of such an impairment.
- B. Reasonable Modifications. A reasonable modification is a structural change made to existing premises, occupied or to be occupied, by a person with a disability, in order to afford such person full enjoyment of the premises. These are typically structural changes to interiors and exteriors of dwellings and to common and public use areas, which are necessary to accommodate a person with a disability. Depending on the nature of the request, reasonable modifications are typically granted at the expense of the person requesting them.

C. Reasonable Accommodation. A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common areas.

#### 6. REQUESTS FOR REASONABLE MODIFICATIONS.

- A. Generally. If you are a resident or an applicant (i) with a disability, or (ii) with someone associated with you who has a disability, you have the right to request a reasonable modification to your dwelling or the common areas, in accordance with fair housing laws, if such modifications may be necessary to allow you to have an equal opportunity to fully use and/or enjoy your dwelling.
- B. Reasonable Modification Expenses. Processes for reasonable modifications, and respectation expenses, if applicable, of such modifications, the process are accordance with state and federal fail houses away.

rmission Required, E of Dissollity. If you Nike to request a rea dirication to your ing or the cor the community that is lity you must first obtain cessary becaus of a dis permission from We prefet that you use the attached h and/or Modification to 'Reasonah modat Rental U are not required to use this form. If y ald like or need assistance in completing this form, ple let us know, and we will be glad to provide ance. Whether you use our form or your own form t, we will need to know what specific modification sought. In addition, if the disability or the sabil related need for the modification is not obvious. ask for information that is reasonably necessary evaluate the disability-related need for the modification; wever, we will only request information necessary to evaluate your request, and all information will be kept confidential.

- Reasonable Assurances. Depending on the modification requested, we may require you to provide reasonable assurances that the modification will be done in a workmanlike manner and that any required building permits will be obtained. In some cases, any third-party retained to perform the modification may also have to be approved in writing by us, and be properly licensed and insured. During and upon completion of the modification, we may inspect the work in connection with our overall property management responsibilities. We will not increase your security deposit as a result of a modification request. However, when applicable, if you fail to restore the interior of the dwelling to its original condition, excluding normal wear and tear, at the end of the tenancy, we may assess the cost of restoration against your security deposit and/or final account upon move-out.
- E. Restoration Reimbursement. At the end of your tenancy, you may be responsible to restore the interior of your dwelling to its pre-modification condition at your expense, depending on the nature of the modification. Again, depending on the modification, we may request that you deposit sufficient funds for that restoration in an interest bearing escrow account to ensure any required restoration can be completed. Regardless of modification, you will remain responsible to pay for damage to your dwelling in excess of ordinary wear and tear.
- F. Alternative Modification. Depending on the circumstances, we may not be able to grant the exact modification you have requested and we may ask to discuss other alternatives with you.

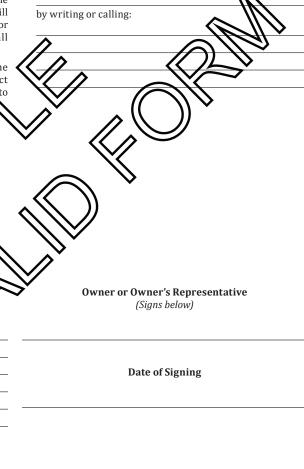
#### 7. REQUESTS FOR REASONABLE ACCOMMODATIONS.

- A. Generally. We will make reasonable accommodations in our rules, policies, practices, and/or services, to the extent that such accommodations may be reasonably necessary to give you, as a disabled person, an equal opportunity to fully use and enjoy your dwelling, and the public and common areas of the premises, and as otherwise required by law.
- B. Request for Accommodation, Evaluation of Disability. If you would like a reasonable accommodation that is necessary because of a disability, please submit a request to us, preferably using the attached "Reasonable Accommodation and/or Modification to Rental Unit" form, but you are not required to use this form. If you would like or need assistance completing this form please let us know and we will be glad to provide assistance. Whether you use our form or your own form of request, we will need to know what accommodation is being sought. In addition, if the disability is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the accommodation. We will only request information that is reasonably necessary for us to evaluate your request, and we will keep all information you provide confidential.
- C. Alternative Accommodation. Depending on the circumstances, we may not be able to grant the exact accommodation you have requested and we may as discuss other alternatives with you.

