

1. Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

<<Tenants (Financially Responsible)>>

and us, the owner/agent:

<<Company Name>>

You've agreed to rent the property located at

<<Unit Address>>

for use as a private residence only. The terms "you," "your" and "tenant" refer to all residents listed above. The terms "we," "us," "Landlord" and "our" refer to the owner/agent listed.

The unit will be occupied exclusively by the resident(s) listed above. The Owner/Agent must approve guests residing on premises for longer than 7 consecutive days. Approval will be expressly given in writing. Each tenant is jointly and severally liable for the payment of rent and performance of all other terms of this agreement.

Addition Occupants (minors)

Addition Occupant (MinorChildren names)

1.2 LEASE DURATION

The lease term ("Term") shall carried out for a period of <<Lease Term>> on <<Lease Start Date>> ("Commencement Date") and end at 5:00 p.m. (local time where Premises is located) on <<Lease End Date>>, unless sooner terminated as hereinafter provided.

a) Possession.

Tenant agrees, however, that in the event Landlord is unable to deliver possession of the Premises on the date the Term of this Lease is to commence, as set forth in the immediately preceding sentence, this Lease shall not be void or voidable, nor shall Landlord be liable to Tenant for any loss or damage resulting therefrom; rather, there shall be an abatement of rent for the period between the date the Term of this Lease is to commence and the date possession is delivered to Tenant, and the Term of this Lease shall be extended by the length of time such possession is delayed; provided, however, that in the event possession is not delivered within 30 days following the date the Term of this Lease is to commence, either party may terminate this Lease prior to delivery of possession to Tenant by giving written notice of such termination to the other party.

1.3 RENTS AND CHARGES

You shall pay <<Monthly Rent>> per month for rent. The first month's rent and/or prorated rent amount of <<Prorated Rent>> shall be due prior to move-in.

Every month thereafter, you must pay your rent on or before the 1st day of each month with a grace period of <<Grace Period Days>>. The following late fees will apply for payments made after the grace period:

Late fee rule: <<Late Fee Rule>>

Daily late fee: <<Daily Late Fee>>

A charge of \$30 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

A month to month tenancy automatically renews for successive terms of one month and may be terminated by either Owner or Resident with or without cause by giving a 30 day written notice prior to the end of the rental period. Without proper notice resident will be responsible for the next months rent. All notices of change in tenancy must be in writing.

1.4 SECURITY DEPOSIT

The total security deposit(s) at the time of execution of this Lease Contract for all residents in the unit is <<Security Deposit Charges>>, due on or before the date this Lease Contract is signed. Due to your screening outcome you will be charged a Refundable Risk Mitigation Deposit of \$Risk Mitigation Deposit Amount, included in the total mentioned above. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your, performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees. Should you vacate without proper notice, as stated in the lease, you shall forfeit your deposit and owe any outstanding damages, fees, rents, and utilities in full.

1.5 CONDITIONS OF PREMISES

Tenant acknowledges that they have examined the Premises prior to taking possession, knows the condition of the Premises, and accepts the Premises in its present condition, including heating, plumbing, and smoke detectors. The Tenant's acceptance of possession shall constitute conclusive evidence of the Tenant's receipt of the Premises in good order and repair as of the commencement of the lease term. The Landlord or their agent has made no promises as to the condition or the repair of the Premises to the Tenant unless they are expressed in this lease, or a rider attached to this lease signed by Tenant and Landlord or his agent. No promises to decorate, alter or repair the Premises have been made by the Landlord or his agent unless expressed in this lease. Tenant acknowledges that the Premises is in good or acceptable condition and that Landlord has not agreed to undertake any maintenance, alterations, or repairs or to construct any improvements to the Premises, not listed on the Move In Condition Report.

a) Move In Condition Report.

On the Commencement Date, Tenant shall have the opportunity to inspect the Premises and make a record of the present condition. If a Move-In Condition Report is not done upon move in for whatever reason, a report in writing must be returned by the tenant within three (3) days after the Commencement Date, to TRG Management. If not, all portions of the Premises shall be deemed to be in good and undamaged condition. Without limiting the foregoing, the failure to return the Move-In Condition Report could result in Tenant being held responsible for any unreported damages upon termination of this Lease.

b) Return of Premises.

Tenant agrees to return the Premises, furnishings, and appliances to Landlord upon the termination of this Lease in the condition existing on the Commencement Date, normal wear and tear excepted. Landlord may offset any damages to the Premises incurred during the Term of this Lease with the Security Deposit. If the Security Deposit does not cover repair of all damages to the Premises, Tenant shall be liable for any and all additional amounts.

