

## **APARTMENT LEASE CONTRACT**



Date of Lease Contract: **May 25, 2021**  
(when the Lease Contract is filled out)

*This is a binding document. Read carefully before signing.*

## Moving In — General Information

- 1. PARTIES.** This Lease Contract is between *you*, the resident(s) (*list all people signing the Lease Contract*):

Jared Shakespaere, Ciara Shakespaere

- 5. KEYS.** You will be provided 2 apartment key(s), 1 mailbox key(s), \_\_\_\_\_ FOB(s), and/or 0 other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same.

- 6. RENT AND CHARGES.** Unless modified by addenda, you will pay \$ 1084.00 per month for rent, payable in advance and without demand:

- at the on-site manager's office, or
- at our online payment site, or
- at \_\_\_\_\_

and us, the owner: Indigo Park Apartment Owner, LLC

(name of apartment community or title holder). You've agreed to rent  
Apartment No. 09303 at 11959  
**Nicholson Drive #9303**  
\_\_\_\_\_  
(street address) in  
**Baton Rouge**  
(city), Louisiana, 70810 (zip code) (the "apartment" or  
the "premises") for use as a private residence only. The terms "you"  
and "your" refer to all residents listed above. The terms "we," "us,"  
and "our" refer to the owner listed above (or any of owner's  
successors' in interest or assigns). Written notice to or from our  
managers constitutes notice to or from us. Written or electronic  
notice to or from one resident or occupant shall be considered notice  
to or from all residents and occupants for purposes of this Lease  
Contract. If anyone else has guaranteed performance of this Lease  
Contract, a separate Lease Contract Guaranty for each guarantor is  
attached.

- 2. OCCUPANTS.** The apartment will be occupied only by you and  
*(list all other occupants not signing the Lease Contract):*

Jared Shakespaere II

Prorated rent of \$ 252.00 is due for the remainder of (check one):  1st month or  2nd month, on May 25, 2021.

Otherwise, you must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment and you expressly provide us the authority to do so by the terms of this lease. Rent is not considered accepted, if the payment/ACH is rejected, does not clear, or is stopped for any reason. If you don't pay all rent on or before the 3rd day of the month, you'll pay a late charge. Your late charge will be (check one):  a flat rate of \$ 100.00 or  10 % of your total monthly rent payment. You'll also pay a charge of \$ 75.00 for each returned check or rejected electronic payment, plus a late charge. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized. We'll also have all other remedies for such violation. All payment obligations under this Lease Contract shall constitute rent under this Lease Contract.

- 7. UTILITIES.** We'll pay for the following items, if checked:

- water
- wastewater
- other
- gas
- trash
- electricit
- cable TV

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected for any reason—including disconnection for not paying your bills—until the lease term or renewal period ends. Cable channels that are provided may be changed during the Lease Contract term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-powered lighting. If your utility charges are determined by an individual utility meter or an alternative formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance.

- 3. LEASE TERM.** The initial term of the Lease Contract begins on the 25th day of May, 2021 and ends at 11:59 pm the 6th day of February, 2022.

**Renewal.** This Lease Contract will automatically renew month-to-month unless either party gives at least 60 days written notice of termination or intent to move-out as required by paragraph 46 (Move-Out Notice). *If the number of days isn't filled in, at least 30 days notice is required.*

- 4. SECURITY DEPOSIT.** Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 565.00, due on or before the date this Lease Contract is signed.

**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 residents, 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 due to theft, fire, water damage, pipe leaks and the like. If no box is checked, renter's insurance is not required.

Additionally, you are [check one]  required to purchase personal liability insurance  not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions, is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

**9. LOCKS AND LATCHES.** Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move into your Apartment.

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

**Payment for Rekeying, Repairs, Etc.** You must pay for all repairs or replacements arising from misuse or damage to devices by you or 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.

## Special Provisions and "What If" Clauses

**10. SPECIAL PROVISIONS.** The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract. These "Special Provisions" will override any sections of this lease in conflict with the Special Provisions.

**See special provisions on the last page**

See any additional special provisions.

**11. EARLY MOVE-OUT; RE-RENTING CHARGE.** You'll be liable to us for a re-renting charge of \$ 1084.00 if you:

- (1) fail to give written move-out notice as required in paragraph 46 (Move-Out Notice); or
- (2) move out without paying rent in full for the entire Lease Contract term or renewal period; or
- (3) move out at our demand because of your default; or
- (4) are judicially evicted.

*The re-renting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract.*

**Not a Release.** The re-renting charge is not a Lease Contract cancellation fee or buyout fee. It is an agreed-to estimate 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 re-renting charge is a reasonable estimate of such damages and that the charge is due whether or not our re-renting attempts succeed. If no amount is written in this lease contract, you must pay our actual re-renting costs so far as they can be determined. The re-renting charge does not release you from continued liability for: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

**12. DAMAGES AND 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, negligence, or intentional conduct by you or your invitees, 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. We have not waived our right to collect these payments from you if there is a delay in our demanding payment from you.

**13. PROPERTY LEFT IN APARTMENT.** "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 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 51 (Deposit Return, Surrender, and Abandonment)).

**Storage.** We may store, but have no duty to store, property removed after judicial eviction, surrender, or abandonment of the apartment. We're not liable for casualty loss, damage, or theft. You must pay reasonable charges for our packing, removing or storing of any property.

**Redemption.** If we've removed and stored property after surrender, abandonment, or judicial eviction, you may redeem only by paying, packing, removal and storage charges. We may return redeemed property at the place of storage, the management office, or the apartment (at our option). We may require payment by cash, money order, or certified check.

**Disposition or Sale.** Except for animals and property removed after the death of a sole resident, we may throw away or give to a charitable organization all items of personal/movable property that are: (1) left in the apartment after surrender or abandonment; or (2) left outside more than 1 hour after eviction is completed. Animals removed after surrender, abandonment, or eviction may be kennelled or turned over to local authorities or humane societies.

**14. FAILING TO PAY FIRST MONTH'S RENT.** If you don't pay the first month's rent when or before the Lease Contract begins, all future rent will be immediately due without notice. We also may end your right of occupancy and recover damages, future rent, re-renting charges, attorney's fees, court costs, and other lawful charges. Our rights and remedies under paragraphs 11 (Early Move-Out; Re-Renting Charge) and 33 (Default by Resident) apply to acceleration of rent payments under this paragraph.

**15. RENT INCREASES AND LEASE CONTRACT CHANGES.** No rent increases or 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 under paragraph 19 (Community Policies or Rules). If, at least 5 days before the advance notice period referred to in paragraph 3 (Lease Term), we give you written notice of rent increases or Lease Contract changes effective when the Lease Contract term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or Lease Contract changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 46 (Move-Out Notice).

**16. DELAY OF OCCUPANCY.** If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to: (1) reduction of rent on a daily basis during delay; and (2) your right to terminate as set forth below. Termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent paid. Rent reduction or Lease Contract termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

If there is a delay and we haven't given notice of delay as set forth immediately below, you may terminate up to the date when the apartment is ready for occupancy, but not later.

- (1) If we give written notice to any of you when or after the initial term as set forth in paragraph 3 (Lease Term)—and the notice states that occupancy has been delayed because of construction or a previous resident's holding over, and that the apartment will be ready on a specific date—you may terminate the Lease Contract within 3 days of your receiving the notice, but not later.

(2) If we give written notice to any of you before the initial term as set forth in paragraph 3 (Lease Term) and the notice states that construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate the Lease Contract within 7 days after any of you receives written notice, but not later. The readiness date is considered the new initial term as set forth in paragraph 3 (Lease Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree.

## **17. AD VALOREM TAXES/FEES AND CHARGES - ADDITIONAL RENT.**

Unless otherwise prohibited by law, if, during the term of this Agreement, any locality, city, state, or Federal Government imposes upon Us, any fee, charge, or tax, which is related to or charged by the number of occupants, or by the apartment unit itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy

of the apartment, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. As examples, these charges can include, but are not limited to: any charges we receive for any zoning violation, sound, noise or litter charge; any charge under any nuisance or chronic nuisance type statute, 911 or other life safety, per person, or per unit charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

**18. 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**

**19. COMMUNITY POLICIES OR RULES.** You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if they are distributed and applicable to all units in the apartment community and do not change dollar amounts on page 1 of this Lease Contract.

**20. 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 and common areas. 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 or near pools and all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps 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. 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.

We may exclude from the apartment community, to the extent permitted by Louisiana statutes, 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 to the extent permitted by Louisiana statutes, 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.

**21. 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.

**22. PARKING.** We may regulate the time, manner, and place of parking all cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. Motorcycles or motorized bikes may not be parked inside an apartment unit or on sidewalks, under stairwells, or in handicapped parking areas. We may have unauthorized or illegally parked vehicles towed by following applicable state law procedures. A vehicle is unauthorized or illegally parked in the apartment community if it:

- (1) has a flat tire or other condition rendering it inoperable; or
- (2) is on jacks, blocks or has wheel(s) missing; or
- (3) has no current license plate or no current registration and/or inspection sticker; or
- (4) takes up more than one parking space; or
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- (6) is parked in a marked handicap space without the legally required handicap insignia; or
- (7) is parked in a space marked for manager, staff, or guest at the office; or
- (8) blocks another vehicle from exiting; or
- (9) is parked in a fire lane or designated “no parking” area; or
- (10) is parked in a space marked for other resident(s) or unit(s); or
- (11) is parked on the grass, sidewalk, or patio; or
- (12) blocks garbage trucks from access to a dumpster; or
- (13) belongs to a resident and is parked in a visitor or retail parking space.

**23. RELEASE OF RESIDENT.** Unless you’re entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 16 (Delay of Occupancy), 32 (Responsibilities of Owner), 46 (Move-Out Notices), or any other applicable law 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.

## **24. MILITARY PERSONNEL CLAUSE.**

All parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member’s Civil Relief Act, or any applicable state law(s), if you are seeking to terminate this Lease Contract and/or subsequent renewals and/or Lease Contract extensions under the rights granted by such laws.

**25. 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 and carbon detectors, keyed deadbolt locks, keyless bolting devices, window latches, and access control devices.

**Smoke and 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 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 disable or damage the smoke detector or carbon monoxide detector or fail to replace a dead battery or report malfunctions to us, you will be liable to us for actual damages and others for any loss, damage, or fines from fire, smoke or water. You and any occupants hereby release and hold harmless owner from any and all claims that you or any occupants may have against owner that are related in any way whatsoever to the smoke detectors and carbon monoxide detectors furnished by owner.

**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, 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, and you specifically agree to indemnify landlord for any claims, damages, actions and causes of action resulting from your negligence. 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 these services.

**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 representative. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures upon the property, they are not a guarantee to prevent crime or to reduce the risk of crime on the property. You agree that no access control or security measures can eliminate all crime and that you will not rely upon any provided access control or security measures as a warranty or guarantee of any kind. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You also must furnish us with the law-enforcement agency's incident report number upon request.

**26. CONDITION OF THE PREMISES AND ALTERATIONS.** You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties except those required by Louisiana statutes. You'll be given an Inventory and Condition form on or before move-in. You must note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

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 you sign our satellite dish or antenna lease addendum which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke and carbon 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.

**27. 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 tenant/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; mold; 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. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs and reconnections. Rent will not abate in whole or in part unless authorized under Louisiana Law.

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 prorated rent and all deposits, less lawful deductions.

**28. ANIMALS.** Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment Community unless we've so authorized in writing. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. An animal deposit is considered a general security deposit. We will authorize an assistance animal for a disabled person. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal, we may require you to execute a separate animal and/or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for 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. We may remove an unauthorized animal by following the procedures of paragraph 33 (Default by Resident).

**29. WHEN WE MAY ENTER.** If you or any guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed in (2) below may peacefully enter the apartment at reasonable times for the purposes listed in (2) below. If nobody is in the apartment, then such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary) if:

- (1) written notice of the entry is left in a conspicuous place in the apartment immediately after the entry; *and*
- (2) entry is for: responding to your request; making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke-detector or carbon monoxide detector batteries; retrieving unreturned tools, equipment or appliances; preventing waste of utilities; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices; removing or rekeying unauthorized access control devices; removing unauthorized window coverings; stopping excessive noise; removing health or safety hazards (including hazardous materials), or items prohibited under our rules; removing perishable foodstuffs if your electricity is disconnected; retrieving property owned or leased by former residents; inspecting when immediate danger to person or property is reasonably suspected; allowing persons to enter as you authorized in your rental application (if you die, are incarcerated, etc.); allowing entry by a law officer with a search or arrest warrant, or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); or showing apartment to government inspectors, fire marshals, lenders, appraisers, contractors, prospective buyers, or insurance agents.

**30. SOLIDARY RESPONSIBILITY.** You are individually responsible for all Lease Contract obligations. You are also responsible for all other residents' Lease Contract 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 Contract 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 may be by one check jointly payable to all residents; the check and any deduction itemizations may be mailed to one resident only.

## Replacements

**31. REPLACEMENTS AND SUBLetting.** Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any license to occupy, then:

- (1) a re-renting charge *will not* be due;
- (2) an administrative (paperwork) and/or transfer fee *will* be due, and a rekeying fee *will* be due if rekeying is requested or required; and
- (3) you *will* remain liable for all Lease Contract obligations for the rest of the original Lease Contract term.

The approval, or not, of replacing a resident, subletting, assignment, or granting a right or license to occupy, is within our sole discretion.

**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, your security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right to occupancy or a security deposit refund, but will remain liable for the remainder of the original Lease Contract term unless we agree otherwise in writing—even if a new Lease Contract is signed.

## Responsibilities of Owner and Resident

**32. RESPONSIBILITIES OF OWNER.** We'll act with customary diligence to:

- (1) keep common areas reasonably clean, subject to paragraph 26 (Condition of the Premises and Alterations);
- (2) maintain fixtures, furniture, hot water, heating and A/C equipment;
- (3) substantially comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
- (4) 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 terminate your tenancy and exercise other remedies under state statute by following this procedure:

- (a) you must make a written request for repair or remedy of the condition, and all rent must be current at the time;
- (b) after receiving the request, we have a reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor and utilities;
- (c) if we haven't diligently tried to repair within a reasonable time, you must then give us written notice of intent to terminate your tenancy unless the repair is made within 7 days; and
- (d) if repair hasn't been made within 7 days, you may terminate your tenancy and exercise other statutory remedies. Security deposits and prorated rent will be refunded as required by law.

eviction proceedings. However, we will accept past-due rent and costs at any time prior to eviction being completed as required by Louisiana statutes.

**Acceleration.** All monthly rent for the rest of the Lease Contract term or renewal period may be accelerated at our option without notice or demand (before or after acceleration) and will be immediately due and delinquent if, without our written consent: (1) you move out, remove property in preparing to move out, or give oral or written notice (by you or any occupant) of intent to move out before the Lease Contract term or renewal period ends; and (2) you've not paid all rent for the entire Lease Contract term or renewal period. Such conduct is considered a default for which we need not give you notice. Remaining rent also will be accelerated if you're judicially evicted or move out when we demand because you've defaulted. You will be refunded any future rent payments you have made because you defaulted on the lease as long as a new tenant is found. You will still be liable for rent for the period of time during which no tenant is living in the unit. We will attempt, to the extent required under Louisiana law, to find a new tenant to rent the unit.

**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) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (2) rent for the holdover period will be increased by 25% over the then-existing rent, without notice; (3) you'll be liable to us for all rent for the full term of the previously signed Lease Contract of a new resident who can't occupy because of the holdover; and (4) at our option, we may extend the Lease Contract term—for up to one month from the date of notice of Lease Contract extension—by delivering written notice to you or your apartment while you continue to hold over.

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

**Other Remedies.** If your rent is delinquent and we give you prior written notice, we may terminate electricity that we've furnished at our expense, by following applicable Louisiana law, unless governmental regulations on submetering or utility proration provide otherwise. 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 paragraph 10 (Special Provisions), in addition to other sums due. Upon your default, we have all other legal remedies, including Lease Contract termination. If allowed by Louisiana law, the prevailing party, in a lawsuit under this contract, may recover from the non-prevailing party attorney's fees and all other litigation costs. Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorney's fees and litigation costs). All unpaid amounts bear 12% interest per year from due date, compounded annually provided that should such interest rate ever exceed the maximum rate permissible by Louisiana law, it shall be reduced to the maximum rate permissible by law. You must pay all collection-agency fees if you fail to pay all sums due within 10 days after we mail you a letter demanding payment and stating that collection agency fees will be added if you don't pay all sums by that deadline.

**33. 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 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; (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 21 (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.

**Eviction.** If you default by not paying rent or by otherwise breaching the lease in any other manner, we may end your right of occupancy by giving you 5 days' written notice. Notice may be by: (1) personal delivery to the adult resident(s); or (2) personal delivery at the apartment to any adult occupant in charge of the residence; or (3) any other method allowed by Louisiana law. Termination of your possession rights or subsequent re-renting doesn't release you from liability for future rent or other Lease Contract obligations. After giving notice to vacate or filing an eviction suit, we may still accept 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; past or future rent or other sums; or to continue with

**Mitigation of Damages.** If you move out early, you'll be subject to paragraph 11 (Early Move-Out; Re-Renting Charge) and all other remedies. We'll exercise customary diligence to re-rent and mitigate the amount you owe us. We'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

**WAIVER OF NOTICE:** RESIDENT, ON BEHALF OF HIMSELF AND ALL OCCUPANTS, HEREBY WAIVES NOTICE OF TERMINATION OF THIS LEASE AS PROVIDED IN LA. CODE OF CIVIL PROCEDURES ART. 4701 AND ANY FURTHER APPLICABLE PROVISIONS OF THE LOUISIANA CODE OF CIVIL PROCEDURE AND CIVIL CODE; AND RESIDENT AND ALL OCCUPANTS CONSENT TO THE IMMEDIATE INSTITUTION OF EVICTION PROCEEDINGS BY OWNER UPON TERMINATION OF RESIDENT'S RIGHT TO OCCUPY THE PREMISES FOR ANY REASON.

## General Clauses

**34. ENTIRE AGREEMENT.** Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us.

**35. 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, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

**36. NO WAIVER.** 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 requirements, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

**37. NOTICE.** Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. A manual signature whose image shall have been transmitted electronically or by fax will constitute an original signature for all purposes. All notices must be signed.

**38. MISCELLANEOUS.**

- A. If we exercise one legal right against you, we still have all other legal rights available in any legal proceeding against you.
- B. Insurance subrogation is waived by all parties.
- C. 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.
- D. This Lease Contract binds subsequent owners. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- E. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- F. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- G. All Lease Contract obligations must be performed in the parish where the apartment is located.
- H. Cable channels that are provided may be changed during the Lease Contract term if the change applies to all residents.
- I. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting.
- J. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- K. Prohibition Against Recording. Lessee shall not cause this Lease Contract to be filed in any public records. Any recordation of this Lease Contract will result in automatic termination of this Lease Contract.

**39. NEW NOTICE LAW/REGISTERED SEX OFFENDERS.**

The Louisiana Bureau of Criminal Identification and Information maintains a State Sex Offender and Child Predator Registry, which is a public access database of the locations of individuals required to register pursuant to LA.R.S. 15:540 et seq. Sheriffs' Departments and Police Departments serving jurisdictions of a certain population as determined by statute also maintain such information. The State Sex Offender and Child Predator Registry database can be accessed at: <http://www.lsp.org/socpr/default.html> and contains addresses, pictures and conviction records for registered offenders.

The database can be searched by zip code, city, parish or by offender name. Information is also available by telephone at 1-800-858-0551 or 1-225-925-6100, or mail at Post Office Box 66614, Mail Slip #18, Baton Rouge, LA 70896, or email State Services at: SOCPR@dps.state.la.us for more information.

**40. 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.

**41. 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.

**42. 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 Apartment and remove all of your personal property therefrom at the expiration of the Lease term, or by the date set forth in the notice to vacate, whichever date is earlier, without further notice or demand from us.

**43. 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.

**44. PAYMENTS.** You are required to pay rent whether or not we fulfill our lease obligations under this contract. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Damages and Reimbursement) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments.

**45. 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

**46. 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 3 (Lease

Term). If you move out prior to the end of the lease term, your notice does not act as a release of liability for the full term of the Lease Contract. You will still be liable for the entire Lease Contract term if you move out early (see Release of Resident) except if you are able

to terminate the Lease Contract under the statutory rights explained under paragraph 11 (Early Move-Out; Re-Renting Charge), paragraph 23 (Release of Resident), or any other applicable law. All notices to vacate must be in writing and must provide the date by which you intend to vacate. If the notice does not comply with the time requirements of paragraph 3 (Lease Term), even if you move by the last date in the lease term, you will be responsible for an additional month's rent. If you fail to vacate by the date set forth in your notice, your notice is void and you must submit a new written notice. If you fail to provide proper notice and vacate, you will be responsible for an additional month's rent.