Resident or Residents

(All resident's must sign)

- **8. OWNER RESPONSIBILITY.** We will respond to all requests for a reasonable accommodation and/or modification in a timely manner. If we deny your request for a reasonable modification and/or accommodation, we will explain the reason for our denial and we will discuss with you whether there are alternative accommodations and/or modifications that we could provide that would meet your needs. We also are committed to entering into an interactive dialogue with you in relation to any request, and therefore agree to speak with you in relation to any request so that you have sufficient opportunity to provide us with any information you believe is relevant to our evaluation of your request for the modification(s) and/or accommodation(s).
- 9. AMENDMENT TO POLICY. This policy may be amended and updated at any time upon written notice to you. In addition, in the event of any conflict between this policy and/or state, local or federal law, the provisions of such law shall control. If you have any questions about this policy, you should contact:





#### LEASE CONTRACT ADDENDUM FOR SATELLITE DISH OR ANTENNA



Under a Federal Communications Commission (FCC) order, you as our resident have a right to install a transmitting or receiving satellite dish or antenna on the leased dwelling, subject to FCC limitations. We as a rental housing owner are allowed to impose reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you and we agree to follow.

	(street address) i
(city), Nevada,	(zip code).
LEASE CONTRACT DESCRII	PTION.
Lease Contract Date:	
Owner's name:	
Residents (list all residents):	
nesidents (nst un residents).	
	11/4
	0/1/2

Addendum vary or contradict as y terms or conditions found in the Lease Contract, this Andendum shall control.

3. NUMBER AND SIZE. You may install satellite dish(es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter satellite and that only transmit signals or that are not covered by 47 CFR

§ 1.4000 are prohibited.

- 4. LOCATION. Your satellite dish of enna must be located: , or (2) in an area outside your dwelling vard, etc. of which you have exclusive (1) inside your dwelling such as a balcony, pario ve use under your lease. In lation is not permitted on any parking area all, window, window sill, fence area that other residents are allowed or common a, or in llite dish to use. or antenna may not protrude beyond the ver al space that is leased to you for your exclusive
- N-INTERFERENCE. Your installation: (1) 5. SA aply with all applicable ordinances and laws and all reasonal safety standards; (2) may not interfere with our  $cable, telephone\ or\ electrical\ systems\ or\ those\ of\ neighboring$ properties; (3) may not be connected to our telecommunication systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within your leased premises (such as a balcony or patio railing); or (3) any other method approved by us in writing. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.

6. SIGNAL TRANSMISSION FROM EXTERIOR DISH OR ANTENNA TO INTERIOR OF DWELLING. You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed outside your dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a tradition flat cable through a pre-existing hole in the wall that w leed to be enlarged to accommodate the cable ingcables ough a window pane," simi ternal car ntenna for a cellular phone can inside wiring levice glued to either w-without lling bole through the wind (4) wireless transmission gnal from the antenna to a device inside the community in writing. Ne the dwelling; o er Method approved by us (5) any

**SAFETY IN A STAL ATION** In order to assure safety, the strength and sync or materials used for installation must be approved by us. A stallation must be done by a qualified person or company approved by us. Our approval will not be uneasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.

MAIN NEW NCE. You will have the sole responsibility for mantaming your satellite dish, antenna and all related equipment.

dish or antenna and all related equipment when you move out of the dwelling. In accordance with the Lease Contract, you must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish, antenna or related equipment. You will not be responsible for normal wear.

10. LIABILITYINSURANCE. You must take full responsibility for the satellite dish, antenna and related equipment. If the dish or antenna is installed at a height that could result in injury to others if it becomes unattached and falls, you must provide us with evidence of liability insurance (if available) to protect us against claims of personal injury and property damage to others, related to your satellite dish, antenna and related equipment. The insurance coverage must be \$ \_\_\_\_\_\_, which is an amount reasonably determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation above ground level, potential wind velocities, risk of the dish/antenna becoming unattached and falling on someone, etc.