1.6 UTILITIES

We'll pay for the following utilities:

<<Utilities Included>>

Tenant will pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting.

You are required to provide all confirmation that all utilities within the household are put in your name. This will be required before being given possession of the property. If for some reason any utility bills are received by the owner and/or TRG management during your tenancy the balance will be applied to your ledger. Failing to resolve unpaid utilities is considered a violation of your lease agreement and can result in notice to vacate.

1.7 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

1.8 KEYS AND LOCKS

You will be provided the following keys:

Front door

All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall be liable for the entire cost all of key and lock replacements. You shall not change the locks or add a deadbolt lock without our written consent.

All keys must be returned to us when you vacate the unit. You will be charged a minimum of \$75 for the cost of new locks and keys that are not returned.

By initialing below, you acknowledge and agree to the terms in Section 1.

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2. Policies and Procedures

2.1 HOUSEKEEPING

You shall keep the interior of Premises clean, sanitary and free from objectionable odors at all times. You shall ensure that trash and other materials are not permitted to accumulate so as to cause a hazard or be in violation of any health, fire or safety ordinance or regulations.

Resident shall keep Premises and such other areas as may be assigned for your exclusive use, including but not limited to, the Premises fixtures, appliances, entry doors, windows, screens, sidewalks, parking space(s) and grounds, in clean, safe and sanitary condition.

Resident acknowledges that damage caused by smoking, cooking or other odors is not considered normal wear and tear and that Resident will be held responsible for additional costs related to smoke or odor related damages. Smoke related damages can be, but are not limited to, yellowed walls, ceilings, mini blinds, and draperies, sealing of walls and/or deodorizing of carpets and burns to counters and sinks.

2.2 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Lease Contact.

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.

Smoke Detectors

The unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. Should your smoke detector and/or carbon monoxide indicate battery replacement needed, you are responsible for replacing said batteries. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

Safety and Crime Free

You or any guest or resident under your control, should not engage in any criminal activity in your unit or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

2.3 PARKING

You will park on the property at your own risk. 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. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from existing, are parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes.

2.4 PETS

No animals (including mammals, reptiles, birds, fish, rodents, and insects) may be kept permanently or harbored temporarily on or near the Premises without the advance written consent of Landlord which consent may be withheld in the sole, absolute discretion of Landlord. We do not give consent for any animals to be kept on the Premises, unless otherwise noted below. If authorization is given, tenant(s) may have to pay a nonrefundable pet fee.

You must remove an illegal animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. If an animal has been in the unit at any time during your term of occupancy (with or without our consent), we'll charge you for de-fleaing, deodorizing, and shampooing.

Due to insurance restrictions, we cannot allow Pit Bulls, Rottweilers, or Akitas.

In the event we consents to any animals being kept on the Premises, the following amounts shall be due and payable by you:

a) Pet Fee: The Pet Fee of \$250 may be used by Landlord to pay or reimburse Landlord for all costs and damages incurred by Landlord by reason of any animals being kept on the Premises. Any charges exceeding this amount will be charged to you upon move out.

b) Pet Rent: You will be responsible for paying a pet rent of \$10 a month for each approved pet residing in the above mentioned property.

Number of Pets

Pet Name

Pet Type

Pet Weight

Pet (Additional Info Ex: Service Animal)

2.5 NON-SMOKING PROPERTY

No Smoking; Due to increased risk of fire, increased maintenance costs and the known health effects of secondhand smoke, smoking is prohibited within the confines of the home or any enclosed spaces on the property. The term "smoking" includes vaping, e-cigarettes and the use of any smoke producing device. You are responsible for ensuring residents, guest, invited or uninvited comply with this rule.

If you chose to smoke on your patio or outside the above mentioned areas, but on the property, in keeping with our housekeeping agreement, you are responsible for disposing of cigarettes in the appropriate manner.

By initialing below, you acknowledge and agree to the terms in Section 2.

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3. Tenant Responsibilities

3.1 GUESTS

You and all guests and occupants must comply with any written community rules and policies, including but not limited to, the instructions for care of our property.