**47. MOVE-OUT PROCEDURES.** The move-out date can't be changed unless we and you both agree in writing. You won't move out before the Lease Contract term or renewal period ends unless all rent for the entire Lease Contract term or renewal period is paid in full. Early move-out may result in re-renting charges and acceleration of future rent under paragraphs 11 (Early Move-Out; Re-Renting Charge) and 33 (Default by Resident). You cannot fail to make rental payments by asserting that rent payments should be deducted from the security deposit. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must abandon the apartment before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.

**48. CLEANING.** You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

**49. MOVE-OUT 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.

**50. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES.** You'll be liable for the following charges, if applicable: unpaid 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-detector or carbon monoxide detector batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; agreed re-renting charges; packing, removing, or storing property removed or stored under paragraph 13 (Property Left in Apartment); removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under paragraph 28 (Animals); government

fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke and carbon monoxide detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge (not to exceed \$100) for our time and inconvenience in our lawful removal of an animal or in any valid eviction proceeding against you, plus attorney's fees, court 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) accelerated rent if you have violated paragraph 33 (Default by Resident); and (3) a re-renting fee if you have violated paragraph 11 (Early Move-Out; Re-Renting Charge).

## 51. 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 no later than 30 days after surrender or abandonment, unless statutes provide otherwise. If you fail to provide us with your forwarding address in writing, as required above, we will process the unclaimed 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; or (2) all apartment keys and access devices listed in paragraph 5 (Keys) have been turned in where rent is paid—whichever date occurs first.

**Abandonment.** You have *abandoned* the apartment when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you've been in default for non-payment of rent for 5 consecutive days, or water, gas, or electric service for the apartment not connected in our name has been terminated; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned. An apartment is also "abandoned" 10 days after the death of a sole resident.

Surrender, abandonment, or judicial eviction ends 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 33 (Default by Resident)).

## Severability, Originals and Attachments, and Signatures

**52. 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 Lease Contract while preserving the intent of the parties.

**53. 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 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 between you and us. You acknowledge that you are NOT relying 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.

**Resident or Residents**  
*(all sign below)*

**Date Signed**

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

**Date Signed**

**You are legally bound by this document. Please read it carefully.**

**Before submitting a rental application or signing a Lease Contract, you may take a copy of these documents to review and/or consult an attorney.**

**Additional provisions or changes may be made in the Lease Contract if agreed to in writing by all parties.**

**Address and phone number of owner's representative for notice purposes**

11959 Nicholson Drive

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## Baton Rouge, LA

,  
**(225) 766-0128**

**Name and address of locator service (*if applicable*)**

**SPECIAL PROVISIONS (CONTINUED FROM PAGE 2)** Prior to moving out, you are required to give a 60 day written notice, paragraph 3. These notices are only accepted on or before the 1st of each month. See special provisions and concession addendum on the last page. No payment can be made in cash or more than 30 days in advance. Cash will not be accepted as a form of payment. Checks must be made out to the Property. Money orders are not accepted. No Exceptions. Tenant must retain receipt/copy of any payments to the Property. By signing this lease, you agree to opt into email communication with the property. Move outs can only be scheduled on Sundays. Therefore, your lease is scheduled to end accordingly. If you do not move out on your lease expiration date, you will need to select an alternative compliant date for move out. Month to month fee is \$300. Transfer fee is 1000 mid lease and 300 end lease. Lease term=2 months rent.



## ADDITIONAL SPECIAL PROVISIONS



**DWELLING UNIT DESCRIPTION.** Unit No. 09303, 11959 Nicholson Drive #9303  
 (street address) in  
Baton Rouge (city), Louisiana, 70810 (zip code).

**LEASE CONTRACT DESCRIPTION.** Lease Contract date: May 25, 2021

Owner's Name: Indigo Park Apartment Owner, LLC

Residents (list all residents): Jared Shakespaere, Ciara Shakespaere

Each individual who is 18 years of age or older and listed as a resident on the lease will be given a remote control for gate access, and/or card(s) for gate access, and/or key fob for access to use during his or her tenancy. There is a fee for each remote control, and/or card, and/or key fob at time of move-in. There will be a fee for any damaged, lost or unreturned remote controls, cards, or key fobs at time of move-out. We can't guaranty against gate malfunctions and we have no responsibility to maintain the gates except as specifically required by law. Anything mechanical or electronic is always subject to failure or malfunction. We make absolutely no guarantees, implications or representations to you concerning the security of the community. Gates, fences, security cameras or other devices will not prevent crime. No security system or device is 100 percent successful in deterring crime. We are not liable to any resident, occupant, family member, guest, invitee or any other individual for personal injury, death, or damage / loss of personal property from any incident related to fencing, automobile access gates, and/or pedestrian access gates. You will be held responsible for the action(s) of any person(s) to whom you provide access to the community. Be sure to do the following when using vehicle gates: a) always approach all entry / exit gates at a very slow speed; b) never stop your vehicle where the gate can hit your car as the gate opens or closes; c) never force the gate open with your car; d) always use your own card and/or remote to gain entry from any gate; e) do not give your card or remote or code to anyone else; f) do not tamper with the gates; g) the length and width of a trailer or boat may cause problems with the gate; therefore, contact the management office for assistance if you are using the gate with a trailer or boat; and h) do not operate the gate if there are small children close by who might get caught in it as the gate opens or closes. Cash or money orders will not be accepted as a form of payment. Checks must be made out to the Property. No Exceptions. If your lease was conditionally approved with the requirement of enrolling in NPS Rent Assurance, you must process all necessary enrollment forms within 72 hours of signing your lease. Failure to do so will cost company considerable loss. In the event that you fail to timely establish NPS Rent Assurance for any reason, the company may charge you an administrative charge of \$100 per month until enrollment is successfully established. This administrative charge is intended to offset expenses associated with your failure to comply. While this administrative charge may not cover all of the expenses incurred, it is a reasonable approximation and by signing below you agree to it as such. In the event We wish to communicate with You in writing or where written notice may be required by this Agreement or by law, You agree and consent to receiving e-mail, text messages, and any communication of written notices from Us.

Resident(s) (All residents must sign)

Date of Signing Addendum

Owner or Owner's Representative

Date of Signing Addendum



# INVENTORY AND CONDITION FORM



**DWELLING UNIT DESCRIPTION.** Unit No. 09303, 11959 Nicholson Drive #9303 (street address) in  
Baton Rouge (city), Louisiana, 70810 (zip code).

**LEASE CONTRACT DESCRIPTION.** Lease Contract date: May 25, 2021 Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

You must note on this form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition. Please mark through items listed below if they don't exist. This form protects both you (the resident) and us (the owner). We'll use it in determining what should and should not be considered your responsibility upon move-out. You are entitled to a copy of this form after it is filled out and signed by you and us.

Resident's Name: Jared Shakespaere

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_\_) \_\_\_\_\_

Resident's Name: Ciara Shakespaere

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_\_) \_\_\_\_\_

Resident's Name:

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_\_) \_\_\_\_\_

Resident's Name:

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_\_) \_\_\_\_\_

Resident's Name:

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_\_) \_\_\_\_\_

Resident's Name:

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_\_) \_\_\_\_\_

Move-In or  Move-Out Condition (Check one)

## Living Room

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Floor/Carpets \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Windows, Latches, Screens \_\_\_\_\_

Window Coverings \_\_\_\_\_

Closets, Rods, Shelves \_\_\_\_\_

Closet Lights, Fixtures \_\_\_\_\_

Lamps, Bulbs \_\_\_\_\_

Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

Refrigerator Light, Crisper \_\_\_\_\_

Dishwasher, Dispensers, Racks \_\_\_\_\_

Sink/Disposal \_\_\_\_\_

Microwave \_\_\_\_\_

Plumbing Leaks or Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

## General Items

Thermostat \_\_\_\_\_

Cable TV or Master Antenna \_\_\_\_\_

A/C Filter \_\_\_\_\_

Washer/Dryer \_\_\_\_\_

Garage Door \_\_\_\_\_

Ceiling Fans \_\_\_\_\_

Exterior Doors, Screens/Screen Doors, Doorbell \_\_\_\_\_

Fireplace \_\_\_\_\_

Other \_\_\_\_\_

## Kitchen

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Floor/Carpets \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Windows, Latches, Screens \_\_\_\_\_

Window Coverings \_\_\_\_\_

Cabinets, Drawers, Handles \_\_\_\_\_

Countertops \_\_\_\_\_

Stove/Oven, Trays, Pans, Shelves \_\_\_\_\_

Vent Hood \_\_\_\_\_

Refrigerator, Trays, Shelves \_\_\_\_\_

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Floor/Carpets \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Windows, Latches, Screens \_\_\_\_\_

Window Coverings \_\_\_\_\_

Closets, Rods, Shelves \_\_\_\_\_

Closet Lights, Fixtures \_\_\_\_\_

Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

**Halls**

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Floor/Carpet \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Closets, Rods, Shelves \_\_\_\_\_

Closet Lights, Fixtures \_\_\_\_\_

Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

**Exterior (if applicable)**

Patio/Yard \_\_\_\_\_

Fences/Gates \_\_\_\_\_

Faucets \_\_\_\_\_

Balconies \_\_\_\_\_

Other \_\_\_\_\_

**Bedroom (describe which one):** \_\_\_\_\_

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Floor/Carpet \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Windows, Latches, Screens \_\_\_\_\_

Window Coverings \_\_\_\_\_

Closets, Rods, Shelves \_\_\_\_\_

Closet Lights, Fixtures \_\_\_\_\_

Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

**Bedroom (describe which one):** \_\_\_\_\_

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Floor/Carpet \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Windows, Latches, Screens \_\_\_\_\_

Window Coverings \_\_\_\_\_

Closets, Rods, Shelves \_\_\_\_\_

Closet Lights, Fixtures \_\_\_\_\_

Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

**Bath (describe which one):** \_\_\_\_\_

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Exhaust Fan/Heater \_\_\_\_\_

Floor/Carpet \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Windows, Latches, Screens \_\_\_\_\_

Window Coverings \_\_\_\_\_

Sink, Faucet, Handles, Stopper \_\_\_\_\_

Countertops \_\_\_\_\_

Mirror \_\_\_\_\_

Cabinets, Drawers, Handles \_\_\_\_\_

Toilet, Paper Holder \_\_\_\_\_

Bathtub, Enclosure, Stopper \_\_\_\_\_

Shower, Doors, Rods \_\_\_\_\_

Tile \_\_\_\_\_

Plumbing Leaks or Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

**Half Bath**

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Exhaust Fan/Heater \_\_\_\_\_

Floor/Carpet \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Windows, Latches, Screens \_\_\_\_\_

Window Coverings \_\_\_\_\_

Sink, Faucet, Handles, Stopper \_\_\_\_\_

Countertops \_\_\_\_\_

Mirror \_\_\_\_\_

Cabinets, Drawers, Handles \_\_\_\_\_

Toilet, Paper Holder \_\_\_\_\_

Tile \_\_\_\_\_

Plumbing Leaks or Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

**Bedroom (describe which one):** \_\_\_\_\_

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Floor/Carpet \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Windows, Latches, Screens \_\_\_\_\_

Window Coverings \_\_\_\_\_

Closets, Rods, Shelves \_\_\_\_\_

Closet Lights, Fixtures \_\_\_\_\_

Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

**Bath (describe which one):** \_\_\_\_\_

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, Switches, A/C Vents \_\_\_\_\_

Woodwork/Baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light Fixtures, Bulbs \_\_\_\_\_

Exhaust Fan/Heater \_\_\_\_\_

Floor/Carpet \_\_\_\_\_

Doors, Stops, Locks \_\_\_\_\_

Windows, Latches, Screens \_\_\_\_\_

Window Coverings \_\_\_\_\_

Sink, Faucet, Handles, Stopper \_\_\_\_\_

Countertops \_\_\_\_\_

Mirror \_\_\_\_\_

Cabinets, Drawers, Handles \_\_\_\_\_

Toilet, Paper Holder \_\_\_\_\_

Bathtub, Enclosure, Stopper \_\_\_\_\_

Shower, Doors, Rods \_\_\_\_\_

Tile \_\_\_\_\_

Plumbing Leaks or Water Stains on Walls or Ceilings \_\_\_\_\_

Other \_\_\_\_\_

**Safety-Related Items (Put "none" if item does not exist)**

Door Knob Locks \_\_\_\_\_

Keyed Deadbolt Locks \_\_\_\_\_

Keyless Deadbolts \_\_\_\_\_

Keyless Bolting Devices \_\_\_\_\_

Sliding Door Latches \_\_\_\_\_

Sliding Door Security Bars \_\_\_\_\_

Sliding Door Pin Locks \_\_\_\_\_  
Doorviewers \_\_\_\_\_  
Window Latches \_\_\_\_\_  
Porch and Patio Lights \_\_\_\_\_  
Smoke Detectors (push button to test) \_\_\_\_\_  
Alarm System \_\_\_\_\_  
Fire Extinguishers (look at charge level-BUT DON'T TEST!)

Garage Door Opener \_\_\_\_\_  
Gate Access Card(s) \_\_\_\_\_  
Other \_\_\_\_\_

**Date of Move-In:** \_\_\_\_\_

*or*

**Date of Move-Out:** \_\_\_\_\_

**SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Acknowledgment.** You acknowledge that you have inspected and tested all of the safety-related items (if in the dwelling) and that they are working, except as noted above. All items will be assumed to be in good condition unless otherwise noted on this form. You acknowledge receiving written operating instructions on the alarm system and gate access entry systems (if there are any). You acknowledge testing the smoke detector(s) and verify that they are operating correctly. You acknowledge that you and management have inspected the dwelling unit and that no signs of bedbugs or other pests are present. This unit is in a decent, safe and sanitary condition.

*In signing below, you accept this inventory as part of the Lease Contract and agree that it accurately reflects the condition of the premises for purposes of determining any refund due to you when you move out.*

**Resident or Resident's Agent:** \_\_\_\_\_ **Date of Signing:** \_\_\_\_\_  
**Owner or Owner's Representative:** \_\_\_\_\_ **Date of Signing:** \_\_\_\_\_



**ANIMAL ADDENDUM**  
Becomes part of Lease Contract



Date: May 25, 2021  
(when this Addendum is filled out)

**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 an animal, you'll be held liable if it causes any damage or disturbs other residents.**

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 09303, 11959  
Nicholson Drive #9303  
(street address) in  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: May 25, 2021

Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. A.  NO APPROVED ANIMALS.** If this box is checked, you are not allowed to have animals (including mammals, reptiles, birds, fish, rodents, and insects), even temporarily, anywhere in the apartment or apartment community unless we've authorized so in writing. We will authorize support and/or service animals for you, your guests, and occupants pursuant to the parameters and guidelines established by the Fair Housing Act, HUD regulatory guidelines, and any applicable state and/or local laws.

**B.  CONDITIONAL AUTHORIZATION FOR ANIMAL.** If this box is checked, you may keep the animal that is described below in the dwelling until the Lease Contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.

**4. ANIMAL DEPOSIT.** An animal deposit of \$ \_\_\_\_\_ will be charged. We [check one]  will consider, or  will not consider this additional security deposit the 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 animal deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

**5. ADDITIONAL MONTHLY RENT.** Your total monthly rent (as stated in the Lease Contract) will be increased by \$ 25.00. The monthly rent amount in the Rent and Charges paragraph of the Lease Contract [check one]  includes  does not include this additional animal rent.

**6. ADDITIONAL FEE.** You must also pay a one-time non-refundable fee of \$ 500.00 for having the animal in the dwelling unit. It is our policy to not charge a deposit for support animals.

**7. LIABILITY NOT LIMITED.** The additional monthly rent and additional security deposit under this Animal Addendum do not limit residents' liability for property damages, cleaning, deodorization, defleeling, replacements, or personal injuries.

**8. DESCRIPTION OF ANIMAL(S).** You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)—mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect—into the dwelling or apartment community.

Animal's name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City of license: \_\_\_\_\_  
License no.: \_\_\_\_\_  
Date of last rabies shot: \_\_\_\_\_  
Housebroken? \_\_\_\_\_  
Animal owner's name: \_\_\_\_\_

Animal's name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City of license: \_\_\_\_\_  
License no.: \_\_\_\_\_  
Date of last rabies shot: \_\_\_\_\_  
Housebroken? \_\_\_\_\_  
Animal owner's name: \_\_\_\_\_

**9. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

All pets (incl visiting pets) are required to have pet fee and/or pet deposit and/or pet rent to be on prpty. A pet fee of \$500 for the first pet and \$750 for the second pet is charged at time of move in, with a 2 pet maximum. Pet rent is \$25/month per pet. If however any unauthorized pets are found after move-in, a \$2000 fee per pet will be assessed. Therefore, any unit caught with a pet(s) after move in will be subject to a \$2000 fee per pet. Additionally, pet rent will be retroactive and will be charged from date of move in thru date the unauthorized pet was discovered.

**10. EMERGENCY.** In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment, at your expense.

Doctor: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

**11. ANIMAL RULES.** You are responsible for the animal's actions at all times. You agree to abide by these rules:

- 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: **areas where pet stations are located. 1, 6, 8, 1117**
- Animals may not be tied to any fixed object anywhere outside the dwelling units, 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 dwelling units.
- Your animal must be fed and watered inside the dwelling unit. Don't leave animal food or water outside the dwelling unit at any time, except in fenced yards (if any) for your exclusive use.
- You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.
- Unless we have designated a particular area in your dwelling unit or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate *anywhere* on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling unit in this Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.

**12. ADDITIONAL RULES.** We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed to have animals.

**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.

**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. REMOVAL OF ANIMAL.** In some circumstances, we may allow an animal control officer or humane society representative to enter the dwelling unit and remove the animal if, in our sole judgment, you have:

- abandoned the animal;
- left the animal in the dwelling unit for an extended period of time without food or water; or
- failed to care for a sick animal.

If you have violated our animal rules or let the animal defecate or urinate where it's not supposed to you will be subject to eviction and other remedies under the Lease Contract.

**16. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC.** You and all co-residents will be solidarily liable for the entire amount of all damages caused by the animal, including all cleaning, defleeling, and deodorizing. This provision applies to all parts of the dwelling unit, 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 defleeling, 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. SOLIDARY 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 solidarily 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 special provisions noted in paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing, as described under paragraph 12. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

You are legally bound by this document. Please read it carefully.

**Resident or Residents**  
*(All resident's must sign)*

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**Owner or Owner's Representative**  
*(Signs below)*

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## UTILITY AND SERVICES ADDENDUM



This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated May 25, 2021 between Indigo Park Apartment Owner, LLC

("We" and/or "we" and/or "us") and Jared Shakespaere, Ciara Shakespaere

"You" and/or "you") of Unit No. 09303 located at 11959 Nicholson Drive #9303

(street address) in Baton Rouge, LA 70810

and is in addition to all terms and conditions in the Lease. This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.

a) **Water** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- water bills will be billed by the service provider to us and then charged to you based on the following formula: \_\_\_\_\_  
 If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.  
 3rd party billing company if applicable \_\_\_\_\_

b) **Sewer** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- sewer bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_  
 If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.  
 3rd party billing company if applicable \_\_\_\_\_

c) **Gas** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- gas bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_  
 If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.  
 3rd party billing company if applicable \_\_\_\_\_

d) **Trash** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- trash bills will be billed by the service provider to us and then charged to you based on the following formula: 4  
 If flat rate is selected, the current flat rate is \$ 20.00 per month.  
 3rd party billing company if applicable \_\_\_\_\_

e) **Electric** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- electric bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_  
 If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.  
 3rd party billing company if applicable \_\_\_\_\_

f) **Stormwater** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- stormwater bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_  
 If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.  
 3rd party billing company if applicable \_\_\_\_\_

g) **Cable TV** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- cable TV bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_  
 If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.  
 3rd party billing company if applicable \_\_\_\_\_

h) **Master Antenna** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- master antenna bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_  
 If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.  
 3rd party billing company if applicable \_\_\_\_\_

i) **Internet** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- internet bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_  
 If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.  
 3rd party billing company if applicable \_\_\_\_\_

j) (Other) **Pest Control** service to your dwelling will be paid by you either:

- directly to the utility service provider; or
- bills will be billed by the service provider to us and then allocated to you based on the following formula: 4  
 If flat rate is selected, the current flat rate is \$ 11.00 per month.  
 3rd party billing company if applicable \_\_\_\_\_

### METERING/ALLOCATION METHOD KEY

"1" - Sub-metering of all of your water/gas/electric use

"2" - Calculation of your total water use based on sub-metering of hot water

"3" - Calculation of your total water use based on sub-metering of cold water

"4" - Flat rate per month

"5" - Allocation based on the number of persons residing in your dwelling unit

"6" - Allocation based on the number of persons residing in your dwelling unit using a ratio occupancy formula

"7" - Allocation based on square footage of your dwelling unit

"8" - Allocation based on a combination of square footage of your dwelling unit and the number of persons residing in your dwelling unit

"9" - Allocation based on the number of bedrooms in your dwelling unit

"10" - Allocation based on a lawful formula not listed here

(Note: if method "10" is selected, a separate sheet will be attached describing the formula used)

2. If an allocation formula above is used, we or our billing company will calculate your allocated share of the utility services in accordance with state and local laws. Furthermore, we will deduct an amount that is representative of the common area usage at your property which will not be allocated to residents. If allowed by state law, we at our sole discretion may change the above methods of determining your allocated share of the utility services, by written notice to you.