11. SECURITY DEPOSIT. An additional security deposit  \$ will be charged. We (check one) ☐ w consider or ☐ will not consider this additional securi deposit a general security deposit for all purposes. T security deposit amount in the Security Deposit paragra of the Lease Contract [check one] ☐ does or ☐ does r include this additional deposit amount. Refund of t additional security deposit will be subject to the terms a conditions set forth in the Lease Contract regardless whether it is considered part of the general security deposit	rill control over conflicting provisions of this printed form:  he ph cot he nd of
This additional security deposit is required to help prote us against possible repair costs, damages, or failure to remothe satellite dish, antenna and related equipment at time move-out. Factors affecting any security deposit may va depending on: (1) how the dish or antenna is attach (nails, screws, lag bolts drilled into walls); (2) whether however permitted to be drilled through walls for the call between the satellite dish and the TV; and (3) the difficuand cost repair or restoration after removal, etc.	oveof ry, ed lesole
<ul> <li>12. WHEN YOU MAY BEGIN INSTALLATION. You may statinstallation of your satellite dish, antenna or relat equipment only after you have: (1) signed this addendu (2) provided us with written evidence of the liabilitinsurance referred to in paragraph 10 of this addendum; paid us the additional security deposit, if applicable, paragraph 11; and (4) received our written approval of trinstallation materials and the person or company that do the installation, which approval may not be unreasonal withheld.</li> <li>13. MISCELLANEOUS. If additional satellite dishes unwork are desired, an additional lease addendum must be executed.</li> </ul>	ed m; ity (3) in he he gill
Residentor Besidents [All residents must sign here]	Owner or Owner's Representative [signs here]
	Date of Lease Contract

# ADDENDUM PROHIBITING SHORT-TERM SUBLETTING OR RENTAL



constitutes a material violation of the Lease Contract, and as such we may exercise any default remedies permitted in the
Lease Contract, including termination of your tenancy, in accordance with local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawful reason, or by any lawful method.
RESIDENT LIABILITY. You are responsible for and shall be held liable for any and all losses, damages and/or fines that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you are even are responsible for and shall be held liable for any any all actions of any person(s) who occupy your weaking in violation of the terms of this Addendum or the lease of their residents, and violatice or attempted pieles to another person. In accordance with applicable law, within a limiting your liability was green we shall be used to right to collect against any renter's
or damages that we include the result of any violation of the terms of this independent.  SEVERABILITY. It may provision of this Addendum or the Least Contract is invalid or unenforceable under applicable to the years of the provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or the units affecting the remainder of this Addendum or the
recting the remainder of this Addendum of the Nesse Chtract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum while preserving the intent of the varties.  SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
Owner or Owner's Representative (Signs below)
Date of Signing Addendum



# SUPPORT OR SERVICE ANIMAL AMENDMENT TO ANIMAL ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No,	The resident is responsible for the care of the support or service animal. In the event the support or service animal is sick or injured and you are unavailable to seek treatment for
	(street address) in	the animal, we will have the right (but not the duty) to contact a veterinarian and incur on your behalf any necessary
2.	(city), Nevada, (zip code).  LEASE CONTRACT DESCRIPTION.  Lease Contract Date: Owner's name:	veterinarian charges to render aid or treatment to the animal. We will not charge a security deposit for your support or service animal. You will, however, be liable for any damages that this animal may cause.
		<b>3. SPECIAL PROVISIONS.</b> The following special provisions control over conflicting provisions of this printed form:
	Residents (list all residents):	
	You acknowledge that the ownership of owners to the support or service animal does not entire you to permit the animal to bother, threaten or harm other visitories are persons without cause, or engage in conduct constituting a nuisance under applicable law. While in common weas the animal must be supervised and the retitient must be supervised and the retitient must be supported in most all times. Resident is responsible for the proper disposal of animal waste. You acknowledge that if the arimal violety the rules in the Animal Addendum or community rules we have the right to evict both you and the support or service animal, as well as exercise other remedies under the lease.	
	You are legally bound by this do	cument. Please read it carefully.
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
_		Date of Signing Amendment
_		

# **UTILITY ADDENDUM**



("We" and/or "we" and/or "us) and			
"You" and/or "you") of Apt. No	located at		
(street address) in			
and is in addition to all terms and conditionabove described premises, and is hereby in Addendum vary or contradict any terms or	ncorporated into and made a pa	art of such Lease Contract. Wh	ere the terms or conditions found in this
1. Responsibility for payment of utilities, Total Monthly Periodic Rent, will be as	s indicated below:	cation (if applicable), the cost,	and whether the by has a concluded in
included in the Total Monthly Pe water bills will be billed by the s	ou must contract separately wi criodic Rent. service provider to us and then	allocated to you based on the	is service. The cost for this service is not following form ra(s):
The cost for this service (check of Rent and you must pay these bill   If flat rate (4) is selected, the	ls separately.	per mortly.	t included in the Total Monthly Periodic per month.
The 3 <sup>rd</sup> party billing compa	ny if applicante	the maximum ratebox	per monen.
			is service. The cost for this service is not
gas bills will be billed by the sa The cost for this service (chea Rent and you must be been see b	ice provide to us and then all provides in the Total Machine and Separately.	Acted to you based on the following the following of the following the	lowing formula(s): trincluded in the Total Monthly Periodic
☐ The 3 <sup>rd</sup> party billing compar	ny if applicable	the naximum rate is \$	per month.
included in the Total Monthly Pe	ou must contract separately wi criodic Rent.		is service. The cost for this service is not
Rent and you must pay these	ls separately.		e following formula(s): tincluded in the Total Monthly Periodic
☐ The 3 <sup>rd</sup> party biding compa		the maximum rate is \$	per month.
d) Sewer service to the dility willing wil directly to the dility provider. Ye included in the Total Monthly Pe	l w paid by you as follows: 'ou must contract separately with priodic Rent.	ith the provider and obtain the	is service. The cost for this service is not following formula(s):
If that rate (4) As selected, th	ded ili tile Total Molitilly Period	per month.	
☐ Nie 3rd party billing compa	ny if applicable		por monom
included in the Total Monthly Pe	ou must contract separately wi eriodic Rent.	•	is service. The cost for this service is not
The cost for this service is included If flat rate (4) is selected, the	ded in the Total Monthly Period .e current flat rate is \$	lic Rent. per month.	following formula(s):
☐ The 3 <sup>rd</sup> party billing compa	maximum rate (11) is selected, ny if applicable	the maximum rate is \$	per montn.
included in the Total Monthly Pe	ou must contract separately wi eriodic Rent.	th the provider and obtain th	is service. The cost for this service is not
The cost for this service is included	ded in the Total Monthly Period	ic Rent.	on the following formula(s):
	e current flat rate is \$		per month.

g)	Cable TV service to your dwelling will be paid by you as follows:  directly to the utility provider. You must contract separately with the provider and obtain this service. The cost for this service is no included in the Total Monthly Periodic Rent.  cable tv bills will be billed by the service provider to us and then allocated to you based on the following formula(s):  The cost for this service is included in the Total Monthly Periodic Rent.  If flat rate (4) is selected, the current flat rate is \$
h)	Master Antenna service to your dwelling will be paid by you as follows:  directly to the utility provider. You must contract separately with the provider and obtain this service. The cost for this service is not included in the Total Monthly Periodic Rent.  master antenna bills will be billed by the service provider to us and then allocated to you based on the following formula(s):  The cost for this service is included in the Total Monthly Periodic Rent.  left flat rate (4) is selected, the current flat rate is \$ per month.  left flat and allocation (5-10) and maximum rate (11) is selected, the maximum rate is \$ per month.  left flat rate (4) is selected, the graph party billing company if applicable
i)	Internet service to your dwelling will be paid by you as follows:  ☐ directly to the utility provider. You must contract separately with the provider and obtain this service. The cost for this service is not included in the Total Monthly Periodic Rent.  ☐ internet bills will be billed by the service provider to us and then allocated to you based on the following formula(s)  The cost for this service is included in the Total Monthly Periodic Rent.
	☐ If flat rate (4) is selected, the current flat rate is \$ per month. ☐ If any allocation (5-10) and maximum rate (11) is selected, the maximum rate is \$ per vir with ☐ The 3 <sup>rd</sup> party billing company if applicable
j)	Cother   Sprice to your dwelling will be paid by you at follows   directly to the utility provider. You must contract separately with the provider and obtain this service. The past for this service is no included in the Total Monthly Periodic Rent.   bills will be billed by the service provider to us and the allocated to the based on the following formulasis.   The cost for this service is included in the Total Monthly Periodic Rent.   per month.   per m
k)	Service to your dwelling will be paid by you as follows:   directly to the utility provider. You must contribut reparately with the provider and obtain this service. The cost for this service is no included in the Total Monthly Periodic Real.   bills will be billed by the service provider is real and then allocated coyou based on the following formula(s):   The cost for this service is in the Total Monthly Periodic Real.   If flat rate (4) is selected the current that rate is \$
"1 "2 "3 "4 "5 "6 "7 "8 "9	ETERING/ALLOCATION METHOD KEY  ' - Sub-metering of all of your water/gas/electric use  ' - Calculation of your total water use based on sub-metering of hot water  ' - Calculation of your total water use based on sub-metering of cold water  ' - Flat rate per month  ' - Allocation based on the number of persons residue in your dwelling unit  ' - Allocation based on the number of persons residue in your dwelling unit using a ratio occupancy formula  " - Allocation based on square foreign of your dwelling unit  " - Allocation based on a combining of square footage of your dwelling unit and the number of persons residing in your dwelling unit  " - Allocation based on the number of persons in your dwelling unit  " - Other allocation method not listed  (Note: if method "W"s selected a separate sheet will be attached describing the formula used)  1" - Allocation with Mixing at maximular rate
ar as ac sh	In allocation method, is used the or our billing company will calculate your allocated share of the utilities and services provided and a sts in accordance with tate and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in commo eas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formul a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may no curative fees actual to tall utility consumption for Resident. Where lawful, we may change the above methods of determining your allocate are of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed as a provided upon request.
fo	a have e method is used, Resident and Owner agree that the charges indicated in this Agreement represent a fair and reasonable amoun the service(s) provided and that the amount billed reflects the Owner's best good faith effort to capture the monthly per unit cost of the lilty.
co an	an allocation method is used in conjunction with a maximum rate, the monthly utility bill is being stated as a maximum amount for insistency purposes and ease of compliance with applicable law. Based on allocation, your monthly utility bill may be less than the maximum amount stated, and you will be responsible for that lesser amount. Based on allocation, your monthly utility bill may be more than the aximum amount stated, and in such cases, you will only be responsible for the maximum amount stated.
ΙΙt	lity hills included in the total monthly periodic rent must be naid with your nayment of total monthly periodic rent, or if such hill is hille

3. Utility bills included in the total monthly periodic rent must be paid with your payment of total monthly periodic rent, or, if such bill is billed by us directly or through our billing company, upon receipt of that bill. Your failure to pay any such utility bill constitutes a failure to pay your total monthly periodic rent, which is a material and substantial breach of the Lease. In the event of such breach, we will exercise all remedies available under the Lease and applicable law, including eviction for non-payment of rent.

4. Utility bills which are not included in the total monthly periodic rent must paid by the date indicated in the billing statement provided by us directly, or our billing company. Your failure to pay any such utility bill constitutes a material and substantial breach of the Lease. In the event of such breach, we will exercise all remedies available under the Lease and applicable law, including eviction for non-compliance with the terms of the Lease.

2.

	fee for the administration of the utility billi Rent Amount in the Lease; a monthly admir Lease. These fees are indicated below:			
	New Account Fee:	\$		
	Monthly Administrative Billing Fee:	\$ \$		
	Final Bill Fee:	\$		
6.	You will be charged for the full period of time dwelling. If you breach the Lease, you will be the Lease, subject to our mitigation of dama service billed to us for your dwelling and n \$ Charges for utility services be fee, are considered per-occurence charges a	e responsible for utility changes. In the event you fail to nay charge a reasonable adribilled to us as a result of your f	ges for the time period you were oblig timely establish utility services, we ma ninistration fee for billing for the utili ailure to timely establish services, and t	ed to pay the charges under by charge you for any utility ty service in the amount of
7.	When you move out, you will receive a final l you move out or it will be deducted from the		based on your prior utility usage. This	bill must be paid at the time
В.	We are not liable for any losses or damages y dwelling unless such loss or damage was the and waive any claims for offset or reduction or fluctuations.	ou incur as a result of outag e direct result of negligence t of periodic rent or diminist	es, interruptions, or fluctuations in uti by us or our employees. You release us f ned rental value of the dwelling due to s	lity services provided to the rom any and all such claims such outages, interruptions,
	You agree not to tamper with, adjust, or disco of your Lease and may subject you to evictio	on or other remedies available	le tous under your Lease, this Utility A	adenduly and at law.
	You represent that all occupants that will be of any change in such number of occupants.	\		
	You are responsible for all utilities stated in and required to be provided to the dwellin instructions on a utility for which you are resame.	_ ( <i>( ))</i>		
	This Addendum is designed for use in multijurisdiction where such use would be unlaw law, such provision shall be ineffective to the the remainder of this addendum or the Statunchanged. In the event of any conflict bed control.  The following special provisions and any addendum and will super even your children.	derela or written rules fur	hished to wat or before signing will	become a part of this Utility
		——————————————————————————————————————	<i>^</i>	
		~		
		<b>&gt;</b>		
Res	sident Signature		Date	
	sident Signature		Date	
	sident Signature		Date	
Res	sident Signature		Date	
	sident Signature			
	sident Signature			
	nagement			

5. You may be responsible for certain one-time fees associated with the creation and conclusion of utility billing accounts, as well as a monthly



Landlord

# U.S. Department of Housing and Urban Development Office of Housing

OMB Approval No. 2502-0204 Exp. 06/30/2017

# **LEASE ADDENDUM**

<b>VIOLENCE AGAINST V</b>	VOMEN AND JUSTICE DEPAR	RTMENT REAUTHORIZATION ACT OF 2005
TENANT	LANDLORD	UNIT NO. & ADDRESS
	ollowing paragraph to the Lea	as between the above referenced Senant and Landlord.
lustice Department Reauthorizat Conflicts with Other Provision	s of the Lease	clude the provisions of the Molence Against Women and mand other sections of the Lease, the provisions of this
Term of the Lease Addendum		( ))
The effective date of this Lease to in effect until the Lease term	dderdur is ninated.	. This Lease Addendum shall continue to
violations of the Lease or one of abuse.  2. The Landlord may not conside household or any guest or other occupancy rights if the tenant that abuse.  3. The Landlord may request individual is a victim of abut HUD-5382, or other occument days, or an agreed pon externation.	der "good cause" for te mination der criminal pativity directly in the person under the tenant's at or an immodule member of twitting that the victim, or a second that the Certification of the certification of the certification of the certification date, to receive protecti	nce, dating violence or stalking as serious or repeated of assistance, tenancy or occupancy rights of the victim relating to abuse, engaged in by a member of a tenant's control, cause for termination of assistance, tenancy, or the tenant's family is the victim or threatened victim of a family member on the victim's behalf, certify that the of Domestic Violence, Dating Violence or Stalking, Formation form, be completed and submitted within 14 business on under the VAWA. Failure to provide the certification me frame may result in eviction.
Tenant	D	ate
Tenant	D	ate
Tenant	D	ate
Гenant	D	ate
Геnant	D	ate
Геnant	D	ate

Date

## WASHER AND DRYER ADDENDUM



	international distribution of the contract of
	street address), (unit no applicable) in
	city), Nevada,(zip cod
	EASE CONTRACT DESCRIPTION.  Lease Contract Date:
	Owner's name:
]	Residents (list all residents):
-	
-	
-	
(	This Addendum constitutes an Addendum to the above described Lease Contract for the above described on the contract for the
•	nd is hereby incorporated into and made that it such Lea Contract. Where the terms or conditions it and in the
ı	addendum vary or contradict any terms or conditions fou
	n the Lease Contract, this Adderdup and Control.
1	PURPOSE OF ADDENT M. In consideration of your agree or ent a washer and by your only and by signing the addendum, you agree to the terrys and condition the form
]	erein.
	OWNER SUPPLIED WASHER AND DRYER.
1	. Washer and Dryer Rental Fees. We assect to lent by washer and dryer for the sum of \$ mor
1	peginning ona
(	expiring concurrently with the above referenced Lead Contract, including any renewal periods.
,	The monthly washer and or yer rental amount above is includent the total monthly be the dic rent in the lease (par. 6). If a
j	n the total monthly <b>be h</b> odic rent in <b>th</b> e lease (par. 6). If a nonthly washer and drywrent is not paid on or before t
(	lue date, we or our agent(s) reserve the right to remove t
	equipment, at provided by law.
	<ol> <li>Identification of Washer and Dryer. You are entitled exclusive use of a</li> </ol>
ָ [	Full Size
1	Vasher Model/Serial Number:
	Oryer Model/Serial Number:

The washer/dryer set will hereinafter collectively be referred to as the "equipment." You acknowledge that you have inspected the equipment, and have found the same to be in good working condition free from any defect or mechanical issue. You further acknowledge that the equipment is for your use and in consideration of your agreement to pay washer and dryer rent. We are the owner of the equipment, and you shall not remove the equipment from the dwelling. Removal of the equipment from the dwelling without our prior written

consent will constitute theft, and result in our reporting to law enforcement and pursuit of both criminal and civil penalties against you.

C. Responsibility for Damages. You agree to immediately report any and all repairs or maintenance needed to the equipment to us. You will be responsible for any damages to our property, or to the personal property of others, if you fail to promptly report needed repairs or maintenance, and such needed repairs or maintenance not being able to be carried out causes damage to our property, or to the personal property of others. Except as may otherwise be prohibited by law, (1) you are responsible for any damage caused by a leaking washer, and will be billed by us for such damage; (2) we are not liable for any damage caused by the equipment; (3) you agree to waive any and all claims, liabilities and action any nature you may ever have against us and our agents for delivery, repair, maintenance or removal of each ssuch claims arise from any proximate nce or d (4) you entional act committed by t to indemnify and to ho ents harmless and/or for any and all d vnature or kind m your willfu misuse of the equipment.

surance. At all t corry renter's insurance nes you at provides ins coverage r damage to your personal elongings f ater discharge from the equipment a he insurance must also provide coverage for a ential liability, due to your fault, for water or other damage ther dwellings and to personal property ou must wify with your insurance agent that such e included in your policy and must furnish us a of the licy upon our request.

#### . ACCESS O WASHER AND DRYER; EMERGENCIES.

You agree to allow our agent(s) access to the dwelling and the equipment for the purpose of delivery, repair, maintenance, is lacement or removal of the equipment in accordance with applicable statute. You agree to make any necessary preparations, including clearing a path to the laundry closet and securing all pets. Additionally, without advanced notice, you agree to allow our agent(s) access to the dwelling and the equipment in the event of an emergency, in accordance with applicable statute.

- 6. RESIDENT USE AND MAINTENANCE OF WASHER AND DRYER. You agree to use the equipment for normal household purposes, to use diligence in using the equipment, and to take proper care of the equipment. An equipment operations manual will be provided to you upon your request. You acknowledge that you know how to operate the equipment. You are liable to us for all damages to the equipment beyond normal wear and tear including, but not limited to, scratches, dents, dings and costs for repairs. You must pay us for all damages to the equipment upon demand. If not previously paid, we will assess the cost of equipment rent and damages to the equipment against your security deposit and/or final account upon move-out. If you remove the equipment from the dwelling, you shall pay us the actual cost of replacing the equipment.
- 7. ADDITIONAL PROVISIONS. You agree that sums and charges owed under this Addendum are part of the total monthly periodic rent. Violation of this Addendum including, but not limited to, your failure to pay monthly equipment rent is a breach of the Lease Contract, and we shall have all remedies available including termination of the Lease Contract and eviction. In addition, upon your failure to pay equipment rent, we shall have the right to remove the equipment, as provided by law. You shall remain liable for all amounts due under this Addendum until you vacate the dwelling, including holding over or month-to-month periods, and all provisions of this Addendum will remain in full force and effect during such periods.

SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	
Resident or Residents (All residents must sign)	Owner by Owner's Representative (signs below)
	Date of Signing Addendum