We may make reasonable changes to expectations, in writing, effective immediately.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

a) It is your responsibility to make minor repairs and maintenance to the Premises. If you are unclear of what constitutes minor repairs and maintenance, Tenant should contact the Landlord prior to performance of said task.

b) If you encounter minor issues with any listed utilities, it is your responsibility to contact the applicable utility service to confirm issue, attain information and advise prior to requesting Landlord to act. E.g., If the electricity goes out, you should call the electric company to inquire if there is an outage prior to requesting the Landlord to act. The Utility accounts are under your name and the you shall take responsibility for these accounts and service provided. In the case of your concerns pertaining to natural gas, you must make your safety a priority. Once your safety is established, you should call the designated authorities (911 and Kansas Gas Service Emergency) to report the concern. You agree that we shall not be liable for any personal injury or loss or damage to the property which is caused by failure or malfunction of the sewer system, gas or heating system or electrical system when such failure or malfunction is the result of acts or omissions beyond the direct control of the landlord, nor shall landlord be liable.

c) Do not flush anything besides normal toilet paper down the toilet(s). This includes feminine products, "flushable" wipes, paper towels, or any other item aside from normal toilet paper. If there is a sewer backup and the plumber determines any of these items are the cause, Tenant shall be liable for any bills to remedy the situation.

d) Tenant shall be responsible for the reasonable cost of repairs made necessary by Tenant's negligence or willful misconduct or Tenant's

failure to pay utility bills. Tenant shall be responsible for all costs associated with maintenance or repair of the foregoing items if Tenant or any person within Tenant's control destroys, defaces, damages, or impairs such items, including, without limitation, causing the plumbing system to become clogged or backed up other than by reason of ordinary wear and tear of the plumbing system. Tenant shall maintain the Premises in a clean, safe, and sanitary manner, keeping the entire Premises free from trash, rubbish, and the like.

3.3 RIGHT OF ENTRY AND INSPECTIONS

We have the right to enter the premises at all reasonable hours, with proper notice, for the purpose of inspection, responding to your request, making repairs and/or preventative maintenance, pest control, showing to prospective residents, buyers, loan officers or insurance agents, and for any emergency situations that may arise.

Proper Notice is considered to be 24 hours or more in advance. Notice can be given via email, or posted to the premises. Should the purpose of entry be responding to an emergency matter, every effort will be maintained to make contact with you before entry but will not require 24 hours notice.

We will be performing a minimum of one inspection per year. The outcome of said inspections can also be a condition of renewal of the lease contract. All inspections will include notice along with instructions for those who will not be present to secure or remove any pets in the home, and to remove or accompany any minors under the age of 18.

Failing to comply with inspections instructions or refusal of entry is a violation of your lease agreement and can lead to eviction.

3.4 MOVE-OUT

You will give us a written notice with your intent to vacate 30 (thirty) days prior to the date of expiration of the Lease Contract. In such notice, you will include your forwarding address.

Surrender, abandonment, and eviction ends your right of possession for all purposes and gives us the immediate right to: clean up and make repairs to the property; determine any security deposit deductions; and remove property left on the property. Surrender, abandonment, and eviction affect your rights to property left in the unit. Surrender, abandonment, and eviction do not affect our mitigation obligations.

Cleaning

You must thoroughly clean the unit, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

Charges

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of our property that was in or attached to the unit and is missing; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

Deposit Refund

We will mail to you at your last known address your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 (thirty) days after the Lease Contract termination and delivery of possession to us.

By initialing below, you acknowledge and agree to the terms in Section 3.

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4. General Clauses

4.1 RELEASE FROM LEASE CONTRACT

Unless you're entitled to terminate this Lease Contract, you won't be released from this Lease Contract for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

Military Personnel Clause

You may terminate the Lease Contract if you enlist or are drafted or commissioned and on active duty in the Armed Forces of the United States. You must give us written notice of termination, 30 (thirty) days prior to the termination date. You must provide us proof that you qualify for this limited exception.

Roommate Release and Subletting

Subletting property is allowed exclusively with our written consent. All subletters must undergo the same application process including all applicable fees and deposits.

Should an adult member of the household want to vacate, it is your responsibility to notify management. In addition both parties must sign a roommate release disclosing member(s) of the household who will be vacating and remaining. All deposits and rights and/or responsibility will be forfeited by departing member(s).

Should there be no approval by way of subletting process or roommate release, all rights and responsibilities will remain with original parties listed on the lease.

4.2 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: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether or where arrest or conviction occurs; you abandon the apartment; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense; any illegal drugs or paraphernalia are found in your apartment; you or any guest or occupant engages in any prohibited conduct; or you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may file a suit for Lease Contract termination after giving you fourteen (14) days written notice of Lease Contract termination. Such notice will state that your Lease Contract will terminate fourteen (14) days of your receipt of the notice, unless the breach is remedied within the fourteen (14) day period.