If a flat fee method for trash or other utility service is used, Resident and Owner agree that the charges indicated in this Agreement (as may be amended with written notice as specified above) represent a fair and reasonable amount for the service(s) provided and that the amount billed is not based on a monthly per unit cost.

3. When billed by us directly or through our billing company, you must pay utility bills within 20 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there is a billing fee for the production of any utility bill or a set-up or initiation fee by our billing company, you shall pay such fees as indicated below.

Billing Fee:	\$ _____ (not to exceed \$ _____)
Late Fee:	\$ <u><b>10.00</b></u> (not to exceed \$ _____)
Setup Fee:	\$ <u><b>30.00</b></u> (not to exceed \$ <u><b>40.00</b></u> )

If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.

4. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of \$ **75.00**.

5. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the dwelling due to such outages, interruptions, or fluctuations.
7. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease and this Utility Addendum.
8. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
9. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.

You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.

If any provision of this addendum or the Lease 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 addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

10. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract.

Global Amenity is \$20/mo. No later than the Lease commencement date, you will transfer into your name or account all utilities to be paid by you, including, but not limited to, the electric, water and sewer bills. In the event that you fail to timely establish utility services, allow utility services to revert into the property's name or, become delinquent on your utilities so the local utility provider bills the property for service and usage that should be in your name and paid by you directly to the utility provider, for any reason, the property may charge you for any utility service billed to it for your dwelling along with an additional administrative charge of \$75.00 per bill which is intended to offset expenses associated with your failure to comply. While this administrative charge may not cover all of the expenses incurred, it is a reasonable approximation and by signing below you agreed to it as such. Utility Deposit will be collected at move in. This deposit is based on the average billing for the property and is subject to change accordingly. The deposit will be held by property for the duration of the lease and will be used to cover final utility bills and / or any other amounts owed to the property at time of move out. Tenant understands and agrees that Landlord has installed certain equipment and devices designed to lower Tenant's utility bills during the duration of Tenant's tenancy. Tenant agrees that Landlord may charge an Environmental Administrative Charge directly related to the expense of installing and operating this cost saving equipment and devices ("Environmental Administrative Charge"). The Environmental Charge will be allocated based on the number of persons residing in your apartment and the square footage of your apartment. Tenant will only be charged actual expenses incurred by Landlord in connection with the cost saving equipment and/or devices. Should Landlord's expenses cease, Tenant will no longer be charged the Environmental Charge.

Resident Signature _____	Date _____
Management _____	Date _____



## BED BUG ADDENDUM



Date: May 25, 2021  
(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.

### 1. DWELLING UNIT DESCRIPTION.

Unit No. 09303, 11959  
Nicholson Drive #9303  
(street address) in  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

### 2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: May 25, 2021  
Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict 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 (*cimex lectularius*) which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.

### 4. INSPECTION AND INFESTATIONS. BY SIGNING 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 BED BUGS OR A BED BUG INFESTATION;

OR

- YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN, OR WITHIN 48 HOURS AFTER SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED BUG INFESTATIONS.

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

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 us:

- of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
- of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
- if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.

### 7. COOPERATION.

If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If 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.

**10. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

**You are legally bound by this document. Please read it carefully.**

## **Resident or Residents**

*(All residents must sign)*

**Owner or Owner's Representative**  
*(Signs below)*

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**Date of Signing Addendum**

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*You are entitled to receive an original of this Addendum after it is fully signed. Keep it in a safe place.*

<sup>18</sup> Jared A Shakespaere

70 Ciara C Shakespaere

<sup>122</sup> Brittany Barbera

## 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 disease 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, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke 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 transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

### Bed bug do's and don'ts

- **Do not bring used furniture from unknown sources into your dwelling.** Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is 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 very well be due to the fact that it's teeming with bed bugs.
- **Do 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.



## MOLD INFORMATION AND PREVENTION ADDENDUM



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.

### 1. DWELLING UNIT DESCRIPTION.

Unit No. 09303, 11959  
Nicholson Drive #9303  
(street address) in  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

### 2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: May 25, 2021

Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. ABOUT MOLD.** Mold is found virtually everywhere in our environment—both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic 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. Without molds we would all be struggling with large amounts of dead organic matter.

Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for person with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.

**4. PREVENTING 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 windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.

**5. IN ORDER TO AVOID MOLD GROWTH,** it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:

- rainwater 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* items, such as fibers in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

- 7. DO NOT CLEAN OR APPLY BIOCIDES TO:** (1) visible mold on *porous surfaces*, such as sheetrock walls or ceilings, or (2) *large areas* of visible mold on *non-porous* surfaces. Instead, notify us in writing, and we will take appropriate action.

- 8. COMPLIANCE.** Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract.

If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them.

**9. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative**  
*(Signs here)*

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**Date of Lease Contract**

**Date of Lease Contract**

May 25, 2021



## **LEASE CONTRACT BUY-OUT AGREEMENT**



## **1. DWELLING UNIT DESCRIPTION.**

Unit No. 09303, 11959  
Nicholson Drive #9303  
\_\_\_\_\_Baton Rouge (street address) in  
(city), Louisiana, 70810 (zip code).

## **2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: May 25, 2021  
Owner's name: Indigo Park Apartment Owner, LLC

**Residents** (*list all residents*):

Jared Shakespaere, Ciara Shakespaere

- 3. PURPOSE OF AGREEMENT.** The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease Contract early—subject to any special provisions in paragraph 9 below. In order to buy out early, your notice must be signed by all residents listed in paragraph 1 of the Lease Contract and you must comply with all provisions of this Buy-Out Agreement.

- 4. BUY-OUT PROCEDURES.** You may buy out of the Lease Contract prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term if *all of the following occur:*

- (a) you give us written notice of buy-out at least 60 days prior to the new termination date (i.e., your new move-out date), which (*check one*)  must be the last day of a month or  may be during a month;
  - (b) you specify the new termination date in the notice, i.e., the date by which you'll move out;
  - (c) you are not in default under the Lease Contract on the date you give us the notice of buy-out;
  - (d) you are not in default under the Lease Contract on the new termination date (move-out date);
  - (e) you move out on or before the new termination date and do not hold over;
  - (f) you pay us a buy-out fee (consideration) of \$ 2168.00;
  - (g) you pay us the amount of any concessions you received when signing the Lease Contract; and
  - (h) you comply with any special provisions in paragraph 9 below.

- 5. WHEN PAYABLE.** The buy-out fee in paragraph 4(f) is due and payable no later than 30 days after you give us your buy-out notice. The total dollar amount of any concessions regarding rent or other monetary lease obligations for the entire lease term is \$ \_\_\_\_\_ and is due 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

May 25, 2021



## 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.

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 09303, 11959  
Nicholson Drive #9303  
Baton Rouge  
(street address) in  
(city), Louisiana, 70810 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: May 25, 2021

Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. NUMBER AND SIZE.** You may install 1 satellite dish(es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR § 1.4000 are prohibited.

**4. LOCATION.** Your satellite dish or antenna must be located: (1) inside your dwelling; or (2) in an area outside your dwelling such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any parking area, roof, exterior wall, window, window sill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.

**5. SAFETY AND NON-INTERFERENCE.** Your installation: (1) must comply with all applicable ordinances and laws and all reasonable 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 traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane," similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window—without drilling a hole through the window; (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or (5) any other method approved by us in writing.

**7. SAFETY IN INSTALLATION.** In order to assure safety, the strength and type of materials used for installation must be approved by us. Installation must be done by a qualified person or company approved by us. Our approval will not be unreasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.

**8. MAINTENANCE.** You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.

**9. REMOVAL AND DAMAGES.** You must remove the satellite dish or antenna and all related equipment when you move out of the dwelling. In accordance with the NAA 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. LIABILITY INSURANCE.** 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 \$ 100000.00, 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 of \$ 200.00 will be charged. We (*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 subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

This additional security deposit is required to help protect us against possible repair costs, damages, or failure to remove the satellite dish, antenna and related equipment at time of move-out. Factors affecting any security deposit may vary, depending on: (1) how the dish or antenna is attached (nails,screws, lag bolts drilled into walls); (2) whether holes were permitted to be drilled through walls for the cable between the satellite dish and the TV; and (3) the difficulty and cost repair or restoration after removal, etc.

**12. WHEN YOU MAY BEGIN INSTALLATION.** You may start installation of your satellite dish, antenna or related equipment only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 10 of this addendum; (3) paid us the additional security deposit, if applicable, in paragraph 11; and (4) received our written approval of the installation materials and the person or company that will do the installation, which approval may not be unreasonably withheld.

**13. MISCELLANEOUS.** If additional satellite dishes or antennas are desired, an additional lease addendum must be executed.

**14. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative  
(signs here)**

**Date of Lease Contract**

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Page 2 of 2



<sup>24</sup> Jared A Shakespaere

76 Ciara C Shakespaere

<sup>128</sup> Brittany Barbera

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



**1. DWELLING UNIT DESCRIPTION.**

Unit No. 09303, 11959  
Nicholson Drive #9303  
(street address) in  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: May 25, 2021  
Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. GARAGE, CARPORT, OR STORAGE UNIT.** You are entitled to exclusive possession of: (check as applicable)

- garage or carport attached to the dwelling;  
 garage space number(s) \_\_\_\_\_;  
 carport space number(s) \_\_\_\_\_; and/or  
 storage unit number(s) \_\_\_\_\_.

All terms and conditions of the Lease Contract apply to the above areas unless modified by this addendum.

**4. SECURITY DEPOSIT.** An additional security deposit of \$ 0.00 will be charged for the checked areas above. We (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 subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

**5. ADDITIONAL MONTHLY RENT.** Your total monthly rent (as stated in the Lease Contract) will be increased by \$ 0.00. The monthly rent amount in the Rent and Charges paragraph of the Lease Contract (check one)  includes  does not include this additional rent.

**6. USE RESTRICTIONS.** Garage or carport may be used only for storage of operable motor vehicles unless otherwise stated in our rules or community policies. Storage units may be used only for storage of personal property. No one may sleep, cook, barbecue, or live in a garage, carport, or storage unit. Persons not listed as a resident or occupant in the Lease Contract may not use the areas covered by this addendum. No plants may be grown in such areas.

**7. NO DANGEROUS ITEMS.** Items that pose an environmental hazard or a risk to the safety or health of other residents, occupants, or neighbors in our sole judgment or that violate any government regulation may not be stored. Prohibited 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 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.

**8. NO SMOKE, FIRE, OR CARBON MONOXIDE DETECTORS.** No smoke, fire, or carbon monoxide detectors will be furnished by us unless required by law.

**9. GARAGE DOOR OPENER.** If an enclosed garage is furnished, you  will  will not be provided with a  garage door opener and/or  garage key. You will be responsible for maintenance of any garage door opener, including battery replacement. Transmitter frequency settings may not be changed on the garage door or opener without our prior written consent.

**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 locks.

**11. INSURANCE AND LOSS/DAMAGE TO YOUR PROPERTY.** You will maintain liability and comprehensive insurance coverage for any vehicle parked or stored. We are not responsible for pest control in such areas.

**12. COMPLIANCE.** We may periodically open and enter garages and storerooms to ensure compliance 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.

**15. LIABILITY.** Resident may use the Garage, Carport, or Storage Unit(s) provided by the Owner at his or her own risk and in accordance with the rules, regulations, and guidelines provided herein, and Resident does hereby agree to defend and hold Owner harmless against and from any and all claims made against Owner based upon, arising out of, or in any way related to Resident's use of said Garage, Carport, or Storage Unit(s) in any manner.

**16. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative**  
*(signs here)*

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**Date of Lease Contract**

**May 25, 2021**



<sup>26</sup> *Jared A Shakespaere*

<sup>78</sup> *Ciara C Shakespaere*

<sup>130</sup> *Brittany Barbera*

# COMMUNITY POLICIES, RULES AND REGULATIONS ADDENDUM



This addendum is incorporated into the Lease Contract (the "Lease") identified below and is in addition to all the terms and conditions contained in the Lease. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling:

Property Owner: Indigo Park Apartment Owner, LLC

Resident(s): Jared Shakespaere, Ciara Shakespaere

Unit No./Address: #09303, 11959 Nicholson Drive #9303, Baton Rouge, LA 70810

Lease Date: 05/25/2021

## I. GENERAL CONDITIONS FOR USE OF DWELLING PROPERTY AND RECREATIONAL FACILITIES.

Resident(s) permission for use of all common areas, Resident amenities, and recreational facilities (together, "Amenities") located at the Dwelling Community is a privilege and license granted by Owner, and not a contractual right except as otherwise provided for in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this Addendum, and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be revoked by Owner at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum, or the Community Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to change the character of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion, without notice, obligation or recompense of any nature to Resident. Owner and management may make changes to the Rules for use of any Amenity at any time.

**Additionally, Resident(s) expressly agrees to assume all risks of every type, including but not limited to risks of personal injury or property damage, of whatever nature or severity, related to Resident's use of the amenities at the Community. Resident(s) agrees to hold Owner harmless and release and waive any and all claims, allegations, actions, damages, losses, or liabilities of every type, whether or not foreseeable, that Resident(s) may have against Owner and that are in any way related to or arise from such use. This provision shall be enforceable to the fullest extent of the law.**

**THE TERMS OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER WITH THE HEIRS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND RESIDENT(S) SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY RULES AND REGULATIONS, AND RESIDENT(S) INTEND TO AND SHALL INDEMNIFY AND HOLD OWNER HARMLESS FROM ALL CLAIMS OF SUCH PERSONS AS DESCRIBED IN THE PRECEDING PARAGRAPH.** The term "Owner" shall include the Management, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of Owner.

## II. POOL. This Community DOES; DOES NOT have a pool. When using the pool, Resident(s) agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the pool area and Management policies.
- Resident may use the Pool at his or her own risk and in accordance with the rules, regulations, and guidelines provided herein, and Resident does hereby agree to defend and hold Owner harmless against and from any and all claims made against Owner based upon, arising out of, or in any way related to Resident's use of the Pool or that of Resident's guests or invitees.
- For their safety, Residents should not swim alone.
- Pool hours are posted at the pool.
- No glass, pets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only.
- Proper swimming attire is required at all times and a swimsuit "cover up" should be worn to and from the pool.
- No running or rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture with a towel when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed.
- Resident(s) must accompany their guests.
- Resident(s) must notify Owner any time there is a problem or safety hazard at the pool.

## IN CASE OF EMERGENCY DIAL 911

## III. FITNESS CENTER. This Community DOES; DOES NOT have a fitness center. When using the fitness center, Resident agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the fitness center and Management policies.
- The Fitness Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment.
- Resident may use the Fitness Center at his or her own risk and in accordance with the rules, regulations, and guidelines provided herein, and Resident does hereby agree to defend and hold Owner harmless against and from any and all claims made against Owner based upon, arising out of, or in any way related to Resident's use of the Fitness Center or that of Resident's guests or invitees.
- Resident(s) shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous.
- Resident(s) shall immediately report to Management any equipment that is not functioning properly, is damaged or appears dangerous, as well any other person's use that appears to be dangerous or in violation of Management Rules and Policies.
- Resident(s) shall consult a physician before using any equipment in the Fitness Center and before participating in any aerobics or exercise class, and will refrain from such use or participation unless approved by Resident's physician.
- Resident(s) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center.

- Resident(s) will not admit any person to the Fitness Center who has not registered with the Management Office.
- Resident(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitted in the Fitness Center.

Card # issued: (1) \_\_\_\_\_ (3) \_\_\_\_\_ (5) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_ (6) \_\_\_\_\_

**IV. 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.

**V. 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 0 minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.

**VI. 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:

- Only 1 vehicle per licensed Resident is allowed.
- All vehicles must be registered at the Management office.
- Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense after a 24 hour notice is placed on the vehicle.
- Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
- The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
- Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
- Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.
- Resident may park his or her automobiles, boats, or recreational vehicles on the Owner's property at his or her own risk and in accordance with the rules, regulations, and guidelines provided herein, and Resident does hereby agree to defend and hold Owner harmless against and from any and all claims made against Owner based upon, arising out of, or in any way related to the theft or damage to Resident's automobiles, boats, or recreational vehicles while located on or about the Owner's property.

**VII. FIRE HAZARDS.** In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:

- Residents and guests will adhere to the Community rules and regulations other Management policies concerning fire hazards, which may be revised from time to time.
- No person shall knowingly maintain a fire hazard.
- **Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and will be placed a minimum of 10 feet from any building.** Such devices will not be used close to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires.
- **Fireplaces:** Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
- Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress 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 any exit, aisle, passageway, hallway or stairway leading to or from any structure.
- Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.
- Resident may use Fireplaces, Grills, Barbeques, and any other cooking or open flame device at his or her own risk and in accordance with the rules, regulations, and guidelines provided herein, and Resident does hereby agree to defend and hold Owner harmless against and from any and all claims made against Owner based upon, arising out of, or in any way related to Resident's use, or that of Resident's guests or invitees, of any fireplaces, grills, barbeques, and any other cooking or open flame devices.

**VIII. EXTERMINATING.** Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents 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:**

- Clean in all cabinets, drawers and closets in kitchen and pantry.
- If roaches have been seen in closets, remove contents from shelves and floor.
- Remove infants and young children from the dwelling.
- Remove pets or place them in bedrooms, and notify Owner of such placement.

- Remove chain locks or other types of obstruction on day of service.
- Cover 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 CONCERN RELATED TO  
EXTERMINATION AND THE USE OF INSECTICIDES**

**IX. DRAPE 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.

**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.

**XV. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

No bbq pits, fire pits, gas cans or any item producing a flame or with the capability of producing a flame allowed on patios/balconies. Electric grills are permitted. Fine for having a grill on a patio/balcony or other flame producing item is \$100.00 per incident. Other items not permitted on balconies: Signs/banners, mops & brooms, interior furniture, storage items, ice chests, trash, recreational items, toys, beverage containers, misc. These same items are restricted in breezeways as well.

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

Resident	Date	Resident	Date
Resident	Date	Resident	Date
Resident	Date	Resident	Date
Owner Representative			Date



**LEASE ADDENDUM**  
**LIABILITY INSURANCE REQUIRED OF RESIDENT**



**1. DWELLING UNIT DESCRIPTION.**

Unit No. 09303, 11959  
Nicholson Drive #9303  
\_\_\_\_\_  
(street address) in  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: May 25, 2021  
Owner's name: Indigo Park Apartment Owner, LLC  
\_\_\_\_\_  
\_\_\_\_\_

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere  
\_\_\_\_\_  
\_\_\_\_\_

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. ACKNOWLEDGMENT CONCERNING INSURANCE OR DAMAGE WAIVER.** You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) or the full cost of any injury, loss or damage caused by your actions or the actions of your occupants 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 \$ 100000.00 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. REQUIRED POLICY.** You are required to purchase and maintain 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), in a minimum policy coverage amount of \$ 100000.00, from a carrier with an AM Best rating

of A-VII or better, licensed to do business in Louisiana. The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, 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.**

**6. SUBROGATION ALLOWED.** You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract.

**7. YOUR INSURANCE COVERAGE.** You have purchased the required personal liability insurance from the insurance company of your choosing listed below that is licensed to do business in this state, and have provided us with written proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide additional proof of insurance in the future at our request.

Insurance Company: \_\_\_\_\_

**8. DEFAULT.** Any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law.

**9. MISCELLANEOUS.** Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control.

**10. SPECIAL PROVISIONS:**

Before lease start you will obtain a compliant insurance policy & provide to RentersInsurance@jrk.com If you fail to do or if your policy lapses you may be charged admin fee of \$75 per 30 days intended to offset expenses incurred by failure to comply. JRK Residential Group to be named as additional interest.  
Liability ins. doesn't protect loss or damage to personal property. Personal property ins. should be obtained. We do not own or operate any ins. company & information about an ins. cmpny provided was done as a courtesy. We make no reps, guarantees or promises concerning ins. or services of any cmpny. We may assist in filing for procurement of ins. but we are not responsible for your procurement of policy.

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

**Resident or Residents**  
(All residents must sign here)

**Owner or Owner's Representative**  
(signs here)

Date of Lease Contract

May 25, 2021



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



**1. DWELLING UNIT DESCRIPTION.**

Unit No. 09303, 11959  
Nicholson Drive #9303  
(street address) in  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: May 25, 2021  
Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. REMOTE CONTROL/CARDS/CODE FOR GATE ACCESS.**

- Remote control for gate access.** Each person who is listed as a resident on the lease will be given a remote control at no cost to use during his or her residency. Each additional remote control for you or other occupants will require a \$ 60.00 non-refundable fee.
- Cards for gate access.** Each person who is listed as a resident on the lease will be given a card at no cost to use during his or her residency. Each additional card for you or other occupants will require a \$ 60.00 non-refundable fee.
- Code for gate access.** Each resident will be given, at no cost, an access code (keypad number) for the pedestrian or vehicular access gates. It is to be used only during your residency. We may change the access code at any time and will notify you of any such changes.

**4. DAMAGED, LOST OR UNRETURNED REMOTE CONTROLS, CARDS OR CODE CHANGES.**

- If a remote control is lost, stolen or damaged, a \$ 60.00 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 \$ 60.00 deduction from the security deposit.
- If a card is lost, stolen or damaged, a \$ 30.00 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 \$ 30.00 deduction from the security deposit.
- We may change the code(s) at any time and notify you accordingly.

- 5. REPORT DAMAGE OR MALFUNCTIONS.** Please immediately report to the office any malfunction or damage to gates, fencing, locks or related equipment.

- 6. FOLLOW WRITTEN INSTRUCTIONS.** We ask that you and all other occupants read the written instructions that have been furnished to you regarding the access gates. This is important because if the gates are damaged by you or other occupants, guests or invitees through negligence or misuse, you are liable for the damages under your lease, and collection of damage amounts will be pursued.

- 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 representations or guarantees to you concerning security of the community. Any measures, devices, or activities taken by us are solely for the benefit of us and for the protection of our property and interests, and any benefit to you of the same is purely incidental. Anything mechanical or electronic is subject to malfunction. Fencing, gates or other devices will not prevent all crime. No security system or device is foolproof or 100 percent successful in deterring crime. Crime can still occur. Protecting residents, their families, occupants, guests and invitees from crime is the sole responsibility of residents, occupants and law enforcement agencies. You should first call 911 or other appropriate emergency police numbers if a crime occurs or is suspected. We are not liable to any resident, family member, guest, occupant or invitee for personal injury, death or damage/loss of personal property from incidents related to perimeter fencing, automobile access gates and/or pedestrian access gates. We reserve the right to modify or eliminate security systems other than those statutorily required. You will be held responsible for the actions of any persons to whom you provide access to the community.

**8. RULES IN USING VEHICLE GATES.**

- Always approach entry and exit gates with caution and at a very slow rate of speed.
- Never stop your car where the gate can hit your vehicle as the gate opens or closes.
- Never follow another vehicle into an open gate. Always use your card to gain entry.
- Report to management the vehicle license plate number of any vehicle that piggybacks through the gate.
- Never force the gate open with your car.
- Never get out of your vehicle while the gates are opening or closing.
- If you are using the gates with a boat or trailer, please contact management for assistance. The length and width of the trailer may cause recognition problems with the safety loop detector and could cause damage.
- Do not operate the gate if there are small children nearby who might get caught in it as it opens or closes.
- If you lose your card, please contact the management office immediately.
- Do not give your card or code to anyone else.
- Do not tamper with gate or allow your occupants to tamper or play with gates.

**9. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

Resident is not to lend access device to other parties. One access device permitted per resident. The rental office does not allow access to the community to visitors. Please ensure that your visitors are aware of how the gate system operates. If you do not have a local phone number to put in the gate system, you will be responsible for meeting your guests at the gates to allow access.

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**Resident or Residents**  
(All residents must sign here)

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**Owner or Owner's Representative**  
(signs here)

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**Date of Lease Contract**

**May 25, 2021**



## NO-SMOKING ADDENDUM



Date: May 25, 2021  
(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.

### 1. DWELLING UNIT DESCRIPTION.

Unit No. 09303, 11959  
Nicholson Drive #9303  
(street address) in  
Baton Rouge

(city), Louisiana, 70810 (zip code).

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 other provisions of the Lease Contract.

### 2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: May 25, 2021

Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

**5. SMOKING OUTSIDE BUILDINGS OF THE APARTMENT COMMUNITY.** Smoking is permitted only in specially designated areas outside the buildings of the apartment community. Smoking must be at least 0 feet from the buildings in the apartment community, including administrative office buildings. If the previous field is not completed, smoking is only permitted at least 25 feet from the buildings in the apartment community, including administrative office buildings. The smoking-permissible areas are marked by signage.

Smoking on balconies, patios, and limited common areas attached to or outside of your dwelling  is  is not permitted.

The following outside areas of the community may be used for smoking: None

Even though smoking may be permitted in certain limited outside areas, we reserve the right to direct that you and your occupants, family, guests, and invitees cease and desist from smoking in those areas if smoke is entering the dwellings or buildings or if it is interfering with the health, safety, or welfare or disturbing the quiet enjoyment, or business operations of us, other residents, or guests.

**6. YOUR 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 no-smoking 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.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. DEFINITION OF SMOKING.** Smoking refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons.

**4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE APARTMENT COMMUNITY IS STRICTLY PROHIBITED.** All forms 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 no-smoking 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.

**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 lead to termination of your Lease Contract or right to continue living in the dwelling. If you or someone in your household is a smoker, you should carefully consider whether you will be able to abide by the terms of this Addendum.

**12. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
(*All residents must sign here*)

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**Owner or Owner's Representative**  
(*Sign here*)

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## **SUPPORT OR SERVICE ANIMAL AMENDMENT TO ANIMAL ADDENDUM**



Date: **May 25, 2021**  
(when this Amendment is filled out)

## **1. DWELLING UNIT DESCRIPTION.**

Unit No. 09303, 11959  
Nicholson Drive #9303  
\_\_\_\_\_*(street address)* in  
**Baton Rouge**  
(city), Louisiana, 70810 (zip code).

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 the animal, we will have the right (but not the duty) to contact a veterinarian and incur on your behalf any necessary veterinarian charges to render aid or treatment to the animal.

## **2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: May 25, 2021  
Owner's name: Indigo Park Apartment Owner,  
LLC

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.

**3. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

**Residents** (*list all residents*):

Jared Shakespaere, Ciara Shakespaere

You acknowledge that the ownership of or need for the support or service animal does not entitle you to permit the animal to bother, threaten or harm other residents or persons without cause. While in common areas the animal must be supervised and the resident must retain control of the animal at all times. Resident is responsible for the proper disposal of animal waste. You acknowledge that if the animal violates this Lease, 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 document. Please read it carefully.**

## **Resident or Residents**

*(All residents must sign)*

**Owner or Owner's Representative**  
*(Signs below)*

### Date of Signing Amendment





**13. SPECIAL PROVISIONS:**

Garage \$175. Storage \$25/\$50

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**Resident or Residents**  
*(All residents must sign)*

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**Owner or Owner's Representative**  
*(Signs below)*

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**Date of Signing Addendum**



<sup>37</sup> Jared A Shakespaere

<sup>89</sup> Ciara C Shakespaere

<sup>141</sup> Brittany Barbera

## CRIME/DRUG FREE HOUSING ADDENDUM



### 1. DWELLING UNIT DESCRIPTION.

Unit No. 09303, 11959  
**Nicholson Drive #9303**  
Baton Rouge (street address) in  
 (city), Louisiana, 70810 (zip code).

### 2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: May 25, 2021  
 Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. ADDENDUM APPLICABILITY.** In the event any provision in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above-mentioned Lease Contract, then the provisions of this Addendum shall control. For purposes of this Addendum, the term "Premises" shall include the dwelling unit, all common areas, all other dwelling units on the property or any common areas or other dwelling units on or about other property owned by or managed by the Owner. The parties hereby amend and supplement the Lease Contract as follows:

**4. CRIME/DRUG FREE HOUSING.** Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident:

- A. Shall not engage in any illegal or criminal activity on or about the premises. The phrase, "illegal or criminal activity" shall include, but is not limited to, the following:
  - 1. Engaging in any act intended to facilitate any type of criminal activity.
  - 2. Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
  - 3. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but not limited to the State of Louisiana and/or the Federal Controlled Substances Act.

**Resident or Residents (sign here)**

**Date of Signing Addendum**

**Owner or Owner's Representative (signs here)**

**Date of Signing Addendum**



**ADDENDUM PROHIBITING  
SHORT-TERM SUBLetting OR RENTAL**



**1. DWELLING UNIT DESCRIPTION.**

Unit No. 09303, 11959  
Nicholson Drive #9303  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: May 25, 2021

Owner's name: Indigo Park Apartment Owner, LLC

Residents (*list all residents*):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. SHORT TERM SUBLLEASE OR RENTING PROHIBITED.**

Without limiting the prohibition in the Lease on subletting, assignment, and licensing, and without limiting any of our rights or remedies, this Addendum to the Lease further supplements and defines the requirements and prohibitions contained in the Lease Contract between you and us. You are hereby strictly prohibited from subletting, licensing, or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight use or duration of any length, without our prior written consent in each instance. This prohibition applies to overnight stays or any other stays arranged on Airbnb.com or other similar internet sites. "Subletting" or "renting" shall mean allowing any person to stay at the dwelling in return for any kind of consideration or remuneration, whether paid directly or indirectly.

**4. PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLetting OR RENTING WEBSITES.**

You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com or any other website or other advertising media of any kind. You agree that listing or advertising the dwelling on Airbnb.com or any other website or other advertising media of any kind shall be a violation of this Addendum and a breach of your Lease Contract.

**5. VIOLATION OF LEASE AGREEMENT.** Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted

by law, or our prior written consent. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time without our prior written consent. Permitting your dwelling to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.

**6. REMEDY FOR VIOLATION.** Any violation of this Addendum 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 applicable law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawful reason, or by any lawful method.

**7. 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 agree you are responsible for and shall be held liable for any and all actions of any person(s) who occupy your dwelling in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage, disturbance of other residents, and violence or attempted violence to another person. In accordance with applicable law, without limiting your liability in any way, you agree we shall have the right to collect against any renter's or liability insurance policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of this Addendum.

**8. SEVERABILITY.** If any provision of this Addendum or the 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 Addendum or the Lease Contract. 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 parties.

**9. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

You understand and agree that subletting or "home sharing" the Premises to a person or persons not listed on the Lease as either an occupant or leaseholder for Your direct or indirect economic benefit is forbidden. You acknowledge that a violation will result in substantial economic damages to Us and that these damages are impossible to compute. In lieu of actual damages for a breach, You agree that liquidated damages may be assessed and recovered by Us. Therefore you shall be liable to Us for payment of liquidated damages in the amount of \$250 for each day You are in breach. You agree that these liquidated damages represent a fair and equitable estimation of the actual damages and are not intended to act as a penalty.

**Resident or Residents**  
(*All residents must sign*)

**Owner or Owner's Representative**  
(*Signs below*)

**Date of Signing Addendum**



## WASHER AND DRYER ADDENDUM



### 1. DWELLING UNIT DESCRIPTION.

Unit No. 09303, 11959  
Nicholson Drive #9303  
(street address) in  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

### 2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: May 25, 2021  
Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

### 3. PURPOSE OF ADDENDUM.

In consideration of your agreeing to rent a washer and dryer from us and by signing this Addendum, you agree to the terms and conditions set forth herein.

### 4. OWNER SUPPLIED WASHER AND DRYER.

**A. Washer and Dryer Rental Fees.** We agree to rent to you a washer and dryer for the sum of \$ \_\_\_\_\_ per month, beginning on \_\_\_\_\_ and expiring concurrently with the above referenced Lease Contract, including any renewal periods.

You shall pay the monthly washer and dryer rental amount in advance and without demand, as additional rent, along with your monthly rent payment. If any monthly washer and dryer rent is not paid on or before the due date, we or our agent(s) reserve the right to remove the equipment, as provided by law.

**B. Identification of Washer and Dryer.** You are entitled to exclusive use of a:

- Full Size
- Stackable
- Other: \_\_\_\_\_

Washer Model/Serial Number:

Dryer 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 actions of any nature you may ever have against us and our agents for the delivery, repair, maintenance or removal of equipment unless such claims arise from any proximately caused negligence or intentional act committed by us or our agents; and (4) you agree to indemnify and to hold us and our agents harmless from and/or for any and all damages of any nature or kind arising from your willful or negligent misuse of the equipment.

**D. Insurance.** At all times you must carry renter's insurance that provides insurance coverage for damage to your personal belongings from accidental water discharge from the equipment or other causes. The insurance must also provide coverage for any potential liability, due to your fault, for water or other damage to other units and to personal property of others. You must verify with your insurance agent that such coverages are included in your policy and must furnish us a copy of the policy upon our request.

### 5. ACCESS TO 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, replacement or removal of the equipment. 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, as provided by law.

**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 additional 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.

**8. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
*(All residents must sign)*

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**Owner or Owner's Representative**  
*(signs below)*

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**Date of Signing Addendum**



<sup>41</sup> Jared A Shakespaere

<sup>93</sup> Ciara C Shakespaere

<sup>145</sup> Brittany Barbera

## **PACKAGE ACCEPTANCE ADDENDUM**



## **1. DWELLING UNIT DESCRIPTION.**

Unit No. 09303, 11959  
Nicholson Drive #9303  
\_\_\_\_\_*(street address)* in  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

## **2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: May 25, 2021  
Owner's name: Indigo Park Apartment Owner,  
LLC

**Residents** (*list all residents*):

Jared Shakespaere, Ciara Shakespaere

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. PURPOSE OF ADDENDUM.** By signing this Addendum, you wish for us to sign for, and to accept, U.S. mail and privately-delivered packages or other items on your behalf, subject to the terms and conditions set forth herein.

#### **4. PACKAGE ACCEPTANCE.**

- A. Generally.** You hereby authorize us and our agent to accept, on your behalf, any package or item delivered to our on-site management office during disclosed business hours, including but not limited to any package delivered by the U.S. Postal Service or by any private courier service or 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 delivery, including but not limited to the delivery of certified or registered mail. A photo I.D. is required before any packages will be released. Packages will only be released to verified Residents or approved representatives.

- B. Limitations.** You understand and agree that we may refuse to accept any package for any reason or no reason at all.

- 5. TIME LIMITATION.** Due to limited storage space, we must ask that you 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**

## REASONABLE MODIFICATIONS AND ACCOMMODATIONS POLICY



### 1. DWELLING UNIT DESCRIPTION.

Unit No. 09303, 11959  
Nicholson Drive #9303  
\_\_\_\_\_  
(street address) in  
Baton Rouge  
(city), Louisiana, 70810 (zip code).

### 2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: May 25, 2021  
Owner's name: Indigo Park Apartment Owner, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Residents (list all residents):

Jared Shakespaere, Ciara Shakespaere  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. EQUAL HOUSING OPPORTUNITY POLICY.** We provide rental housing on an equal opportunity basis. Consistent with this policy, we welcome persons with disabilities to our community and will not discriminate against any person because of his or her disability, or his or her association with anyone with a disability. In addition, we know that it may sometimes be necessary for 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 use their housing, and we have created the policy described herein to meet that need.

**4. PURPOSE OF POLICY.** A resident or applicant may be entitled under state and federal fair housing laws to a reasonable accommodation and/or reasonable modification when needed because of a disability of the resident, the applicant, and/or a person associated with a resident or applicant, such as a member of the household or frequent guest. The reasonable accommodation and/or reasonable modification must be necessary for the individual with the disability to have an equal opportunity to fully use and/or enjoy housing services offered to other residents and/or the individual dwelling unit. We will grant requests for accommodations or modifications that are reasonable and necessary because of a disability, would not impose an undue financial or administrative burden on our operations, and do not fundamentally alter the nature of services or resources we provide as part of our housing program.

### 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.** Expenses for reasonable modifications, and restoration expenses, if applicable, of such modifications, shall be allocated in accordance with state and federal fair housing laws.

**C. Permission Required, Evaluation of Disability.** If you would like to request a reasonable modification to your dwelling or the common areas of the community that is necessary because of a disability, you must first obtain permission from us. We prefer that you use 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 in 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 specific modification is being sought. In addition, if the disability or the disability-related need for the modification is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the modification; however, we will only request information necessary to evaluate your request, and all information will be kept confidential.

**D. 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 ask to discuss other alternatives with you.

**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:

by writing or calling:

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**Resident or Residents**

(All resident's must sign)

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**Owner or Owner's Representative**

(Signs below)

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**Date of Signing**

**CERTIFICATION OF  
DOMESTIC VIOLENCE,  
DATING VIOLENCE,  
SEXUAL ASSAULT, OR STALKING,  
AND ALTERNATIVE DOCUMENTATION**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0286  
Exp. 06/30/2017

**Purpose of Form:** The Violence Against Women Act (“VAWA”) protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

**Use of This Optional Form:** If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, “professional”) from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of “domestic violence,” “dating violence,” “sexual assault,” or “stalking” in HUD’s regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

**Submission of Documentation:** The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

**Confidentiality:** All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

Form HUD-5382  
(12/2016)

**TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

1. Date the written request is received by victim: \_\_\_\_\_
2. Name of victim: \_\_\_\_\_
3. Your name (if different from victim's): \_\_\_\_\_
4. Name(s) of other family member(s) listed on the lease: \_\_\_\_\_
  
5. Residence of victim: \_\_\_\_\_
6. Name of the accused perpetrator (if known and can be safely disclosed): \_\_\_\_\_
  
7. Relationship of the accused perpetrator to the victim: \_\_\_\_\_
8. Date(s) and times(s) of incident(s) (if known): \_\_\_\_\_
  
9. Location of incident(s): \_\_\_\_\_

In your own words, briefly describe the incident(s):

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This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature \_\_\_\_\_ Signed on (Date) \_\_\_\_\_

**Public Reporting Burden:** The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

**LEASE CONTRACT AMENDMENT  
TO ADD OR CHANGE A ROOMMATE  
DURING LEASE TERM**

(This amendment is not intended for use after the original lease term has expired.)



Date: May 25, 2021  
(when this Amendment is filled out)

**1. PURPOSE OF AMENDMENT.** This is an Amendment to the Lease Contract dated the 25th day of May, 2021 (year) between (owner) Indigo Park Apartment Owner, LLC

and ("residents") (list all original residents in paragraph 1 of Lease Contract)

Jared Shakespaere, Ciara Shakespaere

on the dwelling located at 11959 Nicholson Drive #9303

in Baton Rouge, Louisiana. The purpose of this Amendment is to (check one or both):  add a new resident, or  delete an existing resident who is moving or has already moved out.

**2. NEW RESIDENT.**

("new resident") may move into the dwelling as a resident under the Lease Contract.

**3. OLD RESIDENT.**

("old resident") (check one)  has moved out or  will move out. Upon move-out, old resident may no longer live in the dwelling. The old resident  is or  is not released from the obligation to perform under the Lease Contract. If the old resident is not released, he or she will continue to be obligated to perform under the Lease Contract if the new or remaining residents fail to perform their obligations under the Lease Contract.

**4. REMAINING RESIDENTS.** The residents who earlier signed the Lease Contract and are not moving out ("remaining residents") will continue to be obligated to perform under the Lease Contract.

**5. CHANGEOVER DATE.** New resident may move in on \_\_\_\_\_, \_\_\_\_\_ (year) ("change over date"). Old resident will move out before that date.

**6. SECURITY DEPOSIT.** The security deposit will be handled as follows (check one or more as appropriate):

- Old resident will transfer his or her share of the existing security deposit to new resident, and new resident will be entitled to old resident's undivided share of any security deposit refund at the end of the Lease Contract term or renewal period, less lawful deductions.
- Old resident will not transfer his or her share of the existing security deposit to new resident.

- Old resident will be entitled to a refund of \$ \_\_\_\_\_ of the existing security deposit within 30 days after old resident moves out (less lawful deductions), and such amount will be mailed to old resident at the forwarding address below.
- Old resident will be entitled to be a co-payee of any security deposit refund, less lawful deductions, within 30 days after all residents move out at the end of the Lease Contract term.
- New resident will pay \$ \_\_\_\_\_ to owner as an extra general security deposit, in addition to existing security deposits being held by owner.

**7. GUARANTORS.** New resident will (check one):

- have the following guarantor(s) guarantee the Lease Contract: \_\_\_\_\_; or
- not have any guarantor guarantee the Lease Contract. Any guarantor for old resident will (check one of the following if old resident has a guarantor):
  - continue to be liable under the Lease Contract until the end of the original Lease Contract term; or
  - be released from liability under the guaranty when this Amendment becomes effective.

**8. DAMAGES AND CHARGES.** New resident accepts the dwelling in the condition existing at the beginning of the Lease Contract term according to the move-in inventory signed by the original residents. Security deposit deductions, if any, will be made regardless of whether damages or charges occurred before or after the changeover date and regardless of which resident, occupant, or guest may have been at fault.

**9. EXISTING KEYS.** Old resident (check one)  has turned over or  will turn over his or her key(s) and access device(s) to (check one):  new resident,  remaining residents,  owner, or  not applicable.

**10. REKEYING.** The dwelling has a keyless deadbolt (keyless bolting device) on each exterior entry door. Owner is not required to rekey keyed locks when roommates are added or changed; but new resident and remaining residents can request rekeying at their expense. New resident and remaining residents (check one)  do or  do not request that exterior door(s) be rekeyed when old resident moves out. If neither is checked, no rekeying is requested. If requested, the rekeying charge will be \$ \_\_\_\_\_.

**11. EFFECTIVE DATE.** This Amendment becomes effective when all of the following occur (except to the extent that owner has waived any requirement in writing):

- new resident has completed and signed a Rental Application;
- any guarantors required under paragraph 7 have completed, signed, and returned a Lease Contract Guaranty to owner;
- owner has approved the Rental Application of new resident and the Guaranty by any guarantor;
- new resident complies with paragraph 6 regarding security deposits; and
- this Amendment is signed by all parties.

**12. SIGNATURES ON LEASE CONTRACT UNNECESSARY.**

When this Amendment becomes effective, new resident's name and signature will be deemed as inserted in paragraph 1 and on the last page of the Lease Contract. Therefore, it will not be necessary for anyone to sign or initial the Lease Contract itself. Signature of a resident who has already moved out in violation of the Lease Contract is not necessary.

**13. BINDING AGREEMENT.** New resident and any guarantor acknowledge(s) that he or she has received a copy of the Lease Contract or has read it. New resident agrees to be bound by the Lease Contract just as if he or she signed the Lease Contract at the beginning of the Lease Contract term.**14. OTHER PROVISIONS.**

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**Signatures****Printed name of person signing**

Owner or owner's representative

Remaining resident (not moving out)

New resident (who is moving in)

Old resident (who is moving out)

Old resident's forwarding address (street, city, state, zip)



**APPROVAL OR DENIAL OF REASONABLE ACCOMMODATION  
AND/OR REASONABLE MODIFICATION REQUEST**



To: Jared Shakespaere

Dear Resident or Applicant:

On \_\_\_\_\_ (*date*), you requested a reasonable accommodation and/or modification to the dwelling located at Unit No. 09303, 11959 Nicholson Drive #9303 \_\_\_\_\_ (*street address*) in Baton Rouge \_\_\_\_\_ (*city*), Louisiana, 70810 \_\_\_\_\_ (*zip code*).

**We have approved your request, as follows (check all that apply):**

**We will grant the following accommodation(s):**

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**We will allow the following modification(s):**

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**The foregoing modification shall be made  at your expense  at our expense.**

**Other:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**After careful consideration, we have not approved your request because (check all that apply):**

- Based on the information provided it does not appear that you are a person with a disability within the meaning of the Fair Housing Act.
- The accommodation and/or modification you requested is either not reasonable and/or not necessary because:
- We have concluded that the specific accommodation and/or modification that you are requesting will impose an undue financial and administrative burden on our operations or will create a substantial risk of harm to you or to other persons in the community.
  - We have concluded that the specific accommodation and/or modification you have requested will fundamentally alter the nature of services or resources that this community provides.
  - Based on the information provided, it does not appear that the accommodation and/or modification you have requested is related to your disability.
  - Based on the information provided, it does not appear that the accommodation and/or modification you have requested is necessary to allow you an equal opportunity to use and enjoy your housing.
- Other:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you feel we have made this decision in error, or if there is additional information you would like to provide us that you believe is relevant to our decision, we would like to discuss this matter with you. Please feel free to contact \_\_\_\_\_ [name of housing representative] to schedule an appointment. Note that if there are alternative accommodations and/or modifications that you believe would be equally as effective as the accommodation or modification we are unable to provide, we are happy to consider those as well in a follow up discussion.

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**Date**

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**Owner or Owner's Representative Signature**

**RESIDENT'S NOTICE OF INTENT TO MOVE OUT***To be delivered to owner's representative*

**DWELLING UNIT DESCRIPTION.** Unit No. 09303, 11959 Nicholson Drive (street address) in Baton Rouge (city), Louisiana, 70810 (zip code).

**LEASE CONTRACT DESCRIPTION.** Lease Contract date: May 25, 2021 Owner's name: Indigo Park Apartment Owner, LLC

Residents (list all residents): Jared Shakespaere, Ciara Shakespaere

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Date you will move out and surrender premises: \_\_\_\_\_

- 1. CHANGES IN MOVE-OUT DATE.** Under the Lease Contract, you must obtain our prior written approval to change or retract the move-out date. You may not hold over beyond the above move-out date. If the dwelling is relet to others after we receive this notice, you won't be granted any extensions. We and any new residents may rely on this move-out notice for all purposes.
- 2. DATE OF SURRENDER.** Under the Lease Contract, you *surrender* the dwelling unit for all purposes (including security deposit refund, cleaning, and all repairs) when you do any of the following:
  - turn in all keys/access devices where you pay the rent;
  - the move-out date has passed and no one is living in the dwelling;
  - abandon the dwelling (as defined in the Lease Contract).
 All residents and occupants lose their right of possession on the move-out date. Any resident who wishes to remain lawfully in the dwelling unit must sign a new Lease Contract.
- 3. EARLY MOVE-OUT AND OTHER LEASE CONTRACT VIOLATIONS.** Under the Lease Contract, our representative's receipt of this notice does not constitute approval of an early move-out and does not constitute a release of any resident's liability for money due under the Lease Contract. We reserve all contractual and statutory remedies for unauthorized early move-out, including late payment charges, returned-check charges, damages, attorney's fees, and liability for increased holdover rents and Lease Contract extensions.
- 4. HOLDOVER.** If you stay beyond the move-out date, you will be subject to increased rent for the holdover period and liable for all damages as outlined in the Lease Contract.
- 5. CLEANING.** Under the Lease Contract, you must leave the dwelling unit in a clean condition. Please follow any written move-out cleaning instructions that we've furnished.
- 6. FORWARDING ADDRESSES.** Please circle the forwarding address below where we should mail the security deposit refund and/or accounting. If no address is circled, it will be mailed to the first address listed.
- 7. RETAINING RECEIPT.** After our representative signs and acknowledges receiving this notice, you should keep the bottom portion of this notice as verification that you gave written move-out notice.

**Your Signature or Signatures**


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You may be contacted now at:

Home phone: (\_\_\_\_\_) \_\_\_\_\_

Work phone: (\_\_\_\_\_) \_\_\_\_\_

Date when you delivered this notice: \_\_\_\_\_

**Your Forwarding Address (You must provide this information.)**


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**FOR OFFICE USE ONLY**

Owner's representative who received notice:

Date notice was received: \_\_\_\_\_

Move-out date was  approved or  disapproved

**Owner's Acknowledgment of Receiving Move-Out Notice**  
*(To be copied, returned to and kept by residents)*

We acknowledge receiving your notice of intent to move out of Apt. No. 09303 in Indigo Park  
Apartment Owner, LLC

(name of apartment community), or street address (if house, duplex, etc.): \_\_\_\_\_

Date of intended move-out: \_\_\_\_\_. If move-out is approved, prorated rent (if any) through move-out date: \$ \_\_\_\_\_. \_\_\_\_\_.

If your move-out notice does not comply with the Lease Contract and we haven't given you a written release of your obligations under the Lease Contract, your right of occupancy will end on the move-out date and you will continue to be liable for all sums due until the Lease Contract or renewal period expires, as defined by the Lease Contract.

You are encouraged to reconsider your decision to move out, but at our option, we will have the right to rely on your notice and may enter into Lease Contracts with others for commencement on the day after your move-out date. Our remedies for early move-out, nonpayment, and other Lease Contract violations will not be waived or diminished by our receipt or acceptance of your move-out notice.

*Check only one of the following:*

- We acknowledge receipt of your move-out notice. We do not approve it or release you from liability under the Lease Contract. However, we are entitled to rely on your notice for purposes of re-renting your dwelling unit to others.
- We acknowledge receipt of your move-out notice, but we do not have enough information at this time to approve or disapprove it. Therefore, your notice is presumed disapproved until we notify you otherwise.
- We approve the move-out date stated above, and your Lease Contract term will end on that date.

Date notice received by our representative: \_\_\_\_\_

Signature of our representative: \_\_\_\_\_



**PACKAGE ACCEPTANCE / NON-ACCEPTANCE**

To the extent this addendum conflicts with the Lease or any modification thereto, this addendum shall govern.

Landlord will not accept packages on behalf of the resident. However, if Landlord agrees as a onetime courtesy to accept a package on the behalf of the resident, I/we agree and understand that any packages accepted on my/our behalf by Landlord will not be kept locked or secured and that I will not hold Landlord responsible for packages that are lost, stolen or damaged.

I/We further understand that packages left over three (3) days will be returned to the sender. Identification must be presented for package pickup.

**NOTE TO RESIDENTS: Without this letter signed by you the Management Office will not be able to accept packages for you.**

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Resident

Date

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Resident

Date

-----OR-----

I/We do not want packages accepted on my/our behalf by Landlord.

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Resident

Date

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Resident

Date

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Resident

Date

*<sup>1</sup> Jared A Shakespaere**<sup>2</sup> Ciara C Shakespaere**<sup>3</sup> Brittany Barbera*

## **Waiver and Release of Liability**

The undersigned resident of the apartment complex commonly known as Indigo Park (hereinafter the "Property") on behalf of himself or herself and any minor children occupying the apartment acknowledges and understands that novel coronavirus ("COVID-19") infections have been confirmed throughout the United States. In accordance with the most recent guidance and protocols issued by the World Health Organization (WHO), the Centers for Disease Control and Prevention (CDC), and local county/state health departments, the undersigned hereby agrees, represents and warrants that neither the undersigned nor any of his or her minor children will utilize the Property's amenities or interact with Property's staff without proper social distancing. The undersigned hereby agrees that if the undersigned or the undersigned's minor children are experiencing any symptoms of COVID-19, including, without limitation, fever, cough or shortness of breath, or has a suspected or diagnosed/confirmed case of COVID-19 they will not use the amenities or interact with the Property's staff until they are advised it is safe to do so by a medical professional.

Property has taken certain steps to implement recommended guidance and protocols to reduce the chance of exposure for residents as well as guests or visitors. These steps may include social distancing, increased cleaning and the temporary closure of certain amenities. The undersigned fully understands and appreciates both the known and potential dangers of utilizing the facilities and amenities at Property and interacting with the Property's staff and acknowledges that use thereof by the undersigned and/or his or her minor children may, despite Property's reasonable efforts, result in exposure to COVID-19, which could result in quarantine requirements, serious illness, disability and/or death.

The undersigned, on his or her behalf and on behalf of his or her minor children, as applicable, hereby releases, waives, and discharges Property, its owners, agents, directors, officers, employees, or contractors as well as each of their respective assigns, heirs and next of kin from any loss, damage, claim or demand related to COVID-19, whether caused by the alleged negligence, active or passive, of the Property or its owners, agents, directors, officers, employees, or contractors. The undersigned expressly and knowingly waives all rights under California Civil Code Section 1542, which provides: **"A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."**

I have read and understand the terms and conditions of this Waiver of Liability and agree to its terms.

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Name: \_\_\_\_\_

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

Names of Minor Occupants:

11766 Wilshire Boulevard, Suite 1500, Los Angeles, California 90025

Tel. 310.268.8344 | Fax. 310.268.7943

<sup>1</sup> Jared A Shakespaere

<sup>2</sup> Ciara C Shakespaere

<sup>3</sup> Brittany Barbera

### **Pest and Rodent Prevention Addendum**

It is the goal of the Landlord to provide a quality living environment for all our residents. To help achieve this goal, it is important we work together to minimize and prevent any pests or rodents in your apartment. That is why this addendum contains important information for you, as well as responsibilities for both you and us. This is an Addendum to your Lease.

Pests and rodents can be found virtually everywhere in our environment - both indoor and outdoors and in both new and old structures. Many states and particularly urban areas have been afflicted with this problem for many years, particularly since the EPA's elimination of DDT as a preventative chemical. Pests such as bed bugs are commonly transported by shoes, clothing, furniture (particularly used furniture) and other materials. A Landlord cannot timely and permanently eliminate pests and/or rodents without significant and ongoing Resident cooperation and effort. There is conflicting scientific evidence as to what contributes or encourages pests and rodents. Nonetheless, appropriate precautions need to be taken. In order to minimize the potential for pests and rodents in your Apartment, you must do the following:

- Keep your Apartment clean - particularly the kitchen, the bathroom(s), carpets, linens and floors. Regularly vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt/debris that harbors food and substances attractive to certain pests and rodents. Do not leave food or dirty dishes sitting out. Seal all food in airtight containers.
- If bed bugs or other pests/rodents are detected, Resident agrees to undertake all efforts and tasks recommended by a qualified expert. With regard to bedbugs, such tasks include but are not limited to the following: Resident should strip all sheets and linen from all beds, and move all beds away from walls. Eliminate clutter and vacuum well to initially collect (and kill) as many bedbugs as possible. Vacuuming efforts should especially focus in and around bedrooms, underneath beds, around headboards, in mattress crevices and along mattress frame and tracks. All furniture should be carefully vacuumed as well with a strong vacuum and Resident should promptly dispose of all vacuum bags in dumpster. Clean out and disinfect all cabinets, drawers and closets. Use a stiff brush when cleaning to dislodge and destroy any eggs. Remove all clutter that would prevent effective service. Place all potentially infected clothing in plastic bags and permanently encase mattresses and box springs within special mattress bags. Resident should remove all occupants and pets from unit for 3 hours after service. After any pest service, launder all bed sheets and other linen, as well as any other clothing items that may be infected. Clothes and linens should be laundered with hot water of at least 140 degrees, and should be laundered at least several times every couple of days after pest treatment. Resident should vacuum again after pest service, on a daily basis for the next three days.

It is important to prevent pests and rodents in your Apartment. Resident must promptly report evidence of pests and rodents in or on apartment surfaces or inside mattresses, walls or ceilings, in writing to Landlord. If Resident fails to notify Landlord in writing within seven (7) days after move in of any evidence of pests or rodents, including bed bugs, then it will be presumed the unit was free of infestation at the time of move in. An infestation of pests or rodents can result from a wide variety of sources, such as: bringing in used furniture, mattresses, boxes or clothing items which are already

contaminated. Never retrieve any items from or around a dumpster. Never leave potentially infested items in a common area, on the street or next to a dumpster. Proper disposal is vital to prevent the spread of pests and rodents. Consult your landlord or a licensed pest control specialist for methods of proper remediation and/or disposal. **If Resident sees evidence or indication of the presence of pests or rodents (or re-infestation or indications that treatment has been ineffective), Resident shall immediately notify Landlord in writing of these problems.**

Resident will keep the Apartment clean and take other measures to prevent and eliminate pests and rodents in the Apartment, including but not limited to measures as set forth in the Lease and this Addendum. Resident agrees to undertake all efforts and tasks recommended by a qualified expert. Upon written notification from Resident regarding signs of pests and/or rodents, Landlord shall, within a reasonable time frame, make arrangements for appropriate spraying and any other pest or rodent remediation deemed appropriate, in accordance with State law, the Lease and this Addendum, provided such infestation was not caused by the misuse or neglect of Resident, or any occupants or guests of Resident.

A breach of this Addendum by Resident shall be a material and substantial violation of the Lease (non-curable) allowing Landlord to recover possession of the apartment, following a Notice to Quit in accordance with the State law, and all other rights and remedies contained in the Lease. Resident shall be liable for all resulting costs and damages for violation including but not limited to costs of extermination and the damages caused by the spreading of such pest or rodent infestation. In the event of a breach of this Addendum by Landlord, Resident's sole and exclusive remedy shall be to immediately vacate the Apartment and Resident's obligations to continue to pay rent shall terminate on the date Resident delivers possession of the Apartment to Landlord. Landlord shall in no event be liable for consequential damages such as damages to Resident's personal property, or claims of adverse health conditions associated with exposure to pests or rodents. Resident hereby releases Landlord from any and all claims of Resident for the presence of pests or rodents in the Apartment, including all claims of consequential damages such as damages to Resident's personal property, or claims of adverse health conditions associated with exposure to pests or rodents.

Resident	Date	Resident	Date
Resident	Date	Resident	Date
Agent for Owner		Date	

<sup>2</sup> Jared A Shakespaere

<sup>4</sup> Ciara C Shakespaere

<sup>5</sup> Brittany Barbera



## **Payment Acknowledgement**

### **No Cash or Money Orders Accepted**

Per the Lease Agreement, management will not accept payments in the form of cash or money orders. By signing below, you acknowledge that you understand neither management nor any of its employees or agents will request or accept payments in the form of cash or money orders at any time. Further, you will be responsible for any rent or other sums due under the lease that are not paid via an acceptable payment method. This document is an addendum to the lease. In the event of a conflict between this addendum and the lease, this document shall prevail.

Should you be asked to make a payment in cash or money order, we encourage you to notify our fraud department by sending an email to [Fraud@jrk.com](mailto:Fraud@jrk.com).

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Tenant Signature

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Date

<sup>1</sup> Jared A Shakespaere    <sup>2</sup> Ciara C Shakespaere    <sup>3</sup> Brittany Barbera



## LOCK ADDENDUM

Property: Indigo Park

Apartment#: 09303

Lease Agreement Date: 05/25/2021

Management acknowledges and certifies that prior to commencement of the lease term and prior to occupancy:

1. Locks are changed after every move-out prior to move-in of new resident;
2. All window locks are in working order;
3. Resident may request or install additional window locks;
4. Sliding door is equipped with a pin lock or "Charlie Bar";
5. The key release policy has been explained clearly.

Resident acknowledges:

1. They have inspected all door and window locks and that they work properly;
2. Agrees to fill out a key release for each vendor or personal guest (anyone who is not on your lease) and must be responsible for the return of the key.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent for Owner

\_\_\_\_\_  
Date

<sup>1</sup> Jared A Shakespaere

<sup>2</sup> Ciara C Shakespaere

<sup>3</sup> Brittany Barbera

## FIRE SAFETY INFORMATION

### SAFETY TIPS

1. Never smoke in bed.
  2. Locate fire exits on this floor. (Note: Do NOT consider elevators as exits.)
  3. Count the number of doors to the nearest exit and check for any possible obstructions.
  4. When applicable: Locate fire alarm pull stations on this floor.
  5. When applicable: Locate fire extinguishers on this floor.
  6. Check any windows to see if they can be opened; if so, determine how they open.
  7. Keep your apartment key on a table next to your bed.
  8. If you leave your apartment, keep door closed and take your key.
  9. Write down the number for the local fire department and keep it next to the phone.
- THE LOCAL FIRE DEPARTMENT NUMBER IS

### IN THE EVENT OF FIRE

1. DON'T PANIC. Remain calm.
2. Report fire to Management Office or fire department as appropriate.
3. If room is smoky, get on hands and knees (or stomach) and crawl to door.
4. Feel door knob. If HOT, do NOT open door. If COOL, open slowly.
5. If hallway is smoky, stay next to wall and count the doors as you crawl to exit.
6. Do NOT use any elevators.
7. Do NOT prop open doors to exit staircase.
8. Hang on to handrail and WALK DOWN exit staircase.
9. When applicable: Pull fire alarm as you evacuate.

### IF YOU CANNOT LEAVE THE APARTMENT

1. Notify or call Management Office, manager, fire department or other appropriate person and let them know where you are.
2. Wet sheets, towels, or clothing and stuff them in the cracks around doors and vents.
3. When applicable: Turn on bathroom fan.
4. Check to see if there is smoke OUTSIDE the window. If NO smoke is visible and you can open the window, hang a sheet or light colored material outside.
5. When applicable: Fill bathtub or sink with cold water for firefighting.
6. Using ice bucket or other container keep doors and walls wet.
7. If room is smoky, fold a wet towel in a triangle and tie over your nose and mouth. Stay low.
8. Make yourself visible to rescue personnel through any window or balcony. DO NOT JUMP!
9. Keep fighting fire until help arrives. DO NOT GIVE UP!

### FOR YOUR SAFETY, THIS BUILDING HAS THE FOLLOWING IF AN X APPEARS BESIDE THE FEATURE

- Automatic sprinkler protection in every apartment.
- Automatic sprinkler protection in every hallway.
- Automatic smoke detectors in every apartment.
- Automatic smoke detectors in every hallway.
- Fire extinguishers on every floor.
- Fire alarm pull stations at every exit.
- Pressurized staircase with self-closing doors. (NOTE: In case of fire, do NOT prop doors open.)
- Fire safety staircase with self-closing doors. (NOTE: In case of fire, do NOT prop doors open.)
- Emergency lighting and exit lights.
- Fire resistant drapery.
- An alternative fire exit to the roof. (NOTE: To be used ONLY if heavy smoke is encountered when walking DOWN the exit staircase.)

The undersigned Resident(s) acknowledges receipt of this Fire Safety Information and agrees to make this information available to any occupants, guests, invitees, or visitors of Resident(s).

Resident

Date

Resident

Date

Agent for Owner

Date

<sup>2</sup> Jared A Shakespaere

<sup>4</sup> Ciara C Shakespaere

<sup>5</sup> Brittany Barbera

## **CRIME FREE ADDENDUM**

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner/Agent for Owner and Resident agree as follows: Resident, any members of Resident's household, a guest or other person affiliated in any way with the Resident shall not engage in or facilitate any "Criminal Activity" as defined in this Addendum or at law, including but not limited to any drug-related Criminal Activity. Resident shall not permit the premises to be used for or to facilitate Criminal Activity. Resident agrees that Resident has an affirmative duty to abstain from any criminal activity and to prevent Criminal Activity by any other Persons. Resident's affirmative duties include, but are not limited to, immediately notifying law enforcement when Resident first learns of any Criminal Activity that constitutes a Substantial Violation agreed to in this Addendum or at law (collectively "Substantial Violation"), and cooperating with law enforcement with respect to any Substantial Violation. For purposes of this Addendum, Criminal Activity also includes any activity or conduct by any person that a reasonable person would conclude has the potential for escalating into or becoming Criminal Activity. Resident agrees that Resident's affirmative duty extends to being responsible for the conduct and actions of all Persons regardless of culpability or knowledge on Resident's part, and Resident's affirmative duty extends to making all Persons aware of Resident's obligations, agreements, and duties under this Addendum, and that Resident's duties extend to all conduct whether or not such conduct occurs in Resident's unit. Resident may not assert as a defense in any eviction action against Resident based on violation of this Addendum that Resident did not know any person, occupant, or guest was in violation of this Addendum.

Criminal Activity means any conduct set forth as criminal in this Addendum and/or violation of any criminal law and specifically includes, but is not limited to, any sex crime, sexual offender crime, street gang activity, unlawful possession or discharge of firearms, stalking, any crime that has as one of its elements the use, attempted use or threatened use of physical force against the person or property of another, or any intimidation, threats or harassment of any person. Not limiting the broadest possible meaning as defined in this Addendum or at law, Criminal Activity also means the manufacture, growth, sale, distribution, storage, use or possession of a controlled substance (as defined under Section 102 of the Controlled Substance Act (21 USC 802) and/or as defined under CRS 12-22-303, and/or as defined under any other law, and also includes the manufacture, sale, distribution, use or possession of marijuana, marijuana concentrate, cocaine, or any other illegal drug, regardless of amount, and regardless of whether or not manufacture, growth, sale, distribution, use or possession of said drug is a misdemeanor or a felony. Resident and Landlord agree that any Criminal Activity as defined in this Addendum or at law is an act which endangers the person and willfully and substantially endangers the property of Landlord, co-residents, and/or other Persons. Criminal Activity also includes any other violation of the Criminal Statutes of Colorado, local ordinances, and/or violations of any Federal law concerning such conduct, and also includes any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, their agent, or the tenant, or guest or that which involves imminent or actual serious property damage. Any such Criminal Activity constitutes a Substantial Violation under this Addendum and/or at law.

**VIOLATION OF THE ABOVE PROVISIONS SHALL BE CONSIDERED A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AGREEMENT AND SUFFICIENT CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation, as outlined above, shall be considered sufficient cause for immediate termination of the lease and notice of such termination shall be given in accordance with Article 40-107.5 of Title 13, C.R.S, which shall be a 3 day Notice to Quit. No other notice shall be required. Unless otherwise provided by law, proof of violation/breach of this agreement resulting in a termination of the lease shall not require criminal charge or conviction, but shall require only a showing by a preponderance of the evidence. In case of a conflict between the provisions of this lease addendum and any other provisions of the lease, the provisions of this addendum shall govern. Should any provision of this Lease Addendum be declared invalid by any Court of competent jurisdiction, the remaining provisions hereof shall remain in full force and effect regardless of such declaration. This Lease Addendum is incorporated into the lease, executed or renewed on the date set forth below.

**Passage of Amendment 64 in no way changes this property's position on this issue. This is private property and Landlord expressly bans illegal drugs which violate the Federal Control Substance Act, including marijuana.**

Agent for Owner	Date	Resident	Date
		Resident	Date
		Resident	Date
		Resident	Date

*<sup>1</sup> Jared A Shakespaere*

*<sup>2</sup> Ciara C Shakespaere*

*<sup>3</sup> Brittany Barbera*

**ELECTRIC UTILITY CONFIRMATION**Property: **Indigo Park**Apartment #: **09303**Service Address: **11959 Nicholson Drive #9303, 09303, Baton Rouge, LA 70810**Move-in Date: **05/25/2021**

I, \_\_\_\_\_, will assume all electric service incurred from the move-in date listed above throughout my occupancy at the service address listed above with \_\_\_\_\_ Electric. I also realize that should I fail to contact \_\_\_\_\_ Electric as of my move-in date, I will assume all costs incurred between the date of my move-in and the date service is finally turned on in my name.

---

Resident

Date

---

Resident

Date

<sup>1</sup> *Jared A Shakespaere*<sup>2</sup> *Ciara C Shakespaere*<sup>3</sup> *Brittany Barbera*



## LEASE ADDENDUM FOR ACCESS CONTROL FOB OR CARD

1. Address of Dwelling Unit. 11959 Nicholson Dr., 09303, Baton Rouge, LA 70810

2. Lease Contract Start Date:05/25/2021

3. Fob or Card Identification Number:

4. List all residents:Jared A Shakespaere and Ciara C Shakespaere

**5. FOB OR CARD FOR FITNESS CENTER ACCESS**

One (1) fob, card, or code will be issued to each apartment dwelling at the cost determined in lease contract. This fee is non-refundable. Each additional fob, card, or code will require a non-refundable fee at the cost determined in lease contract.

**6. DAMAGED, LOST, OR UNRETURNED FOB OR CARD**

If a fob or card is lost, stolen, or damaged, a fee at the cost determined in lease contract will be charged for a replacement fob or card. If a fob or card is not returned when you move out, there will be a deduction from the security deposit at the cost determined in lease contract.

**7. REPORT DAMAGE OR MALFUNCTION.** Please immediately report to the office any malfunction or damage to locks, fobs, cards, or related equipment.

**8. FOLLOW RULES IN USING FOB, CODE, OR CARD.** We ask that you and your guests follow instructions for the fob or card. This is important because if the lock is damaged by you or your guests through negligence or misuse, you are liable for the damages under your lease, and collection of damage amounts will be pursued.

**9. PERSONAL INJURY AND/OR PERSONAL PROPERTY DAMAGE.** Except as specifically required by law, we have no duty to maintain the locks and cannot guaranty against malfunctions. We make no representations or guarantees to you concerning security of the community or amenities. Any measures or devices taken by us are solely for the benefit of us and for the protection of our property and interests, and any benefit to you or the same is purely incidental. Anything mechanical or electronic is subject to malfunction. Locks, gates, fencing, or other devices will not prevent all crime. No security system or device is foolproof or 100 percent successful in deterring crime. Protecting residents, their families, occupants, guests and invitees from crime is the sole responsibility of residents, occupants and law enforcement agencies. You should first call 911 or other appropriate emergency police numbers if a crime occurs or is suspected. We are not liable to pay any resident, family member, guest, occupant, or invitee for personal injury, death or damage/loss of personal property from incidents related to perimeter fencing and/or access gates or locks. We reserve the right to modify or eliminate security systems other than those statutorily required. You will be held responsible for the actions or any persons to whom you provide access to the community and amenities.

**10. RULES IN USING FOB, CODE, OR CARD**

- Do not open the door for anyone else.
- Do not let children enter the fitness center or pool area without supervision at all times.
- If you lose your card or fob, notify the leasing office immediately.
- Do not tamper with any doors, locks or gates.
- Notify the leasing office immediately if the lock system is showing any sign of error.
- Do not give your card or fob to anyone else.
- Do not let children under the age of fourteen (14) enter the fitness center or pool area without supervision at all times.

ALL RESIDENTS MUST SIGN AND DATE HERE

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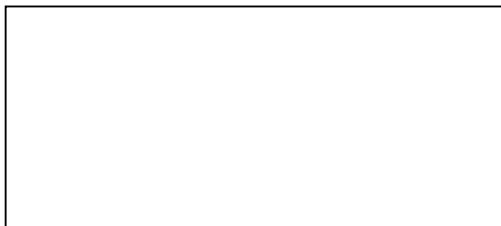
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OWNER OR OWNER'S REPRESENTATIVE

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PHOTOCOPY OF FOB OR CARD IN BOX



<sup>2</sup> Jared A Shakespaere

<sup>4</sup> Ciara C Shakespaere

<sup>5</sup> Brittany Barbera

## MOVE OUT CLEANING & REPLACEMENT CHARGES

RESIDENT NAME(S): Jared A Shakespaere and Ciara C Shakespaere

APT. #: 09303

Painting of walls – one coat (Other than damage or heavy smoke)  
Shampooing of carpets (Other than stains, heavy soil, and pet damage)

Resident must ensure the apartment is clean before move out; this may require the resident to have the apartment professionally cleaned. The following charges apply to apartments with damage or cleanliness issues beyond normal wear and tear.

	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	THREE BEDROOM TOWNHOME
PAINTING (PER COAT)	\$300.00	\$400.00	\$475.00	\$600.00
CARPET CLEANING	\$80.00	\$90.00	\$110.00	\$175.00
TOUCH-UP PAINT	\$150.00	\$200.00	\$237.50	\$300.00
APARTMENT CLEAN	\$80.00	\$90.00	\$110.00	\$175.00

The following charges will be assessed regardless of how long resident occupies the apartment.

### REPLACEMENTS (flat charge):

Bathtub/Shower Resurface	\$ 315.00	Oven Rack - each	\$ 20.00
Blinds (Mini-blind) - each	\$ 40.00	Peep Holes, partial	\$ 10.00
Blinds (Vertical) - each	\$ 100.00	Peep Holes, complete	\$ 20.00
Broiler Pan	\$ 25.00	Refrigerator Crisper Tray - each	\$ 40.00
Carpet Repairs - each	\$ 20.00	Refrigerator Ice Trays (set of 2)	\$ 2.00
Carpet Replacement	Actual Cost	Screens (Patio Door)	\$ 50.00
Closet Rod - each	\$ 25.00	Screen (Window) - each	\$ 35.00
Counter (Bathroom)	Actual Cost	Shower Doors	Actual Cost
Counter (Kitchen)	Actual Cost	Shower Head	\$ 10.00
Counter Resurface (Bathroom) - each	\$ 50.00	Smoke Detector/Alarm - each	\$ 15.00
Counter Resurface (Kitchen) - each	\$ 90.00	Smoke Detector/Battery - each	\$ 4.00
Door (Bifold) - each	\$ 90.00	Stove Burner - each	\$ 25.00
Door (Exterior)	\$ 175.00	Stove Burner Rings - each	\$ 5.00
Door (Interior) - each	\$ 85.00	Stove Drip Pan 8" - each	\$ 10.00
Draperys - each	\$ 30.00	Stove Drip Pan 6" - each	\$ 8.00
Drywall Repairs - per hour	\$ 35.00	Switch Plates/Sockets - each	\$ 2.00
Extermination (Special) - per visit	\$ 40.00	Toilet	\$ 125.00
Faucets (Bath/Kitchen) - each	\$ 30.00	Toilet Seat - each	\$ 25.00
Garage Door - panel	\$ 100.00	Towel Bars - each	\$ 10.00
Garage Door Opener (Remote)	\$ 75.00	Vinyl Repairs - each	\$ 15.00
Garbage Disposal	\$ 85.00	Vinyl Replacement	Actual Cost
Keys (Door) - each	\$ 10.00	Wallpaper Removal - per hour	\$ 25.00
Keys (Mailbox) - each	\$ 15.00	Window (Broken)	Actual Cost
Light bulbs - each	\$ 1.00	OTHER	
Light Fixture/Ceiling Fan - each	\$ 45.00	OTHER	
Light Globes - each	\$ 10.00	OTHER	
Lock & Deadbolt (Door)	\$ 55.00	OTHER	
Lock (Mailbox)	\$ 20.00	OTHER	
Medicine Cabinet	Actual Cost	OTHER	
Mirror (Bathroom)	Actual Cost	OTHER	

### CLEANING CHARGES:

Air Vents/Exhaust Fans - each	\$ 5.00	Range Top	\$ 15.00
Balcony/Patio	\$ 10.00	Refrigerator	\$ 25.00
Bathtub - each	\$ 10.00	Shower Wall Tile	\$ 15.00
Cabinets (Kitchen)	\$ 10.00	Sink (Kitchen/Bath) - each	\$ 5.00
Cabinets (Bathroom)	\$ 5.00	Switch Plates - each	\$ 1.00
Closet Shelves - each	\$ 3.00	Toilet - each	\$ 20.00
Counters	\$ 5.00	Trash Removal - per bag	\$ 10.00
Dishwasher	\$ 10.00	Vacuum Carpet - per room	\$ 5.00
Doors/Frames - each	\$ 5.00	Vent Hood	\$ 10.00
Faucets (Kitchen/Bath) - each	\$ 2.00	Walls (Wash) - each	\$ 5.00
Fireplace	\$ 20.00	Washer/Dryer	\$ 10.00
Floors (Kitchen/Bath) - each	\$ 15.00	Windows - each	\$ 5.00
Heat Registers - each	\$ 5.00	OTHER	
Light Fixtures - each	\$ 2.00	OTHER	
Medicine Cabinets - each	\$ 2.00	OTHER	
Mirrors - each	\$ 2.00	OTHER	
Oven	\$ 25.00	OTHER	
Patio Sliding Door	\$ 5.00	OTHER	

Nothing herein shall be construed as a limitation on Agent's right to pursue Resident for damages and/or additional cleaning not specifically listed hereon. This document will be attached to the Inventory and Condition Form, and become part of that document upon vacating.

Resident Signature(s) \_\_\_\_\_

Date \_\_\_\_\_

Agent for Owner \_\_\_\_\_

Date \_\_\_\_\_

<sup>1</sup> Jared A Shakespaere

<sup>2</sup> Ciara C Shakespaere

<sup>3</sup> Brittany Barbera



## Renter's Insurance Policy Requirements

We are excited! You have decided to make our property your home and we want to help you in the process of being compliant with our Renter's Insurance Policy Requirements.

Although you may choose any insurance provider, we recommend Assurant, as they are our preferred provider and all JRK residents are automatically approved. The policy can be purchased by following very straight forward instructions at [www.allrentersinsurance.com](http://www.allrentersinsurance.com).

In order to be compliant with our Renter's Insurance Policy, please follow these steps:

- Ensure that the name on your insurance policy matches the name(s) on the lease agreement
- Use your new address at our property for your insurance policy
- Get liability coverage of at least \$100,000
- Check that your insurance coverage dates encompass your entire lease period
- List JRK Residential Group as an interested party on insurance policy as follows:

JRK Residential Group  
Attn: Insurance Department  
11766 Wilshire Blvd. Suite 1500  
Los Angeles, CA, 90025

- Submit your insurance declarations page **to: [rentersinsurance@jrk.com](mailto:rentersinsurance@jrk.com) from:** your personal email address. You will receive an auto-reply message and within 3 business days, you will receive confirmation of your compliance status.
- Once compliant, retain the confirmation email **from: [rentersinsurance@jrk.com](mailto:rentersinsurance@jrk.com)** for your records. This step will officially record the date in which you are considered compliant with our Renter's Insurance Policy Requirements.

**\*Please note:**

1. Failure to follow the steps above may result in charges and/or lease termination.
2. Please do not submit your policy directly to the leasing office.

Sincerely,

JRK Residential Group

11766 Wilshire Boulevard, Suite 1500, Los Angeles, California 90025  
Tel. 310.268.8344 | Fax. 310.268.7943

<sup>1</sup> Jared A Shakespaere

<sup>2</sup> Ciara C Shakespaere

<sup>3</sup> Brittany Barbera



## Community Rules and Regulations Lease Addendum

This Lease Addendum is attached to and made a part of your lease.

Welcome to your new home professionally managed by JRK Residential Group. We hope these community policies acquaint you with the many services and facilities available to you. It's the goal of JRK Residential Group to maintain a community where all residents are proud to call home. The management office is open to serve you and we request your assistance in maintaining high standards for your community.

Residents and all occupants, including children, adults, and guests, must comply with all policies regarding use of the resident's dwelling and the common areas. There are policies contained in the lease and separate policies attached to the lease or provided to the resident(s) during the lease term. For purposes of this acknowledgement, "owner" includes the dwelling owner named in your lease, JRK Residential Group and their respective partners, employees, officers, directors, agents and servants. "Lease" means the Lease Contract between owner and resident(s). "Home" means the apartment, town home, or space leased from owner including garages.

The owner does not promise or warrant that owner will be aware of crime that happens in the area or even on the property. Owner will try to notify the residents when owner becomes aware of a serious crime on the property with written notice attached to resident's front door.

Owner reserves the right to reduce, modify or eliminate any security system; security devices or service (other than those statutorily required) at any time and without notice; and such action shall not be a breach of any obligation or warranty on the part of the owner.

**Construction.** In the event that the apartment community is under construction. Resident agrees to observe all warning signs and blockades and stay away from the construction areas. Construction crews work throughout the days during the week and on weekends in order to complete construction. Areas of construction will have machinery and equipment to be used by authorized personnel only and entry into these areas by Resident, occupants of the Unit, or their respective guests is strictly prohibited.

**Maintenance.** Emergency maintenance service is provided 24 hours a day by calling. Qualified maintenance personnel are on duty to handle most problems that may arise. Please be considerate when requesting after hours maintenance. If the situation can wait until the management office opens, please wait and call or leave a message with the answering service. Routine maintenance calls are taken during normal office hours. Any situation of potential property damage or resident injury is considered an emergency. Management personnel will be contacted. Owner reserves the right to determine whether a maintenance situation is an emergency. Furnace related calls will only be considered an emergency when the temperature inside the apartment is below 65 degrees. This provision shall not be construed as a waiver by Owner to require written notice of any repair requests. Resident acknowledges that this pertains to maintenance requests only. Resident agrees to contact the local law enforcement agency in the event of security related concerns. It is the resident's responsibility to check the A/C filter at least once a month. If the filter is not replaced regularly, it can clog up and cause your A/C to work less efficiently, eventually freeze up and flood your apartment and/or the apartment below you. On the first service call of this nature, you will receive a warning to change your filter. On any subsequent visits you will be charged \$50. Any failure to report a maintenance problem that causes damage to resident's apartment or other apartments will result in a charge for repair.

**Laundry Rooms.** If your property provides laundry rooms, the rooms will be operated by a commercial company. A repair number is posted in the laundry facility and may be called for repair service and refunds. Please help keep the laundry room clean.

**Obstructions & Trash.** Keep all sidewalks, entrances, passageways and stairways around the property free from obstructions. Keep trash in its proper place. Trash receptacles are located on the community grounds. A charge of \$50 will be levied for anyone placing trash in any area not designated for refuse disposal. Large or bulky items should not be placed around or in dumpsters. Call the Management Office and arrangements will be made for it to be picked. There will be a charge based on costs.

**Patios & Balconies.** Please keep patios/balconies clean. Patio/balconies are to be used for patio furniture and plants. Patios/balconies are not to be used for storage. Garbage bags, garbage receptacles, bicycles, toys, clotheslines or clothes hanging over balcony rails, and similar items are unsightly as well as fire hazards. The property prohibits the use of any grill, hibachi or smoker within 10 feet of the building or overhang. Any person violating this code or failing to comply with it is subject to a \$50 fine and may be in default of their lease.

**Vehicles & Parking.** Motor homes, large trucks, boats, boat trailers, inoperable vehicles and other similar vehicles may not be parked on the premises. All such prohibited vehicles will be parked outside the area. This does not apply to service vehicles of contractors or other persons performing service for residents. Vehicles which are otherwise prohibited may be temporarily parked for the purpose of loading or unloading. Only those vehicles registered with the Management Office as belonging to residents are permitted on property. Additional vehicles are unauthorized. All vehicles MUST: 1) Be fully operable and in reasonably undamaged condition 2) Have current, valid registration 3) Have visible, valid inspection stickers.

**Pets.** If a pet is acquired after residency is established, it should be reported immediately to management and an Animal Addendum established. Failure to report an acquired pet could result in eviction. Those pets that are vicious or have annoying habits will not be allowed to stay. PETS MUST BE ON A LEASH AT ALL TIMES WHEN NOT IN APARTMENT. Unleashed pets or pets roaming free may be transported to an animal control facility. In consideration of and for the welfare of other residents, it is necessary that pets be walked along the outer perimeter of the property. PLEASE CLEAN UP ALL PET DROPPINGS. A \$75 fine will be assessed if your pet is not on a leash or if pet droppings are not picked up.

**Noise.** Apartment living necessitates consideration for one's neighbors. Therefore, thoughtfulness and good judgment should be used in controlling noise which might be offensive to others. The use of sound equipment (television, radios, stereos, etc.) should be kept at a level that is inaudible outside the individual apartment. Be considerate when playing car stereos while driving in and out of the complex, especially during the evening hours.

**Mail and Packages.** Mail is to be delivered in accordance with postal regulations to your mailbox. Notify the post office of your apartment number. Management cannot be held responsible for packages or mail left in the business office. Packages are accepted as a courtesy to the residents. They will be held for three days only and only small packages will be accepted. Large packages or more than three packages delivered at once, per apartment, cannot be accepted without prior consent. Therefore, any large package or bulk deliveries will be returned to the Post Office or UPS for pick-up.

**Apartment Keys.** During normal business hours, the management office will allow residents entry into their home upon verifying photo identification against the lease file. At properties discretion, lock-outs after office hours will require a \$75 charge paid at the time access to a unit is provided. If the key is not returned, there will be a charge for new keys and locks. Management must have a key to your apartment. Additional locks may be added to your door ONLY with the permission of the resident manager, and must be installed by the management maintenance staff. A lock change will be provided for \$75.00 and will be completed after payment is received. Owner does not provide after-hour lockouts service or key duplications after move-in. Lost key replacement will be at a \$15 charge.

**Transfer.** Transfer of units is only allowed to occur when the resident has resided in the apartment a minimum of 6 months and has given proper notice for the terms of their lease. The transfer must be approved by Owner (Resident cannot be in violation of this Lease and must be approved). If Owner approves the transfer, Resident will need to sign a new lease, complete applicable paperwork, pay any applicable fees and pay a New Security Deposit. After Owner has inspected the Unit, the appropriate portion of the Resident's original Security Deposit will be refunded in accordance with applicable law.

**Assignment and Subletting.** Resident shall not assign or sublet all or any portion of this Lease or Resident's right to occupy the Unit to anyone.

**Moving.** All moving vans, trucks and other activities related to moving into or out of your home at this community should begin no earlier than 8am and cease by 9pm daily. Complete the move-in/move-out inspection form with a JRK Residential Group associate regarding the condition of your home before you move in. Make certain you receive a copy to keep for your records.

**Window Coverings.** Window coverings are provided by the community. Any uncovered window can only be covered by draperies with a white backing to maintain consistent window appearance. You are welcome to use your own window treatments in front of the provided window covers. No stickers or decals are to be displayed in the windows.

**Fitness Center, Playground, & Other Recreational Areas.** All property recreational facilities are provided for the enjoyment of the residents and guests. Abuse of the facilities and/or policies will not be tolerated. Management reserves the right to restrict, wherever necessary, resident's facility privileges. Keep skateboards, roller blades, and bicycles out of the courtyard and use in the areas designated for these activities. The facilities may include, but are not limited to, the fitness center, playground, racquetball court, basketball court, tennis court, or other areas. Observe posted rules and following policies;

1. All activities in any of the recreational areas are unsupervised. Use at your own risk.
2. Property owner(s) and management assume no responsibility for accident or injury.
3. Persons under 16 years old are not permitted in the fitness centers. A Responsible adult must accompany persons 16 to 18 years of age.
4. Please use equipment only in the manner intended by the manufacturer.
5. Please notify the management office immediately if you believe any equipment is malfunctioning.
6. Recreational areas may be used by residents and up to 2 guests. Residents must supervise guests at all times.
7. Only drinks in plastic containers with lids are allowed. No food please.
8. Pets are not permitted unless approved by the management office.
9. Appropriate exercise shoes and clothing must be worn at all times. Swimwear when used for exercising, is not appropriate. Management will determine appropriate clothing.

**Swimming Pool(s)/Spa.** The pool(s)/spa is provided for your enjoyment. Resident(s) agrees to obey all rules and regulations pertaining to the use of the pool/spa. Established by the owner, and that you will instruct your children, occupants, and guests to follow and obey such rules. Observe the posted rules and following policies:

1. Use the pool at your own risk. Resident(s) agrees not to permit any minor child or adult who is not sufficiently trained in swimming to utilize or participate in the use of the swimming pool/spa.
2. No lifeguard or other safety personnel will be on duty at the swimming pool or spa at any time unless you receive notice from the management office stating otherwise.
3. Dial 911 for EMS or emergencies.
4. Posted pool hours are to be observed by all pool users.
5. Persons under the age of 14 must be accompanied and supervised by a parent or guardian at all times.
6. Pool area entry/exit gates may not be propped open, or otherwise rendered inoperable for any purpose, even temporarily.
7. Safety equipment is to be used only in case of an emergency.
8. No running, horseplay, loud noise or disturbing activities allowed.
9. Pool/spa may be used by resident(s) and up to 2 guests per home.
10. Residents must accompany and supervise all guests.
11. No glass permitted in pool/spa area.
12. No pets allowed in pool/spa area.
13. Proper swimming attire is required. Threads from improper bathing attire such as cut-offs or tank tops can cause drain clogs. If a drain clog occurs due to your attire, you may be subject to the resulting service charge to open the blockade.
14. Any individuals with skin abrasions, lesions, cuts, skin disease or eye disease, or nose, ear or communicable diseases may not use the pool facilities and will be strictly prohibited from pool entry.
15. If a key is issued for access to pool you must have your key with you to be in the pool area. Replacement keys will be \$50.

**Business Center.** Resident agrees to obey the following rules and regulations pertaining to the use of the Business Center located in the apartment community:

1. Resident is limited to two guests at any one times in the Business Center and all guests must be accompanied by Resident.
2. Resident shall be allowed to use the computers in the Business Center for a maximum period of 1 hour at a time. Once this 1 hour period has expired, Resident may use the computer in the Business Center on a "stand by" basis until another Resident requests use.
3. Resident will not access icons or system files, chat rooms, newsgroups, list serves or bookmarks, access of print pornographic material, violate copyright laws or otherwise use the intellectual property of others without permission or download to disks. Resident represents that Resident will use the Business Center for research and educational purposes only. Resident and Resident's guests shall not use the Business Center, or the computers located in the Business Center, for any other purpose and shall not display, connect with or print out information from any pornographic or sexually suggestive site.
4. Resident acknowledges that neither the Owner nor the Owner's managing agent have any responsibility to monitor or available on any computer or any internet site is current, accurate, inoffensive or suited to any particular user's purpose.

**Waiver.** A failure by the owner to insist upon strict performance of any of the policies contained herein shall not be deemed to be a waiver of any of the rights or remedies the owner may have, and shall not be deemed a waiver of any subsequent breach or default in the terms on these policies.

**Interpretation of Policies.** The owner's interpretation of these rules and regulations, and the owner's decision based on them, shall be final and conclusive. All policies will be strictly enforced. Anyone violating these policies will be asked to move.

**Modifications of Policies.** The owner may, from time to time, amend or change any of the community policies applicable to the standard of conduct to be exercised in the community by giving written notice to the resident pursuant to the terms and conditions set forth in the lease governing such notices.

Resident	Date	Agent for Owner	Date
Resident	Date		
Resident	Date		
Resident	Date		

<sup>4</sup> Jared A Shakespaere

<sup>8</sup> Ciara C Shakespaere

<sup>9</sup> Brittany Barbera

## SUBLETTING AND HOME SHARING ADDENDUM

This Subletting and Home Sharing Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated \_\_\_\_\_ between \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
("We/Us") and \_\_\_\_\_  
\_\_\_\_\_  
("You") for apartment number \_\_\_\_\_  
("Premises") located at \_\_\_\_\_ ("Property"), and is in addition to all  
terms and conditions in the Lease.

You understand and agree that subletting or "home sharing" the Premises to a person or persons not listed on the Lease as either an occupant or leaseholder for Your direct or indirect economic benefit is expressly forbidden. You further understand and agree that should it be discovered that You have engaged in subletting or home sharing in violation of this Addendum or the Lease, You may be subject to eviction and will be liable for any and all damages caused by Your breach of this Addendum. You acknowledge that a violation of this Addendum will result in substantial economic damages to Us and that these damages are impossible to compute and ascertain. Accordingly, in lieu of actual damages for a breach of this Agreement, You agree that liquidated damages may be assessed and recovered by Us in the event of a breach of this Addendum. Therefore you shall be liable to Us for payment of liquidated damages in the amount of \$250 for each day on which this Addendum was breached. You agree that these liquidated damages represent a fair and equitable estimation of the actual damages We will incur and are not intended to act as a penalty.

The execution of this Subletting and Home Sharing Addendum does not waive any obligations You have under the Lease or any other amendments or addenda thereto.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

<sup>1</sup> Jared A Shakespaere

<sup>2</sup> Ciara C Shakespaere

<sup>3</sup> Brittany Barbera



If your lease was conditionally approved with the requirement of enrolling in NPS Rent Assurance, you must process all necessary enrollment forms within 72 hours of signing your lease. Failure to do so will cost company considerable loss. In the event that you fail to timely establish NPS Rent Assurance for any reason, the company may charge you an administrative charge of \$100 per month until enrollment is successfully established. This administrative charge is intended to offset expenses associated with your failure to comply. While this administrative charge may not cover all of the expenses incurred, it is a reasonable approximation and by signing below you agree to it as such.

\_\_\_\_\_  
Date \_\_\_\_\_  
(Tenant)

\_\_\_\_\_  
Date \_\_\_\_\_  
(Tenant)

\_\_\_\_\_  
Date \_\_\_\_\_  
(Owner Representative)

<sup>1</sup> Jared A Shakespaere

<sup>2</sup> Ciara C Shakespaere

<sup>3</sup> Brittany Barbera

## INTRUSION ALARM / ACCESS GATE ADDENDUM

This addendum shall become a part of the Apartment Lease Contract ("Lease") for Apartment No. **09303** ("Unit") at **Indigo Park Apartments "Community"** which Lease is dated the **05/25/2021** between JRK Residential Group as Owner and **Jared A Shakespaere and Ciara C Shakespaere** as Resident(s) herein referred to as "You" or "Your" whether one or more. For and in consideration of the mutual promises contained herein and in the Lease and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties, the parties agree as follows:

1. **APPLICABILITY.** This Addendum shall apply to one or more of the following (check if applicable):
  - Burglar Alarm and/or Intrusion Alarm ("Alarm")
  - Access Gate ("Gate")
  - Walking or Driving ("Patrol")
2. If this Addendum applies to an Alarm, you agree that your monthly rent will be the base rent plus **\$\$1,084.00** for a total of **\$\$1,084.00** per month. This sum shall be payable pursuant to the terms of Your Lease and failure to pay it shall permit Owner to exercise any remedies it has in the event of Your default including, but not limited to, the discontinuance of the Alarm. By indicating below, you may choose to decline to pay the additional fee which will be added to Your monthly rent for the use of the Alarm in Your unit.
3. **ALARM.** In order to secure the use of the Alarm, the municipality in which the Community is located or other governmental agency having over the Community may require You to apply for and obtain a burglar alarm or other similar permit. You agree that any required permit will be obtained and maintained in Your name and throughout the lease term or any renewal term. In the event that You have chosen to have the Alarm operable in Your Unit, You agree to the following:
  - a. that the Unit is equipped with an Alarm, that You have been instructed on how to operate the Alarm, that You have inspected the Alarm, and that You find it be in good and proper working order;
  - b. that you shall use reasonable care in the operation of the Alarm, follow manufacturer's recommended operating procedures, and comply with any and all instruction, rules of procedures instituted by Owner regarding the operation of the Alarm;
  - c. that it is Your duty to regularly test and monitor the Alarm and to promptly notify (check one)  Owner or **cb\_notify\_alarm\_service\_if\_alarm\_malfunc** an alarm service provider with which either You or the Owner have contracted in writing of any problem, defect, malfunction or failure of the Alarm. Either the Owner or the alarm service provider (as checked above) shall take reasonable steps to repair or replace the Alarm assuming the availability of labor and materials; and
  - d. that You shall be responsible for all fines, penalties, and charges imposed by any governmental entity or agency relating to or as a result of Your use of the Alarm including, but not limited to, all false alarm charges imposed.
4. **GATE.** If the Community is furnished with a Gate, You agree to the following:
  - a. That each person who is 18 years of age or older and listed as a resident on the lease will be given a remote once the **\$\$565.00** refundable deposit is paid in full. The deposit will be held until the time of move-out;
  - b. That if a remote is lost, stolen or damage, a \$ fee will be charged for a replacement remote. If a remote is not returned or is returned damaged when You move out, there will be a \$ deduction from the remote deposit;
  - c. that Owner has furnished a Gate on the Property for the sole purpose of controlling access in and out of the Community, that the Gate will not eliminate unwanted intruders, that You will not rely on the Gate for Your security and that any benefit You may receive from the Gate is only incidental to the existence of the Gate;
  - d. that the installation or use of the Gate shall not in any way prevent Owner, at any time, from permanently removing the Gate, and that there is absolutely no obligation upon Owner to continue to maintain the Gate; the removal shall not be a breach of any expressed or implied warranty, covenant or obligation; and
  - e. that You understand how to use the Gate and how the Gate functions and that You shall not act in any way to impair the use or function of the Gate.
5. **PATROL.** If Owner uses a Patrol to secure the Community, You agree to the following
  - a. that the use of a Patrol by Owner shall not in any way prevent owner, at any time, from permanently or temporarily discontinuing the use of the Patrol. Owner has absolutely no obligation to continue to se the Patrol and should Owner elect at any time to discontinue the use of the Patrol, Owner shall be under no obligation to notify You of the

- discontinuance of the Patrol and such discontinuance shall not be a breach of any express or implied warranty, covenant or obligation.
- b. that the Patrol serves as additional eyes and ears on the Community, is authorized only to call the local law enforcement agency and is not equipped to provide personal security services to anyone.
  - c. that the use of a Patrol does not constitute an agreement by Owner to provide security to You, Your family, Your guests or other occupants of Your unit.
6. EXPRESSED WAIVER OF WARRANTY.
- a. YOU ACKNOWLEDGE THAT OWNER DOES NOT MAKE ANY GUARANTY OR WARRANTY, EXPRESSED OR IMPLIED, WITH RESPECT TO THE ALARM, THE GATE OR THE PATROL. OWNER DISCLAIMS AND DENIES THAT THERE IS AN IMPLIED WARRANTY OF MERCHANTABILITY OR ANY WARRANTY THAT THE ALARM OR THE GATE ARE FIT FOR THE PURPOSE FOR WHICH THEY ARE DESIGNED. YOU FURTHER ACKNOWLEDGE THAT OWNER DOES NOT EXPRESSLY OR IMPLIEDLY GUARANTY OR WARRANTY THAT THE ALARM OR THE GATE WILL AVERT OR PREVENT OCCURRENCES OR CONSEQUENCES WHICH THE ALARM OR THE GATE MAY BE DESIGNED TO AVERT OR PREVENT.
  - b. You are advised that the Gate and the Alarm are mechanical devices and can be rendered inoperative at any time. Owner is not responsible for a temporary failure of the Gate or the Alarm. In the event the Gate or the Alarm is in need or repair, You waive all warranties, expressed or implied, with respect to Owner's repair of the Gate or the Alarm.
  - c. You agree that Owner's installation or use of the Alarm, the Gate or the Patrol does not constitute a voluntary undertaking or agreement by Owner to provide security to You, Your family, Your guests or other occupants of Your unit. There is absolutely no guarantee that the presence of the Alarm or the Gate or from the Patrol will in any way increase your personal security or the safety of Your family or Your guests or their respective belongings. Owner is not an insurer of You, Your family, Your guests or other occupants of Your property or the property of Your family or guests or other occupants and You agree to assume all responsibility for obtaining insurance to cover losses of all types. **You acknowledge that Your personal security is Your responsibility.**
  - d. Owner is not and shall not become liable to You, Your family, Your guests or other occupants for any injury, damage or loss whatsoever which is caused as a result of any problem, defect, malfunction or failure of the performance of the Alarm or the Gate or the Patrol. You further agree that Owner is not liable for injury, damage or loss to any person or property caused by any other person including, but not limited to, theft, burglary, trespass, assault, vandalism or any other crime; neither Owner nor Owner's agents, contractors, employees or representatives shall be liable in any way for any disruption in the operation or performance of the Alarm or the Gate. In consideration of Owner's attempt to better serve You by protecting the Property, You agree that You on behalf of Yourself or Your family, guests or other occupants, shall never make demand upon, look to, institute or prosecute suit against Owner, or any of Owner's agents, contractors, employees or representatives, their heirs, successors or assigns, for any damages, costs, loss of personal property, damage or injury to Your person as a result of, arising out of or incidental to the installation, operation, repair or replacement or use of the Alarm, the Gate or the Patrol. This is an express covenant not to sue and You release Owner, Owner's agent, contractors, employees and representatives, their heirs, successors and assigns of and from any and all liability connected with the Alarm, the Gate or the Patrol.
  - e. In the event Owner is found liable for any loss or injury as a result of Owner's installation or use of the Alarm, the Gate or the Patrol notwithstanding Your express waiver of Owner's responsibility with respect to the Alarm, Gate or the Patrol. You agree to waive and relinquish all right to proceed against Owner except to the extent of Owner's interest in the Property of which Your Unit is a part.
  - f. Your security is responsibility of the local law enforcement agency. In the event that You are in need of police protection of any kind You will contact the local law enforcement agency. You acknowledge and agree not to rely on any measures taken by Owner or contact Owner for Your security needs for this could only delay the response time. You further acknowledge that Owner is not obligated under any circumstances to respond to a signal from the Alarm or from the Patrol.
7. GENERAL. You acknowledge that You are over eighteen (18) years of age, of sound mind and are authorized and capable of making this Addendum having first read it carefully. Except for agreements made in writing and accepted by Owner, the parties hereto acknowledge that this written Addendum is the entire agreement of the parties relative to the Alarm, the Gate, or the Patrol. Any agreement that in any way varies the terms of this Addendum shall be unenforceable and completely void unless such agreement is in writing and signed by both parties.

The parties hereby acknowledge and agree that this Addendum shall be binding upon their heirs, legal representatives, successors and assigns.

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Resident

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Date

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Resident

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Date

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Agent for Owner

---

Date

<sup>3</sup> Jared A Shakespaere

<sup>6</sup> Ciara C Shakespaere

<sup>7</sup> Brittany Barbera

## PET ADDENDUM

**Property:** \_\_\_\_\_

**Unit No.:** \_\_\_\_\_

**Lease Contract Date:** \_\_\_\_\_

**Residents (list all):** \_\_\_\_\_  
\_\_\_\_\_

**Under penalty of perjury, I, \_\_\_\_\_ hereby certify that I:**

\_\_\_\_\_ have a pet or pets, have notified the Owner of the existence of my pet or pets and have agreed to the rules, terms and conditions set forth in this Addendum and the Lease Agreement

\_\_\_\_\_ do not have a pet or pets (as further set forth below) and agree to the terms and conditions set forth in this Addendum and the Lease Agreement, including, without limitation, the Pet Liquidated Damages (as hereinafter defined).

**Pet Rent.** I agree that I shall pay Pet Rent each month along side my rent totaling \$\_\_\_\_\_. Failure to pay such rent will be treated as a failure to pay rent and will subject me to all rights and remedies set forth in the Lease, including, without limitation, eviction. In the event the above amount is not filled in, Pet Rent shall equal the amount set forth in the Special Provisions of the Lease Agreement. In the event of conflict between the two, this Addendum shall govern.

**Pet Deposit.** I agree to pay a Pet Fee equal to \$\_\_\_\_\_ and / or a Pet Deposit equal to \$\_\_\_\_\_. This amount shall be due prior to move in and shall be subject to all rights, terms and conditions set forth in the Lease Agreement. In the event the above amount is not filled in, Pet Fee and / or Pet Deposit shall equal the amount set forth in the Special Provisions of the Lease Agreement. In the event of conflict between the two, this Addendum shall govern.

**Liquidated Damages.** The possession of a pet requires Owner to incur certain costs and expenses related to maintenance, cleaning and insurance. By failing to disclose a pet, Resident has breached this Addendum and forced Owner to incur these and other costs. The Parties to this Addendum agree that the damages Owner will incur are difficult or impossible to calculate and thus the parties have agreed that an amount equal to six (6) months of the then current prevailing Pet Rent at the Community plus two (2) times the standard Pet Rent and / or Pet Deposit is a fair and accurate estimation of these damages. In the event Owner determines that Resident has violated this Addendum by failing to disclose a pet or pets, Resident shall pay the Liquidated Damages set forth herein immediately.

**Residents:** \_\_\_\_\_ (Date)  
\_\_\_\_\_ (Date)  
\_\_\_\_\_ (Date)

11766 Wilshire Boulevard, Suite 1500, Los Angeles, California 90025  
Tel. 310.268.8344 | Fax. 310.268.7943

<sup>1</sup> Jared A Shakespaere

<sup>2</sup> Ciara C Shakespaere

<sup>3</sup> Brittany Barbera

## **ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT**

**THIS IS AN ADDENDUM TO YOUR RESIDENTIAL LEASE. EACH TENANT SHOULD READ THIS ADDENDUM CAREFULLY. EACH TENANT SHOULD NOT SIGN THIS ADDENDUM UNTIL EACH TENANT UNDERSTANDS ALL OF THE AGREEMENTS IN THIS ADDENDUM.**

This Addendum to Residential Rental Agreement is made this **05/25/2021**, and is incorporated into and shall be deemed to amend and supplement the Residential Rental Agreement (Lease) made by the undersigned Tenant and Landlord, their heirs, successors and assigns, dated **05/25/2021**. The Residential Rental Agreement (Lease) and this Addendum pertain to the premises described in said Agreement (Lease) and are located at **Indigo Park**.

### **Additional Covenants and Obligations**

#### **SNOW and ICE REMOVAL**

Unless otherwise specified, snow and ice removal from walkways and driveways is provided by landlord or management as a courtesy only and is not guaranteed. Tenants understand that due to unpredictable weather, the Landlord, manager, or agent thereof may not be able to have the snow plowed or the walkways shoveled before weather conditions require precaution. Tenants need to be aware that the roads, parking lots and walkways may be slippery any time the weather is or has been inclement—even if the walkways have been shoveled and the driveways plowed. Tenants and their guests (whether expressed or implied) agree to hold Landlord, manager or any agent thereof harmless for any accidents caused by inclement weather. Tenants are solely responsible for snow removal from individual parking spaces.

You assume for yourself and all members of your family and your guests, any and all risks from any accidents in connection with use of the premises, the property, or the property's recreational facilities or areas, it being understood that all such areas and facilities are gratuitously supplied for your use, and at the user's sole risk.

THE UNDERSIGNED ACKNOWLEDGES THAT SHE/HE HAS CAREFULLY READ THIS AGREEMENT, THAT SHE/HE FULLY UNDERSTANDS ITS FINAL AND BINDING EFFECT, AND THAT SHE/HE IS SIGNING THIS AGREEMENT VOLUNTARILY.

A facsimile of this Agreement containing signatures of all the parties hereto shall constitute an original document for all purposes.

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Resident Name (Please Print)

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Resident Signature

*<sup>1</sup> Jared A Shakespaere*

*<sup>2</sup> Ciara C Shakespaere*

*<sup>3</sup> Brittany Barbera*



## FIRE EXTINGUISHER ADDENDUM

This Addendum shall become a part of the Apartment Lease Contract ("Lease") dated **05/25/2021** by and between JRK Residential Group ("Owner"), as "we", "us" or "our" and **Jared A Shakespaere and Ciara C Shakespaere** ("Resident", whether one or more), as "you" or "your", whereby Resident leased Apartment No. **09303** ("Unit") at the **Indigo Park Apartments**. The purpose of this Addendum is to express the terms upon which Resident will be required to maintain a portable fire extinguisher ("Extinguisher") in the Unit. For and in consideration of the mutual promises contained herein and in the Lease and for other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged by all parties, it is agreed as follows:

1. **Providing the Extinguisher.** Resident acknowledges that the Extinguisher has a gauge showing the charge and a minimum rating of I-A, I0-B: C and has either been (*check as applicable*):

- Provided to Resident at the beginning of Resident's possession of the Unit; or
- Provided in the Unit at the beginning of Resident's possession of the Unit.

*(If neither is checked and the Extinguisher is required by applicable law, Resident acknowledges that the Extinguisher has been provided in the Unit.)*

2. **Maintenance and Operation of the Extinguisher.** Resident represents that: (i) Resident will comply with all standards applicable to the location and placement of the Extinguisher in the Unit including (to the extent applicable) the standard adopted by the local Fire Department stating that the Extinguisher should be at the kitchen entryway, accessible and no closer than five (5) feet from the cooking appliance; and (ii) Resident knows how to use the Extinguisher in case of fire and will comply with all manufacturer's operation standards, guidelines and instructions with respect to the use, maintenance and operation of the Extinguisher. Resident further acknowledges that in the event the Extinguisher is in need of replacement, Resident shall be responsible for obtaining, at the Resident's expense, a replacement extinguisher of the same type and quality as the Extinguisher and maintaining the replacement extinguisher in the Unit in accordance with this Addendum and applicable law.

3. **Responsibility for the Extinguisher and Fire Damage or Loss.** Resident represents that: (i) it is Resident's responsibility to maintain and properly use and operate the Extinguisher and Resident will inquire with the Owner in the event that Resident has any questions with respect to the placement, location, use or operation of the Extinguisher; (ii) Owner is not the operator, manufacturer, distributor, retailer or supplier of the Extinguisher; (iii) to the fullest extend allowed by law, Resident assumes responsibility for all risks and hazards contributed to, connected with or in any way related to the operation, malfunction or failure of the Extinguisher, regardless of whether such malfunction or failure is attributable to, connected with or in any way related to the use, operation, manufacturer, distribution, repair, servicing or installation of the Extinguisher; and (iv) neither Owner nor Owner's agents, employees or representatives have made any type of representation, warranty or promise or have undertaken or assumed any duties, whether expressed or implied or otherwise, relating to the Extinguisher or the performance of the Extinguisher. OWNER NEITHER MAKES, ADOPTS NOR ASSIGNS ANY WARRANTY OF ANY NATURE REGARDING THE EXTINGUISHER AND EXPRESSLY DISCLAIMS ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR HABITABILITY OR ANY AND ALL OTHER EXPRESSED OR IMPLIED WARRANTIES. Resident acknowledges that Owner is not liable for damage or loss to person or property caused by: (i) Resident's failure to inspect or maintain the Extinguisher in accordance with this Addendum and applicable law; (ii) Resident's failure to notify Owner, or Owner's failure to cure any problem, defect, malfunction or failure of the Extinguisher, unless otherwise required by law; or (ii) theft of the Extinguisher.

4. **Fire Safety Guidelines.** Resident acknowledges that due to the close proximity of units in any apartment community, every resident has the responsibility and an obligation to prevent fires. Accordingly, Resident agrees to use common sense and take proper precautions to promote fire safety and prevent fires from occurring including compliance with the following:

- (i) Never leave cooking food attended; never pour water on grease fires; keep drip pan clean;
- (ii) Always have an ample supply of ashtrays around the Unit; never leave a cigarette unattended; make sure cigarettes are completely extinguished before discarding; never smoke in bed;
- (iii) Never barbecue on your balcony or porch or in any space where the barbecue pit is less than ten (10) feet from a wall;
- (iv) Always store matches and lighters in a secure place out of the reach of children; instruct children that matches and lighters are not toys and are not to be touched;
- (v) Inspect electrical cords on appliances and lamps; report faulty wiring to the apartment manager; never use extension cords under rugs or in doorways; replace and cut torn or ragged cords;
- (vi) Never store any type of flammable liquid anywhere in the apartment community; mechanical equipment requiring flammable liquids should never be stored inside the Unit;
- (vii) Check with the apartment manager before using imitation logs; always use fire screens; do not leave a fire unattended;
- (viii) Never leave a burning candle or incense unattended; the diameter of the base of a candle must be at least one-half (1/2) the height of the candle or candle holder; never use candles for heat and never for a reading light on a bed or sofa.

In case of a fire, Resident acknowledges that Resident should get Resident's family and all occupants of the Unit out fast using prearranged escape routes. In the event that Resident has any concerns or questions regarding fire safety, Resident agrees to call the local fire department to ask the appropriate questions. In the event of an emergency, Resident agrees to call 911.

5. **Term.** The term of this Addendum shall be the same as the Lease or any renewal or extension of the Lease.

6. **Entire Agreement.** The parties acknowledge that this Addendum and the Lease are the entire agreements of the parties relative to the Extinguisher. Any agreement that in any way varies the terms of this Addendum or the Lease shall be unenforceable and completely void unless such agreement is in writing and signed by both parties. To the extent there is any conflict with respect to the terms of the Addendum and the Lease, the terms of this Addendum shall control, to the extent allowed by applicable law.

Resident

Date

Resident

Date

Agent for Owner

Date

<sup>2</sup> Jared A Shakespaere

<sup>4</sup> Ciara C Shakespaere

<sup>5</sup> Brittany Barbera



**We Do Business in Accordance With the Federal Fair Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is Illegal to Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin**

In the sale or rental of housing or residential lots

In the provision of real estate brokerage services

In advertising the sale or rental of housing

In the appraisal of housing

In the financing of housing

Blockbusting is also illegal

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Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination:

1-800-669-9777 (Toll Free)  
1-800-927-9275 (TTY)  
[www.hud.gov/fairhousing](http://www.hud.gov/fairhousing)

**U.S. Department of Housing and Urban Development  
Assistant Secretary for Fair Housing and Equal Opportunity  
Washington, D.C. 20410**

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## MOVE OUT CLEANING & REPLACEMENT CHARGES

RESIDENT NAME(S): Jared A Shakespaere and Ciara C Shakespaere

APT. #: 09303

Painting of walls – one coat (Other than damage or heavy smoke)  
Shampooing of carpets (Other than stains, heavy soil, and pet damage)

Resident must ensure the apartment is clean before move out; this may require the resident to have the apartment professionally cleaned. The following charges apply to apartments with damage or cleanliness issues beyond normal wear and tear.

	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	THREE BEDROOM TOWNHOME
PAINTING (PER COAT)	\$300.00	\$400.00	\$475.00	\$600.00
CARPET CLEANING	\$80.00	\$100.00	\$120.00	\$175.00
TOUCH-UP PAINT	\$150.00	\$200.00	\$237.50	\$300.00
APARTMENT CLEAN	\$175.00	\$190.00	\$200.00	\$215.00

The following charges will be assessed regardless of how long resident occupies the apartment.

### REPLACEMENTS (flat charge):

Bathtub/Shower Resurface	\$ 350.00	Oven Rack - each	\$ 20.00
Blinds (Mini-blind) - each	\$ 40.00	Peep Holes, partial	\$ 10.00
Blinds (Vertical) - each	\$ 100.00	Peep Holes, complete	\$ 20.00
Broiler Pan	\$ 25.00	Refrigerator Crisper Tray - each	\$ 40.00
Carpet Repairs - each	\$ 20.00	Refrigerator Ice Trays (set of 2)	\$ 2.00
Carpet Replacement	Actual Cost	Screens (Patio Door)	\$ 50.00
Closet Rod - each	\$ 25.00	Screen (Window) - each	\$ 35.00
Counter (Bathroom)	Actual Cost	Shower Doors	Actual Cost
Counter (Kitchen)	Actual Cost	Shower Head	\$ 10.00
Counter Resurface (Bathroom) - each	\$ 50.00	Smoke Detector/Alarm - each	\$ 15.00
Counter Resurface (Kitchen) - each	\$ 90.00	Smoke Detector/Battery - each	\$ 4.00
Door (Bifold) - each	\$ 90.00	Stove Burner - each	\$ 25.00
Door (Exterior)	\$ 175.00	Stove Burner Rings - each	\$ 5.00
Door (Interior) - each	\$ 85.00	Stove Drip Pan 8" - each	\$ 10.00
Draperies - each	\$ 30.00	Stove Drip Pan 6" - each	\$ 8.00
Drywall Repairs - per hour	\$ 35.00	Switch Plates/Sockets - each	\$ 2.00
Extermination (Special) - per visit	\$ 40.00	Toilet	\$ 125.00
Faucets (Bath/Kitchen) - each	\$ 30.00	Toilet Seat - each	\$ 25.00
Garage Door - panel	\$ 100.00	Towel Bars - each	\$ 10.00
Garage Door Opener (Remote)	\$ 75.00	Vinyl Repairs - each	\$ 15.00
Garbage Disposal	\$ 85.00	Vinyl Replacement	Actual Cost
Keys (Door) - each	\$ 10.00	Wallpaper Removal - per hour	\$ 25.00
Keys (Mailbox) - each	\$ 15.00	Window (Broken)	Actual Cost
Light bulbs - each	\$ 1.00	Building Fob	\$ 10.00
Light Fixture/Ceiling Fan - each	\$ 45.00	Gate Remote	\$ 50.00
Light Globes - each	\$ 10.00	Amenity Access Band	\$ 10.00
Lock & Deadbolt (Door)	\$ 55.00	OTHER other_replacement_fee_1	
Lock (Mailbox)	\$ 20.00	OTHER other_replacement_fee_2	
Medicine Cabinet	Actual Cost	OTHER other_replacement_fee_3	
Mirror (Bathroom)	Actual Cost	OTHER other_replacement_fee_4	

### CLEANING CHARGES:

Air Vents/Exhaust Fans - each	\$ 5.00	Range Top	\$ 15.00
Balcony/Patio	\$ 10.00	Refrigerator	\$ 25.00
Bathtub - each	\$ 10.00	Shower Wall Tile	\$ 15.00
Cabinets (Kitchen)	\$ 10.00	Sink (Kitchen/Bath) - each	\$ 5.00
Cabinets (Bathroom)	\$ 5.00	Switch Plates - each	\$ 1.00
Closet Shelves - each	\$ 3.00	Toilet - each	\$ 20.00
Counters	\$ 5.00	Trash Removal - per bag	\$ 10.00
Dishwasher	\$ 10.00	Vacuum Carpet - per room	\$ 5.00
Doors/Frames - each	\$ 5.00	Vent Hood	\$ 10.00
Faucets (Kitchen/Bath) - each	\$ 2.00	Walls (Wash) - each	\$ 5.00
Fireplace	\$ 20.00	Washer/Dryer	\$ 10.00
Floors (Kitchen/Bath) - each	\$ 15.00	Windows - each	\$ 5.00
Heat Registers - each	\$ 5.00	OTHER	
Light Fixtures - each	\$ 2.00	OTHER	
Medicine Cabinets - each	\$ 2.00	OTHER	
Mirrors - each	\$ 2.00	OTHER	
Oven	\$ 25.00	OTHER	
Patio Sliding Door	\$ 5.00	OTHER	

Nothing herein shall be construed as a limitation on Agent's right to pursue Resident for damages and/or additional cleaning not specifically listed hereon. This document will be attached to the Inventory and Condition Form, and become part of that document upon vacating.

Resident Signature(s) \_\_\_\_\_

Date \_\_\_\_\_

Agent for Owner \_\_\_\_\_

Date \_\_\_\_\_

<sup>1</sup> Jared A Shakespaere

<sup>2</sup> Ciara C Shakespaere

<sup>3</sup> Brittany Barbera

# Indigo Park - Blue Moon Lease

## Signature Details

Signer	IP Address	Date Signed
<b>Indigo Park - Blue Moon Lease</b>		
1 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:08:20 PM
2 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:10:07 PM
3 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:10:29 PM
4 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:10:48 PM
5 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:10:57 PM
6 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:12:30 PM
7 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:12:40 PM
8 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:12:53 PM
9 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:13:08 PM
10 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:13:31 PM
11 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:13:50 PM
12 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:14:08 PM
13 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:14:39 PM
14 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:15:54 PM
15 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:16:04 PM
16 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:16:14 PM
17 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:16:26 PM
18 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:16:48 PM
19 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:17:02 PM
20 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:17:13 PM
21 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:17:27 PM
22 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:18:21 PM
23 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:18:52 PM
24 <b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:19:13 PM

25	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:19:38 PM
26	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:19:51 PM
27	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:21:25 PM
28	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:21:42 PM
29	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:21:55 PM
30	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:22:06 PM
31	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:22:39 PM
32	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:22:49 PM
33	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:24:10 PM
34	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:24:21 PM
35	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:24:33 PM
36	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:24:44 PM
37	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:24:58 PM
38	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:25:12 PM
39	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:25:30 PM
40	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:25:43 PM
41	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:25:55 PM
42	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:26:30 PM
43	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:26:41 PM
44	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:27:20 PM
45	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:27:34 PM
46	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:27:54 PM
47	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:28:10 PM
48	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:28:25 PM
49	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:28:43 PM
50	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:29:00 PM
51	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:29:15 PM

52	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:29:47 PM
53	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:09:41 PM
54	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:10:56 PM
55	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:11:17 PM
56	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:11:37 PM
57	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:11:52 PM
58	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:12:06 PM
59	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:12:25 PM
60	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:12:47 PM
61	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:13:02 PM
62	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:13:16 PM
63	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:13:32 PM
64	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:13:56 PM
65	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:14:12 PM
66	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:14:33 PM
67	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:15:58 PM
68	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:16:13 PM
69	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:16:30 PM
70	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:16:57 PM
71	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:17:29 PM
72	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:18:22 PM
73	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:18:54 PM
74	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:19:25 PM
75	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:19:55 PM
76	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:20:24 PM
77	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:21:18 PM
78	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:21:53 PM

79	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:23:29 PM
80	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:24:25 PM
81	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:25:26 PM
82	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:27:48 PM
83	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:30:00 PM
84	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:30:45 PM
85	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:32:10 PM
86	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:32:56 PM
87	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:33:30 PM
88	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:34:26 PM
89	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:35:03 PM
90	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:36:20 PM
91	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:38:00 PM
92	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:39:09 PM
93	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:39:39 PM
94	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:41:26 PM
95	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:42:18 PM
96	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:42:46 PM
97	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:43:35 PM
98	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:44:00 PM
99	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	72.203.136.152	05/25/2021 05:45:14 PM
100	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 05:56:38 PM
101	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 05:57:23 PM
102	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 05:57:53 PM
103	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:06:31 PM
104	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:07:14 PM
105	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM



133	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
134	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
135	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
136	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
137	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
138	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
139	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
140	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
141	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
142	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
143	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
144	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
145	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
146	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
147	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
148	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
149	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
150	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
151	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
152	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
153	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
154	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
155	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM
156	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:31 PM

#### Package Acceptance Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:44:19 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:44:50 PM

3 **Brittany Barbera** 70.183.200.149 05/26/2021 12:30:49 PM  
Owner/Manager

#### JRK Residential Amenity Waiver and Acknowledgment

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:43:48 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:44:06 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:51 PM

#### JRK\_Pest & Rodent Prevention Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:43:10 PM
2	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:43:24 PM
3	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:43:17 PM
4	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:43:30 PM
5	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:52 PM

#### Payment Acknowledgment Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:42:53 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:38:34 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:53 PM

#### Lock Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:42:28 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:37:42 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:54 PM

#### JRK\_Fire Safety Information

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:40:19 PM
2	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:40:33 PM
3	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:36:27 PM
4	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:37:02 PM
5	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:54 PM

#### JRK\_Crime Free Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:40:08 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:30:49 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:55 PM

## Electric Utility Confirmation

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:39:41 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:28:18 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:56 PM

## JRK\_Key Fob Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:39:07 PM
2	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:39:17 PM
3	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:25:52 PM
4	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:27:05 PM
5	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:57 PM

## JRK\_Move Out Cleaning & Repl Charges

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:38:49 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:25:10 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:58 PM

## Renters Insurance Requirement

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:36:17 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:24:06 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:30:59 PM

## JRK\_Community Rules and Regulations

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:35:25 PM
2	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:35:30 PM
3	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:35:45 PM
4	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:35:58 PM
5	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:21:33 PM
6	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:21:46 PM
7	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:21:57 PM
8	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:23:07 PM
9	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:31:00 PM

## Subletting and Home Sharing Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:35:08 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:20:49 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:31:01 PM

#### NPS Additional Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:34:41 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:20:07 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:31:02 PM

#### JRK Intrusion Alarm Access Gate Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:33:49 PM
2	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:33:58 PM
3	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:34:20 PM
4	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:19:08 PM
5	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:19:20 PM
6	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:19:36 PM
7	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:31:02 PM

#### JRK\_Pet Addendum 2021

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:33:19 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:18:22 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:31:04 PM

#### JRK\_Snow Removal Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:32:42 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:17:54 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:31:04 PM

#### JRK\_Fire Extinguisher Addendum

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:31:44 PM
2	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:31:54 PM
3	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:17:03 PM
4	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:17:22 PM
5	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:31:05 PM

**HUD Poster**

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:31:24 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:16:04 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:31:06 PM

**JRK\_Move Out Cleaning Repl Charges IND**

1	<b>Jared A Shakespaere</b> Primary (14729108)	174.203.66.149	05/25/2021 01:30:58 PM
2	<b>Ciara Shakespaere</b> Co-Applicant (14729133)	174.203.39.246	05/25/2021 06:11:28 PM
3	<b>Brittany Barbera</b> Owner/Manager	70.183.200.149	05/26/2021 12:31:08 PM