Holdover

You or any occupant, invitee or guest must not hold over beyond the date contained in your move-out notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then we shall be entitled for damages for the hold-over period plus any expenses incurred due to the breach of this condition of the Lease Contract.

Other Remedies

If your rent is delinquent, you immediately forfeit all rights to occupy the unit any longer, and if you have not vacated the unit by the date specified in the Lease Contract termination notice, you are guilty of a misdemeanor. Each day of your unlawful presence in the unit constitutes a separate offense. We may report unpaid amounts to credit agencies. Upon your default and early move-out, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies, including suit for Lease Contract termination, possession, damages, rent, and all other monies due. We may turn any returned checks over to law enforcement officials for prosecution according to law.

4.3 CONTRACT TERMINATION AND DISPUTE

This Lease Contract may only be amended, waived, or terminated by our representatives in writing. Any oral promises, representations or agreements by our representatives shall not be considered legally binding. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written notice requirement, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

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.

Force Majeure

We shall be excused from performance of obligations if we are prevented from fulfilling such obligations by an act of God, strikes, epidemics, war, acts of terrorism, riots, or other occurrence, which is beyond our control.

4.4 PEST POLICY

We insure that every property is treated prior to move in, regardless of history of pest issues or lack thereof. Therefore you agree to prevent and control possible infestation by adhering to the below list of responsibilities:

1. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and personal belongings for signs of pests before re-entering your unit. After guests visit, inspect beds, bedding, and upholstered furniture for signs of bedbug infestation.
2. Tenant shall report any problems immediately to Landlord. Even a bugs can rapidly multiply to create a major infestation that can spread to other neighboring units.

3. Tenant shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Tenant must comply with recommendations and requests from pest control specialist prior to professional treatment including to but not limited to:
 - Placing all bedding, drapes, curtains, and small rugs in bags for transport to laundry or dry cleaner.
 - Heavily infested household items such as mattresses or furniture items may need to be sealed.
 - Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
 - Vacuum all floors, including inside closets. Vacuum all furniture including including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of them properly.
 - Wash all machine-washable bedding, drapes, and clothing, etc. on the hottest water temperature and dry on the highest heat setting.
 - Discard any items that cannot be decontaminated.
 - Move furniture toward the center of the room so that technicians can easily treat carpet edges as well as walls and furniture surfaces. Be sure to leave easy access to closets.
 - Additional steps such as removing all food items from cupboards and cabinets may be required in addition to keeping all foods, dry, perishable or otherwise in sealed containers, may be required depending on the proper treatment necessary for the particular infestation.

Failure to be prepared, deny entry or otherwise interfere with treatment can result in additional fees such as trip and cancellation fees, paid for by you.

1. You acknowledge that the Landlord shall not be liable for any damages or loss of personal property to the Tenant, as a result of a pest infestation.
2. Tenant shall pay the cost of any extermination treatment to remedy an infestation, and any repairs occasioned by any such treatment and repairs to other residential units and common areas within the property.

By presenting you with a better understanding of our requirements, we hope to reduce pest calls and make you more comfortable.

- Only EPA approved pesticides will be used only in a manner that will not adulterate or contaminate food, equipment, supplies, etc. as provided by Federal and State laws.

By initialing below, you acknowledge and agree to the terms in Section 4.

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5. Lead Based Paint Disclosure

5.1 LEAD WARNING STATEMENT

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

5.2 PROPERTY ADDRESS AND YEAR BUILT

<<Property Address>>Year built: Year Built

5.3 OWNER'S DISCLOSURE FOR PRE-1979 HOUSING

Owner has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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5.4 AGENT'S ACKNOWLEDGMENT

Agent has informed the owner of the owner's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibility to ensure compliance.

5.5 CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

By initialing below, you acknowledge and agree to the terms in Section 5.

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6. Crime Free Multi-Housing Lease Addendum

6.1 CRIME FREE HOUSING AGREEMENT

All residents of Crime Free Multi-Housing properties are required to sign this Lease Addendum. Please take time to read and adhere to these requirements.

In consideration of the execution or renewal of a lease of the dwelling unit classified in the lease, Owner and Resident agree as follows:

Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

Resident, any member of the resident's household, or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near said premises.

Resident or members of the resident's household will not permit dwelling to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

Resident or members of the resident's household or guest, or another person under the resident's control shall not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near the dwelling unit, premises, or otherwise.

Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including prostitution as defined in A.R.S 13-3211, criminal street gang activity as defined in A.R.S. 13-105 and 13-2308, threatening or intimidating as prohibited in A.R.S. 13-1202, assault as prohibited in A.R.S. 13-1203, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent or other tenant or involving imminent serious property damage, as defined in A.R.S. 33-1368.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A **single violation** of any provisions of this addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under AR.S. 33-1377, as provided in A.R.S 33-1368. Unless otherwise prohibited by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager and Resident.

By initialing below, you acknowledge and agree to the terms in Section 6.

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7. Rules and Regulations

7.1 RULES AND REGULATIONS

- a) The Premises shall only be used as a one family, residential dwelling.
- b) Non-operative vehicles are not permitted on the Premises, and any such non-operative vehicle may be removed by Landlord at the expense of Tenant after providing a ten (10) day written notice posted on such vehicle, and Tenant shall have no right or recourse against Landlord after the expiration of the notice period.
- c) No goods or materials of any kind or description which are combustible or would increase fire risk shall be kept in or placed on the Premises.
- d) No nails, screws or adhesive hangers except standard picture hooks, shade brackets and curtain rods may be placed in walls, woodwork, or any part of the Premises.
- e) Tenant shall not place any objects or personal property in a manner that is inconsistent with the load limits of the Premises. Waterbeds, pianos, pool table, aquariums and other such heavy furniture or equipment shall only be permitted on Premises with written consent of Landlord.
- f) Boats, trailers, recreation vehicles (RVs), and campers are not permitted on the Premises unless otherwise agreed to within the Lease.
- g) No dangerous heating devices (i.e., space heaters), flammable fluids or materials that may be hazardous to life or the Premises are allowed on the Premises.
- h) The Tenant shall not hang objects out of windows or place objects on windowsills or ledges, which may fall and injure persons below.
- i) Tenant shall not place any signs or advertisements on the windows or within the Premises or otherwise upon the Property if such signs are visible from the street.
- j) Hallways and stairways shall not be obstructed. Tenant may not store any items that obstruct the hallways or stairways.
- k) Landlord may bar individuals from Premises. All guests and invitees of Tenant shall observe all rules and regulations of the building. If these provisions are violated by guests, they may be barred and/or arrested for criminal trespass, after they have received a barred notice and then have been placed on a barred list by Landlord. Violation of this rule are grounds for termination of your tenancy.
- l) Tenant shall dispose of garbage by securely bagging or wrapping same and disposing of it in designated garbage containers. Tenant shall not allow garbage containers to overflow and shall see to it that garbage container lids are fully closed and secure at all times.
- m) Tenant shall not interfere in any manner with the heating unit nor run extension cords or electrical appliances in violation of the Building Code.
- n) Tenant shall not dispose of rubbish, rags, or other items which might clog toilets or sink drains into toilets or sink drains.
- o) The Tenant shall not use the Premises for any unlawful purpose. The Premises shall be used exclusively for the private residence of Tenant, and for no other purpose.
- p) Tenant will not deliberately or negligently destroy, deface, damage, impair or remove any part of the Premises or permit any person to do so.
- q) Tenant will act and require other persons on the Premises to act in a manner that will not disturb the neighbors' peaceful enjoyment of their property.
- r) Tenant will not engage in any illegal activity nor will permit any other persons on the Premises to engage in illegal activity.
- s) Tenant will ensure lint filters on laundry units are routinely cleaned. Landlord shall not be liable for any personal injury or property damage arising from or relating to Tenant's use of these items.
- t) Tenant will ensure air conditioning filters are clean and free from dirt. If the tenant fails to complete the above mentioned tasks, which results in work paid for by us, we will require you to be financially responsible for the cost of the work to be done.
- u) During freezing temperatures, Tenant agrees to take all reasonable steps to protect pipes from freezing
- v) If Tenant desires to share the property with a new housemate, written approval is required by the Landlord. This approval will include a background check.
- w) Tenant acknowledges that Tenant has read the Rules and Regulations and agrees to be bound by them.
- x) Landlord may establish additional reasonable Rules and Regulations concerning the maintenance, use, and operation of the Premises. Amendments and/or additions to the Rules and Regulations shall be effective upon delivery of a copy of any amendment and/or additions

to Tenant.

By initialing below, you acknowledge and agree to the terms in Section 7.

X _____
Initial Here

8. Sign and Accept

8.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed