APARTMENT LEASE CONTRACT



September 30, 2024 Date of Lease Contract: _

(when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

	Moving In — Ge	neral Information					
1.	PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract): Juan Acevedo, Maroly Cantor, Joselenny Rosales	5.	KEYS. You will be provided $\underline{ \ \ } $ key(s), $\underline{ \ \ } $ mailbox key(s), $\underline{ \ \ } $ 0 FOB(s), and/or $\underline{ \ \ } $ 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 becomes damaged or lost 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 \$ _2305.00 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 _NortherlyLiving.com				
	and us, the owner: Due West Owner LLC		You specifically waive the right to receive notice of termination of tenancy for non-payment of rent. Therefore, a detainer warrant				
	(name of community or title holder). You've agreed to rent Dwelling Unit		may be filed immediately upon breach of the agreement for failure to pay rent. Prorated rent of \$ 307.33 is due for the remainder of (check one): 1st month or 2nd month, on September 27, 2024				
	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. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.		Otherwise, you must pay your rent on or before the 1st day of each month (due date). 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				
2.	OCCUPANTS. The dwelling unit will be occupied only by you and (list all other occupants not signing the Lease Contract):		Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted, if the payment/ACH is rejected, does not clear, or is stopped for any reason. Any rent installment received after the fifth (5th) day of the month in which said installment is due shall include a late charge equal to the ten (10%) percent of the rent. This late charge shall become a portion of the rent due under the terms and conditions of this lease. Resident agrees to pay all late rents by money order, or certified funds. We will not impose the late charge if the fifth (5th) day falls on a Sunday or legal holiday and the rent is paid on the next business day. In addition, you will also pay a charge of \$ 35.00 (not to exceed \$30.00) for each returned check or rejected electronic payment. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will				
	No one else may occupy the dwelling unit. Persons not listed above must not stay in the dwelling unit for more than	7	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. UTILITIES. We'll pay for the following items, if checked:				
	consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.	7.	watergaselectricitymaster antennawastewatertrashcable TV				
3.	LEASE TERM. The initial term of the Lease Contract begins on the 27th day of September , 2024 and ends at 11:59 p.m. the 26th day of October , 2025 . 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 45 (Move-Out Notice). If the number of days isn't filled in, at least 30 days notice is required.		You'll pay for all other utilities or services, related deposits, and any other charges or maintenance fees related to those other utilities or services. You must not allow utilities to be disconnected—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 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				
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 dwelling unit is \$	0	only battery-operated lighting. If any utilities or services are submetered for the dwelling unit, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance.				
	at 5th Third, 38 Fountain Square Plaza Cincinnati, OH 45263 (name and address of bank). This account is used only for the deposit of resident's security deposits.	8.	INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of				

 $other\, residents, occupants, or\, invited/uninvited\, guests\, or\, vandalism$

unless otherwise required by law.

In addition, we urge all 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 urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

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.

You acknowledge that no portion of the rent paid by you under this agreement will be applied to the owner's structural fire insurance and that you are in no way a co-insured under any such policy, and that, in order to reduce the cost of insurance, the Owner has chosen to purchase fire and extended coverage insurance for the property for which the above rental agreement applies, with a deductible in the amount of \$ _______. If you or any member of your

household, guest or invitee causes damages to the premises in an amount that is less than the amount of this insurance deductible, you agree to indemnify and reimburse the Owner for the amount of such damages, and that you may be liable for costs in excess of the deductible under any subrogation clause of the said policy. It is recommended that you secure insurance to protect your interest in the event of such a loss.

9. LOCKS AND LATCHES. Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done either before you move in or within 7 days after you move in.

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 and will supersede any conflicting provisions of this printed lease form.

Carport fees shall be deemed as additional rent. Carport monthly rent will be \$\$\$.

See any additional special provisions.

- **11.EARLY MOVE-OUT.** You'll be liable to us for a reletting charge of \$\(2305.00 \) (not to exceed 100% of the highest monthly rent during the lease term) if you:
 - (1) fail to give written move-out notice as required in paragraph 45 (Move-Out Notice) or any other applicable law; or
 - (2) move out without paying rent in full for the entire lease term or renewal period; or
 - (3) move out at our demand because of your default; or
 - (4) are judicially evicted.

The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract.

Not a Release. The reletting charge is not a lease cancellation fee or buyout fee. It is an agreed-to liquidated amount covering only part of our damages, that is, our time, effort, and expense in finding and processing a replacement. These damages are uncertain and difficult to ascertain—particularly those relating to inconvenience, paperwork, advertising, showing dwelling units, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

- 12. REIMBURSEMENT. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the community due to a violation of the Lease Contract or rules, improper use, or negligence by you or your guests or occupants. Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' negligence or intentional acts: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your dwelling unit. We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.
- **13. CONTRACTUAL LIEN AND PROPERTY LEFT IN DWELLING UNIT. Contractual Lien.** When perfected by the filing of form UCC-1, you hereby give us a lien upon all your property situated upon the said premises, including all furniture and household furnishings, for the

rent agreed to be paid hereunder, for any damage caused by you, and for court costs and attorney's fees incurred under the terms hereof.

Property Left in Dwelling Unit. After abandonment, under Paragraph 50 (Deposit Return, Surrender, and Abandonment), we shall remove your possessions and personal effects from the premises and store such personal possessions and personal effects for not less than thirty days. You may reclaim such possessions and personal effects from us within such thirty-day period. If you do not reclaim such possessions and personal effects within such thirty-day period, we may sell or otherwise dispose of your possessions and personal effects and apply the proceeds of the sale to the unpaid rents, damages, storage fees, sale costs and attorney's fees. Any balances are to be held by us for a period of six months after the sale.

- 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, we may end your right of occupancy and recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges. Our rights and remedies under paragraphs 11 (Early Move-Out) and 33 (Default by Resident) apply to acceleration 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 dwelling unit rules allowed under paragraph 19 (Community Policies or Rules). If, at least 5 days before the advance notice deadline referred to in paragraph 3 (Lease Term), we give you written notice of rent increases or lease changes effective when the lease term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or lease 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 45 (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) abatement 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 abatement or lease termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the dwelling unit.

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 dwelling unit 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 dwelling unit 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 dwelling unit 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 Premises itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of
- the Premises, 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 Dwelling Unit

- **19. COMMUNITY POLICIES OR RULES.** You and all guests and occupants must comply with any written dwelling unit 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, that become effective after reasonable notice, if they are distributed and applicable to all units in the community and do not change dollar amounts on page 1 of this Lease Contract.
- **20.LIMITATIONS ON CONDUCT.** The dwelling unit and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with dwelling unit rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or solicit business or contributions. Conducting any kind of business (including child care services) in your dwelling unit or in the 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 dwelling unit 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. You'll be liable to us for damage caused by you or any guests or occupants.

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

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

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 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 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 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 cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:
 - (1) has a flat tire or other condition rendering it inoperable; or
 - (2) is on jacks, blocks or has wheel(s) missing; or
 - (3) has not been in compliance with all applicable local or state laws relative to titling and licensing, operation, and registration for more than thirty (30) days; or
 - (4) takes up more than one parking space; or
 - (5) belongs to a resident or occupant who has surrendered or abandoned the dwelling unit; or
 - (6) is parked in a marked accessible parking area for persons with disabilities without the legally required placard or insignia; or
 - (7) is parked in 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), 45 (Move-Out Notice), 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 detectors and/or carbon monoxide detectors, if provided, keyed deadbolt locks, keyless bolting devices, window latches, and other access control devices.

Smoke Detectors and Carbon Monoxide Detectors. We'll furnish smoke detectors and/or carbon monoxide detectors only if required by statute, and if provided we'll only test them and provide working batteries when you first take possession. After that, you must test the smoke detectors and/or the carbon monoxide detectors on a regular basis, if provided, 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 to us any malfunction of the smokedetector and/or carbon monoxide detector, if provided. Neither you nor others may disable the smoke detectors and/or carbon monoxide detectors, if provided. If you damage or disable the smoke detector and/or carbon monoxide detector or remove a battery without replacing it with a working battery, you may be liable to us for \$100 plus one month's rent, actual damages, and attorney's fees. If you disable or damage the smoke detector and/or carbon monoxide detector, if provided, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

Fire or Casualty, Damage or Loss. We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. During freezing weather, you must ensure that the temperature in the Dwelling Unit 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 dwelling unit, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you hereby indemnify us and hold us harmless from all liability for those services.

If the leased premises is damaged or destroyed by fire or casualty to an extent that the use of the leased premises is substantially impaired, as defined in Tennessee Code Annotated, you (1) may immediately vacate the premises; and you (2) shall notify us in writing within fourteen (14) days thereafter of your intention to terminate the lease, in which case the Lease terminates as of the date of vacating.

If the leased premises are damaged or destroyed by fire or casualty to an extent that restoring the leased premises to its undamaged condition requires you to vacate the premises, we are authorized to terminate the Lease within fourteen (14) days of providing written notice to you. If this Lease is terminated as a result of damages or destruction of the leased premises, we shall return all prepaid rent and security deposits that are recoverable by law. Accounting for rent is to occur as of the date you return the keys to us or have in fact vacated the leased premises, whichever date is earlier.

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. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security, unless required by law. 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 criminalhistory checks on any residents, occupants, guests, or contractors in the community. If you or any occupant or guest is affected by a crime, you must make a written report to the appropriate law enforcement agency and our representative. You must also furnish us with the law-enforcement agency's incident report number upon

26. CONDITION OF THE PREMISES AND ALTERATIONS. You accept the dwelling unit, fixtures, and furniture as is. We disclaim all implied warranties. 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 dwelling unit 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 dwelling unit. 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, $a larm\ systems, or\ lock\ changes, additions, or\ rekeying\ is\ permitted$ 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. Installation of any such device without execution of a separate lease addendum may be considered a default under the terms and conditions of this lease contract. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors and/or carbon monoxide detectors, if provided, 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 $% \left(1\right) =\left(1\right) \left(1\right)$ from inside the dwelling unit; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the dwelling unit (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; 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 dwelling unit 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.

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 on the Premises 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. When allowed by applicable laws, 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 reliable documentation verifying the 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 dwelling unit 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 animalviolation 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 (1) leaving, in a conspicuous place in the dwelling unit, a 24-hour written notice of intent to remove the animal, and (2) following the procedures of paragraph 29 (When We May Enter). We may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, we won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. We'll return the animal to you upon request if it has not already been turned over to a humane society or local authority. You must pay for the animal's reasonable care and kenneling charges. We have no lien on the animal for any purpose.

29. WHEN WE MAY ENTER. You shall not unreasonably withhold consent for us to enter into the dwelling unit in order to inspect the premises, make necessary or agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers or contractors.

We may enter the dwelling unit without consent in case of emergency. "Emergency" means a sudden, generally unexpected occurrence or set of circumstances demanding immediate action.

Where no emergency exists, if any utility has been turned off due to no fault of us, we shall be permitted to enter the premises. We may then inspect the premises, ascertain any damages and make necessary repairs that have resulted from the lack of utilities.

We also have the right of access by Court Order; if you are deceased, incapacitated, or incarcerated; if you have abandoned or surrendered the premises; or during your extended absence in excess of seven (7)days. We may enter the premises without notice if you fail to repair, replace or clean as promptly as conditions require a breach of lease that materially affects health and safety.

We may also upon twenty-four (24) hours notice enter the premises within thirty (30) days of termination of tenancy for the purpose of showing the subject premises to prospective tenants.

30. JOINT AND SEVERAL RESPONSIBILITY. Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of tenancy 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 dwelling unit for service of process. Security-deposit refunds and deduction itemizations of multiple residents will comply with paragraph 50 (Deposit Return, Surrender, and Abandonment).

Replacements

- **31.REPLACEMENTS AND SUBLETTING.** Replacing a resident, subletting, assignment, or granting a right or license to occupy, no matter the length of the term, the subject area, or the use of the subject area, is strictly prohibited unless 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 reletting charge will not be due; and

(2) a reasonable administrative (paperwork) and/or transfer fee *will* be due, and a rekeying fee *will* be due if rekeying is requested or required.

Procedures for Replacement. If we approve a replacement resident, then, the departing, remaining, and new residents must properly execute our Lease Contract Amendment to Add or Change a Roommate During Lease Term. The Addendum will not be effective until executed by all departing, remaining, and new residents, as well as Owner or Owner's representative.

Responsibilities of Owner and Resident

32.RESPONSIBILITIES OF OWNER. We will act with customary diligence to comply with requirements of applicable building and housing codes materially affecting health and safety.

Notice of any non-compliance by us must be properly given to us in writing.

 $\textbf{33.DEFAULT BY RESIDENT.} \quad \textbf{You'll be in default if you or any guest or}$ occupant violates any terms of this Lease Contract or statutory obligations 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 dwelling unit rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (3) you abandon the dwelling unit; (4) you give incorrect or false answers in a rental application, no matter when we discover the false or incorrect statements; (5) you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute (6) any illegal drugs or paraphernalia are found in your dwelling unit; (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—Counties Where Tennessee Uniform Residential Landlord and Tenant Act <u>Applies</u>.

(1) With the exception of non-payment of rent, if you fail to pay for the costs of repairs, damages or any other amount due to us pursuant to this Lease Contract, you will receive a written notice specifying the violation and advising you that your tenancy will terminate upon a date not less than fourteen (14) days after receipt of this notice, if the violation is not cured within fourteen (14) days. If the violation is a repeat offense of an earlier violation occurring within six (6) months, for which notice was given, your tenancy will terminate on seven (7) days notice without a right to cure the default. If your breach involves a required repair of physical damages, you shall not proceed with the repair of those damages without our specific written consent. Any repairs made by you without our specific written consent will be additional grounds for termination of your tenancy.

NOTICE OF TERMINATION OF TENANCY FOR NON-PAYMENT OF RENT IS HEREBY SPECIFICALLY WAIVED.

(2) Your tenancy will terminate three (3) days from the date written notice is delivered to you, if you or any other persons in the dwelling unit, with your consent (a) willfully or intentionally commit a violent act, (b) behave in a manner which constitutes or threatens to be a real and present danger to the health, safety, or welfare of the life or property of other tenants or persons on the premises, (c) create a hazardous or unsanitary condition on the property that affects the health, safety or welfare of the life

- or property of other tenants or persons on the premises, or (d) refuses to vacate the premises after entering the premises as an unauthorized subtenant or unauthorized occupant.
- (3) For all other defaults other than non-payment of rent, you may receive notice that your tenancy will terminate upon a date not less than fourteen (14) days after the receipt of the notice.

After giving notice to vacate or filing an eviction suit, any rental payments tendered are hereby accepted with reservations of all our rights and remedies; this acceptance does not waive or diminish our right of eviction, or any other contractual or statutory right. Accepting money at any time does not waive our right to damages; past or future rent or other sums; or to continue with eviction proceedings.

Eviction—Counties Where Tennessee's Uniform Residential Landlord and Tenant Act <u>Does Not Apply</u>. If (1) you neglect or refuse to pay rent that is due and is in arrears, upon demand, and you have not waived your right to notice of termination of tenancy for non-payment of rent; or, (2) you or members of your household or guests damage the subject premises beyond normal wear and tear, you will receive a written notice specifying the violation and advising you that your tenancy will terminate upon a date not less than fourteen (14) days after receipt of the notice if the violation is not cured within fourteen (14) days. If the violation is a repeat offense of an earlier violation occurring within six (6) months, your tenancy will terminate on fourteen (14) days' notice without a right to cure the default. When allowed by statute, three (3) days' notice shall be sufficient to terminate tenancy if you, or any other person on the premises with your consent, willfully or intentionally commits a violent act; engages in any drug-related activity; or behaves in a manner that constitutes or threatens to be a real and present danger to the health, safety or welfare of the life or property of other tenants, the landlord, the landlord's representatives or other persons on the premises, or if an unauthorized subtenant or unauthorized occupant refuses to vacate the premises.

Termination of your possession rights or subsequent reletting does not release you from liability for future rent or other lease obligations. After giving notice to vacate or filing an eviction suit, any rental payments tendered are hereby accepted with reservations of all our rights and remedies. The filing or acceptance does not waive or diminish our right of eviction or any other contractual or statutory right. Accepting money at any time with reservation of our rights and remedies does not waive our right to damages; past or future rent or other sums; or to continue with eviction proceedings.

Acceleration. All monthly rent for the rest of the lease term or renewal period will be accelerated automatically 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 term or renewal period ends; *and* (2) you've not paid all rent for the entire lease 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. Acceleration is subject to our mitigation obligations below.

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 term—for up to one month from the date of notice of lease extension—by delivering written notice to you or your dwelling unit 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. 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 tenancy termination. In the event we incur attorney's fees in enforcing this Lease Contract against you or any occupants or guests, you must pay our reasonable attorneys' fees and other litigation costs. In the event we incur attorneys' fees in any lawsuits brought by you against us and we prevail, you must pay our reasonable attorneys' fees and 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 18% interest per year from due date, compounded annually. You must pay all costs of collection including but not limited to collection agency fees.

Mitigation of Damages. If you move out early, you'll be subject to paragraph 11 (Early Move-Out) and all other remedies. We'll exercise customary diligence to relet and mitigate damages. 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.

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 this Lease Contract or any part of it, 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.** 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. Fax signatures are binding.

${\bf 38. MISCELLANEOUS.}$

- A. Exercising one remedy won't constitute an election or waiver of other remedies.
- B. Insurance subrogation is waived by all parties.
- C. All remedies are cumulative.
- D. Unless prohibited by law or the respective insurance policies insurance subrogation is waived by all parties.
- E. 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.
- F. This Lease Contract binds subsequent owners.
- G. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- H. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- I. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- J. All lease obligations must be performed in the county where the dwelling unit is located.
- K. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- **39. 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.

- **40.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.
- **41.OBLIGATION TO VACATE.** If we provide you with a notice to vacate, you shall vacate the dwelling unit and remove all 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.
- **42.FORCE MAJEURE.** If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

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

- **43.PAYMENTS.** Payment of all sums is an independent covenant. At our option and without notice, we may apply money received [other than sale proceeds under paragraph 13 (Contractual Lien and Property Left in Dwelling Unit) 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.
- **44.ASSOCIATION MEMBERSHIP.** We represent that either: (1) we or; (2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local dwelling unit (multi-housing) associations for the area where the dwelling unit is located.

When Moving Out

45.MOVE-OUT NOTICE. Before moving out, either at the end of the lease term, any extension of the lease term, or prior to the end of the lease term, you must give our representative advance written notice of your intention to vacate as required by paragraph 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 (paragraph 23 - Release of Resident) except if you terminate the Lease Contract in accordance with 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.

- 46.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 term or renewal period ends unless all rent for the entire lease term or renewal period is paid in full. Early move-out may result in reletting charges and acceleration of future rent under paragraphs 11 (Early Move-Out) and 33 (Default by Resident). You're prohibited by law from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate the dwelling unit before the deposit refund process begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.
- **47.CLEANING.** You must thoroughly clean the dwelling unit, 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.
- **48.MOVE-OUT INSPECTION.** You have the right to be present with our representative at the premises for a scheduled mutual move-out inspection, during normal business hours, to determine if there are any damages to the premises that are in excess of normal wear and tear. This mutual inspection will be set by us and held on the day, or within four (4) days after, you have completely vacated the premises, surrendered possession of the premises, and have returned all means of access to the premises. If you fail to attend a scheduled move-out inspection, you waive the right to contest any damage found as a result of our 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 accounting.

49. 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 dwelling unit and is missing; replacing dead or missing smokedetector and/or carbon monoxide detector batteries, if provided; 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 dwelling unit 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

reletting charges; packing, removing, or storing property removed or stored under paragraph 13 (Contractual Lien and Property Left in Dwelling Unit); 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 paragraphs 6 (Rent and Charges) and 28 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors and carbon monoxide detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge (not to exceed \$100) for owner/manager's time and inconvenience in our lawful removal of an animal or in any valid eviction proceeding you, plus reasonable 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 reletting fee if you have violated paragraph 11 (Early Move-Out).

50. DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.

Deposit Return and Forwarding Address. You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. Within a reasonable time, we will mail you to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions within the time frames and parameters set forth under state law after surrender or abandonment of the premises.

Surrender. You have *surrendered* the dwelling unit when: (1) the move-out date has passed and no one is living in the dwelling unit in our reasonable judgment; or (2) all dwelling unit keys and access devices listed in paragraph 5 (Keys) have been turned in to our managers—whichever date occurs first.

Abandonment. You have *abandoned* the dwelling unit when you exceed 30 days or more of unexplained and/or extended absence from the premises without payment of rent or we send proper notice to you, after you have not paid rent for fifteen (15) days past the rental due date and other reasonable factual circumstances indicate that you have permanently vacated the premises, and you fail to respond to our notice in accordance with the law.

Surrender, abandonment, and 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 dwelling unit; determine any security deposit deductions; and remove property left in the dwelling unit. Surrender, abandonment, and judicial eviction affect your rights to property left in the dwelling unit (paragraph 13 (Contractual Lien and Property Left in Dwelling Unit)), but do not affect our mitigation obligations (paragraph 33 (Default by Resident)).

Severability, Originals and Attachments, and Signatures

- **51.SEVERABILITY.** If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.
- **52.ORIGINALS AND ATTACHMENTS.** This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with one copy of the Lease Contract, to be retained by you, for your records. 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 and you should retain a copy for your records. 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.

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

Resident or Residents (all sign below)	Date of Execution
Juan Acevedo	09/30/2024
Maroly J Cantor Tumay	09/30/2024
Joselenny Rosales	09/30/2024
Owner or Owner's Representative (signing on behalf of owner) Danielle Walker	Date of Execution
Danielle Walker	09/30/2024

Address and phone number of owner's representative for notice purposes	Name and address of locater service (if applicable)				
620 W Due West Ave					
Madison, TN 37115					
(629) 257-6440	Date form is filled out (same as on top of page 1)				
	09/30/2024				
SPECIAL PROVISIONS (CONTINUED FROM PAGE 2)					

ADDITIONAL SPECIAL PROVISIONS

Becomes part of Lease Contract



DWELLING DESCRIPTION.	620 W Due Wes	t Ave # 1	11		
(street address), Tennessee,37.	111 115	(unit no. if ap	plicable) in	Madison	(city),
			0 t t	20 2024	
LEASE CONTRACT DESCRI Owner's Name:	Due West Owne		Septemb	er 30, 2024	
Residents (list all residents):	Juan Acevedo	, Maroly (Cantor, Josel	enny Rosales	
Only cash equivalent					
refundable fee is due may provide, at their					
business affiliates					
government or law en					
R	Resident(s)			Date of Signing Ad	dendum
	ridents must sign)			2400 01 018	
Juan Acevedo				09/30/2024	
Maroly J Cantor Tumay				09/30/2024	
			<u> </u>		
Joselenny Rosales				09/30/2024	
Owner or Ow	vner's Representa	tive		Date of Signing Ad	dendum
Danielle Walker	110p1 00011tu			09/30/2024	
- Durweck Voutker				09/30/2024	



ANIMAL ADDENDUM

Becomes part of Lease Contract



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

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

4. ANIMAL DEPOSIT. An animal deposit of \$ 0.00 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 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 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 \$350.00 for the animal.
additional security deposit under this Animal Addendum do
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 community.
Animal's name:
Weight: Age: City of license: License no.: Date of last rabies shot:
Animal's name:
Date of last rabies shot: Housebroken? Animal owner's name:
Animal's name:
Weight: Age: City of license: License no.:

	Animal's name:
	Гуре:
	Breed:
	Color:
	Weight: Age:
	City of license:
]	License no.:
]	Date of last rabies shot:
J	Housebroken?
1	Animal owner's name:
-	
•	SPECIAL PROVISIONS. The following special provisions
	control over conflicting provisions of this printed form:
1	No pets allowed in any amenity areas.
	Residents required to pick up all pet
_	waste. Failure to pick up after pet will
	result in violation of lease and potential
	fines. Pets not allowed on patios without
_	resident supervision.
-	resident Supervision.
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n	EMERGENCY. In an emergency involving an accident or
٠.	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:
1.	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 <i>only</i> in these
	offspring are allowed.

1

- Outside, the animal may urinate or defecate only in these designated areas: **Grassy Areas**
- Animals may not be tied to any fixed object anywhere outside the dwellings, except in fenced yards (if any) for your exclusive use.

- You must not let an animal other than support animals into swimming-pool areas, laundry rooms, offices, $clubrooms, other \, recreational \, facilities, or \, other \, dwellings.$
- Your animal must be fed and watered inside the dwelling. Don't leave animal food or water outside the dwelling at any time, except in fenced yards (if any) for your exclusive 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 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 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 sole judgment) and we give you written notice, you must remove the animal immediately and permanently from the premises. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees to the extent allowed by law.
- 14. COMPLAINTS ABOUT ANIMAL. You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.
- 15. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

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

- 16. MOVE-OUT. When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services.
- 17. JOINT AND SEVERAL RESPONSIBILITY. Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.

18. GENERAL. You acknowledge that no other oral or written agreement exists regarding animals. Except for written rule changes under paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

This is a binding legal document. Read it carefully before signing.

Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
Juan Acevedo	Danielle Walker
Maroly J Cantor Tumay	Date of Signing Addendum
Joselenny Rosales	
	09/30/2024
	Date of Signing Addendum 09/30/2024

UTILITY ADDENDUM



This I	This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated September 30, 2024 between Due West Owner LLC								
("We"	and/or'	'we" and/or "us") and <u>Juan</u>	Acevedo,	Maroly C	antor, Jo	selenny F	Rosales		
		"you") of Apt. No							
		s) in Madison, TN 3711		locateu a	11 020 W D	re west A	/e π 111		
and is the ab	in addit	on to all terms and condition cribed premises, and is hereby n vary or contradict any term	is in the Lease y incorporate	d into and ma	de a part of su	ich Lease Con	tract. Where th	e terms or conditi	
1. Re:	sponsibi	lity for payment of utilities, a	nd the method	d of metering	or otherwise	measuring the	e cost of the util	lity, will be as indi	cated below.
a)	dire wat	service to your dwelling will ectly to the utility service pro ter bills will be billed by the s If flat rate is selected, the cu 3rd party billing company is	ovider; or ervice provid	er to us and th	hen allocated	to you based on the per month.	on the following	g formula: 8	
b)	direction direct	service to your dwelling will ectly to the utility service pro ver bills will be billed by the s If flat rate is selected, the cu 3rd party billing company is	ovider; or service provid arrent flat rate	er to us and tl			on the followin	g formula: 8	
c)	direction direction gas	vice to your dwelling will be ectly to the utility service pro bills will be billed by the ser If flat rate is selected, the cu 3rd party billing company i	ovider; or vice provider arrent flat rate	to us and ther e is \$		_per month.	_		
d)	direction direction	service to your dwelling will lectly to the utility service pro sh bills will be billed by the so If flat rate is selected, the cu 3rd party billing company is	ovider; or ervice provide irrent flat rate	er to us and th		_ per month.			
e)	direction direct	c service to your dwelling will ectly to the utility service pro ctric bills will be billed by the If flat rate is selected, the cu 3rd party billing company is	ovider; or e service provi irrent flat rate	ider to us and e is \$			d on the followi	ng formula: 8	
f)	din stor	water service to your dwellin rectly to the utility service pr rmwater bills will be billed by If flat rate is selected, the cu 3rd party billing company is	ovider; or y the service p arrent flat rate	orovider to us e is \$	and then allo	_ per month.		_	
g)	direction cab	TV service to your dwelling wectly to the utility service proble TV bills will be billed by the If flat rate is selected, the cuard party billing company in	ovider; or le service prov arrent flat rate	vider to us and e is \$		_ per month.			
h)	direction mass	Antenna service to your dw ectly to the utility service pro ster antenna bills will be billed If flat rate is selected, the cu 3rd party billing company is	ovider; or ed by the serv arrent flat rate	ice provider to	o us and then	_ per month.		, and the second	la:
i)	direction into	et service to your dwelling wi ectly to the utility service pro ernet bills will be billed by the If flat rate is selected, the cu 3rd party billing company is	ovider; or e service prov irrent flat rate	vider to us and		_ per month.			
j)	direction direct	ontrol service to your dwellin ectly to the utility service pro t control bills will be billed b If flat rate is selected, the cu 3rd party billing company i	ovider; or y the service parrent flat rate	orovider to us e is \$	and then allo	_ per month.		· ·	
k)	direction direct	Convenient Living Is each to the utility service pros will be billed by the service If flat rate is selected, the cuard party billing company is	ovider; or provider to u irrent flat rate	s and then alle	ocated to you 15.00	based on the per month.		-	

l) (Other)	service to your dwelling will be paid by you either:					
directly to the utility service provider; bills will be billed by the service provid If flat rate is selected, the current	der to us and then allocated to you based on the following formula: per month. cable per month.					
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) If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in common areas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request. 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.						
When billed by us directly or through our billing company, you must pay utility bills within 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 are any new account, monthly administrative, late or final bill fees, you shall pay such fees as indicated below.						
New Account Fee:	\$15.00 (not to exceed \$20.00)					
Monthly Administrative Billing Fee:	\$					
Late Fee:	\$(not to exceed \$)					
Final Bill Fee:	\$15.00 (not to exceed \$20.00)					
If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.						
dwelling. If you breach the Lease, you will be the Lease, subject to our mitigation of damage	that you were living in, occupying, or responsible for payment of rent or utility charges on the responsible for utility charges for the time period you were obliged to pay the charges under es. In the event you fail to timely establish utility services, we may charge you for any utility y charge a reasonable administration fee for billing for the utility service in the amount of					
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.						

- 5.
- 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, this Utility Addendum and at law.
- 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.
- 10. 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.
- 11. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. 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.

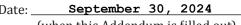
2.

3.

4.

Control.	Living	Fee	includes:	Smart	Home	Package/Amenities	, Internet,	Valet	Trash,	Pest
dent Signature	. Juan Ace	vedo					Date	09/30)/2024	
							Date)/2024)/2024	
dent Signature	Maroly J (Cantor 7	Гитау				Date	09/30	/2024	
dent Signature dent Signature	Maroly J (Joselenny	Cantor 7 y Rosal	Tumay Ies				Date	09/30 09/30)/2024)/2024	
dent Signature dent Signature dent Signature	Maroly J (Joselenni	Cantor T y Rosal	Tumay Jes				Date	09/30 09/30)/2024)/2024	
ident Signature ident Signature	Maroly J (Joselenni	Cantor T y Rosal	Tumay les				Date Date	09/30 09/30)/2024)/2024	

BED BUG ADDENDUM





(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.

Unit No	11	1		620	W	Due	West		
Ave # 111									
				(s	tre	et ada	dress) in		
		Madis	on						
(city), Tennessee	2,	37115		_(zip	сос	le).			
LEASE CONTRA	CT DES	CRIPTIC	ON.						
Lease Contract I	Date: S e	eptembe	r 30	, 20	24				
Owner's name: 1	Due We	est Own	er L	LC					
Residents (list all residents):									
Juan Acevedo, Maroly Cantor, Joselenny									
Rosales									
Th:- A J J J						- 41-	1		
This Addendun									
described Lease									
and is hereby inc									
Contract. When									
Addendum vary	or cont	radict an	v term	is or o	con	ditior	is found		

3. PURPOSE. This Addendum modifies the Lease Contract and address 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.

in the Lease Contract, this Addendum shall control.

- 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:

• 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	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)
Juan Acevedo	Danielle Walker
Maroly J Cantor Tumay	_
Joselenny Rosales	_ Date of Signing Addendum
	09/30/2024
	_

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

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 sourcethe 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
- 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 secondhand 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

Becomes part of Lease Contract



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

(street address),	111	(unit no. ij
applicable) in		
(city), Tennessee,	37115	(zip code)
LEASE CONTRACT DE	SCRIPTION.	
Lease Contract Date: S	September 30, 20	24
Owner's name: Due W	est Owner LLC	
Residents (list all resid	lents):	
•		•
Juan Acevedo, Ma	roly Cantor, Jo	serenny
Rosales		
This Addendum cons	stitutes an Addendu	m to the above
described Lease Contr		
and is hereby incorpora		
Contract. Where the	-	
LODITACE Where the	terms or condition	ic talina in this
Addendum vary or con		

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.

in the Lease Contract, this Addendum shall control.

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

9. SPECIAL PROVISIONS. The following special provisions used to help remove non-visible mold products from porous items, such as fibers in sofas, chairs, drapes and carpets control over conflicting provisions of this printed form: 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. **Resident or Residents** Owner or Owner's Representative (All residents must sign here) (Signs here) Danielle Walker Juan Acevedo Maroly J Cantor Tumay **Date of Lease Contract** Joselenny Rosales September 30, 2024

LEASE CONTRACT BUY-OUT AGREEMENT



1. DWELLING UNIT DESCRIPTION. Unit No. 111 , 620 W Due West Ave # 111	to begin showing your unit to prospective residents and telling them it will be available immediately after your new termination date. 7. COMPLIANCE ESSENTIAL. Our deposit of all amounts due under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If you fail to comply with any of the procedures or requirements in this agreement after we deposit such monies, your buy-out right and this agreement will be voided automatically; and (1) any amounts you have paid under this agreement will become part of your security deposit, and (2) the lease will continue without buy-out. Then, if you move out early, you are subject to all lease remedies, including reletting fees and liability for all rents for the remainder of the original lease term. 8. MISCELLANEOUS. If moving out by the new termination date becomes a problem for you, contact us. An extension may be possible if we have not already relet the dwelling unit to a successor resident. We and any successor residents who may be leasing your unit will be relying on your moving out on or before the new termination date. Therefore, you may not hold over beyond such date without our written consent—even if
3. The purpose of this Buy-Out Agreement is to give you the rig to buy out of your Lease Contract early—subject to any speci provisions in paragraph 9 below. In order to buy out ear your notice must be signed by all residents listed in the Lea Contract and you must comply with all provisions of the	elsewhere. "Default" as used in paragraphs 4(c) and 4(d) of this agreement means default as defined in the Lease Contract. You will continue to be liable for any damages and any sums accruing and unpaid prior to the new termination date. 9. SPECIAL PROVISIONS. Your right of buy-out (check one) is or is not limited to a particular fact situation. If limited, buy-out may be exercised only if the following facts
 Buy-Out Agreement. 4. BUY-OUT PROCEDURES. You may buy out of the Leas Contract prior to the end of the lease term and cut off a liability for paying rent for the remainder of the lease term all of the following occur: (a) you give us written notice of buy-out at least 60 day prior to the new termination date (i.e., your new move-odate), which (check one) 1 must be the last day of a mon or 1 may be during a month; (b) you specify the new termination date in the notice, i. 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 \$ 4610.00 (g) you pay us the amount of any concessions you receive when signing the Lease Contract; and (h) you comply with any special provisions in paragraph 9 belo 5. WHEN PAYABLE. The buy-out fee in paragraph 4(f) is do and payable no later than 14 days after you give us you buy-out notice. The total dollar amount of any concession regarding rent or other monetary lease obligations for the entire lease term is \$ 4610.00 and is due payable on the same day as the buy-out fee, subject to any special provision in paragraph 9 regarding the amount, calculation method, payment date. 	conflicting provision of this printed agreement. Any false statements or documents presented to us regarding buy-out will automatically void your right to buy-out of the Lease Contract. The special provisions are: Contract. The special provisions are:
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
Juan Acevedo	Danielle Walker
Maroly J Cantor Tumay	— Date of Lease Contract
Joselenny Rosales	



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.

l. DV	VELLING	UNIT DE	ESCRIPTION	ON.			
Un	it No		111	,	620 W	Due	<u>West</u>
Av	re # 111	L					
					(stre	et addi	ress) in
			Madi	son			
(ci	<i>ty),</i> Tenne	ssee,	3711	5	_ (zip co	de).	
LE.	ASE CON	TRACT I	DESCRIPT	'ION.			
Le	ase Contr	act Date:	Septemb	<u>oer 30</u>	, 2024		
Ov	vner's nar	ne: Due	West Ov	vner L	LC		
Re	sidents (l	ist all res	idents):				
.T1°	ian Aces	zedo N	Maroly C	'antor	.Tose	lenny	
	sales	read, i	arory c	ancor	, 0036.	Lemny	
110	Jares						
-							
-							
de an	scribed Lo	ease Con y incorpo	nstitutes tract for t orated into	he abov	e descrik de a part	oed pre	emises, 1 Lease

in the Lease Contract, this Addendum shall control.

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

§ 1.4000 are prohibited.

Addendum vary or contradict any terms or conditions found

- **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 qualilied 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 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 \$ 500.00 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 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	14. SPECIAL PROVISIONS. The following special provision control over conflicting provisions of this printed form:	
	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.		
	Resident or Residents (All residents must sign here)	Owner or Owner's Representative (signs here)	
	ian Acevedo	Danielle Walker	
	roly J Cantor Tumay		
	rselenny Rosales	Date of Lease Contract	
		September 30, 2024	

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: Due West Owner LLC Juan Acevedo, Maroly Cantor, Joselenny Rosales Resident(s): Unit No:/Address: #111, 620 W Due West Ave # 111, Madison, TN 37115 09/30/2024 Lease Date: 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 TERMS OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, GUESTS, 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 **X 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. • All Swimmers swim at their own risk. Owner is not responsible for accidents or injuries. See Paragraph I above. • 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. • 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 at all times.

- 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 **\(\Sigma\)** 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(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	5)
(2)	(4)		<u> </u>

PACKAGE RELEASE. This Community **DOES**; **DOES NOT** accept packages on behalf of Residents. IV.

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 _______ 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 _____ 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 proper notice.
 - 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 be towed, at the vehicle owner's expense in accordance with the law.
 - 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 written permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.
- **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.
 - 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 _______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. No grills are allowed without our express written consent.
 - **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.
- 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 pesticides. Residents will be responsible for preparing the Dwelling for extermination in accordance with Owner's instructions. 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 CONCERNS RELATED TO EXTERMINATION AND THE USE OF PESTICIDES

- **IX. DRAPES AND SHADES.** Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.
- **X. WATER BEDS.** Resident shall not have water beds or other water furniture in the dwelling without prior written permission of Owner.
- XI. BALCONY or PATIO. Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.
- **XII. SIGNS.** Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.

be effective unless gran clause, phrase, or provi	nted by the Owner in a signed and d	ated writing. If any court of eason whatsoever, this find	ommunity rules and regulations, shall competent jurisdiction finds that any ling shall not effect the validity of the Lease Contract.
XV. SPECIAL PROVISIONS	. The following special provisions	s control over conflicting pr	ovisions of this printed form:
No grills allowed	1		
Juan Acevedo	09/30/2024		
Resident	Date	Resident	Date
Maroly J Cantor Tumay	09/30/2024		
Resident	Date	Resident	Date
Joselenny Rosales	09/30/2024		
Resident	Date	Resident	Date
Danielle Walker			09/30/2024
Owner Representative		Date	

XIII. SATELLITE DISHES/ANTENNAS. You must complete a satellite addendum and abide by its terms prior to installation or

use.

LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT



1. DWELLING UNIT DESCRIPTION. Unit No. 111 , 620 W Due West Ave # 111	Non-Monetary Concession. You will receive the following non-monetary concession during the term of the Lease:
(street address) in(city), Tennessee,37115 (zip code).	
2. LEASE CONTRACT DESCRIPTION. Lease Contract Date: September 30, 2024 Owner's name: Due West Owner LLC	4. CONCESSION CANCELLATION AND CHARGE-BACK. The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease.
Residents (list all residents): Juan Acevedo, Maroly Cantor, Joselenny Rosales	If your lease is terminated early due to your default (for example, if you abandon the premises without paying rent or are evicted), this Concession/Discount Agreement will be immediately terminated, and you will be required to immediately repay to the Owner the amounts of all (Check all that apply)
	X Concessions☐ Discounts
	that you have actually received for the months you resided in the Premises, and without further notice from us.
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. CONCESSION/DISCOUNT AGREEMENT. As consideration for your agreement to remain in your dwelling and to fulfill your Lease obligations throughout the full term of your Lease, you will receive the following rent Concession and or Discount.	 5. MARKET RENT. The market rent for this dwelling is the rent stated in the Lease Contract. You acknowledge that the market rent is a fair representation of what the specific dwelling would actually rent for at the time the Lease Contract was negotiated and executed, and is reflective of the rent for a similar dwelling at comparable properties. 6. SPECIAL PROVISIONS. The following special provisions control over any conflicting provisions of this printed Addendum form or the Lease Contract. If lease is not completed according to the terms and conditions, Resident will be charged all applicable realtor/locator
(Check all that apply) ② One-Time Concession. You will receive a One-Time Concession off the rent indicated in the Lease Contract in the total amount of \$ 4610.00 . This Concession will be credited to your rent due for the month(s) of: November \$2,305.00 off, December \$2,305.00 off	fees and repayment of all concessions received during lease term.
Monthly Discount/Concession. The rent indicated in the Lease Contract includes a Monthly Discount of \$ per month off of the suggested rental rate for your dwelling.	
Other Discount/Concession. You will receive the following discount off the rent indicated in the Lease Contract: \$ Reason for discount/concession below:	
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs here) Danielle Walken
Juan Acevedo Maroly J Cantor Tumay	
Joselenny Rosales	Date of Lease Contract
	September 30, 2024



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

Becomes part of Lease Contract



	WELLING DESCRIPTION. 20 W Due West Ave # 111	6. FOLLOW WRITTEN INSTRUCTIONS. We ask that you and all other occupants read the written instructions that hav been furnished to you regarding the access gates. This i		
а <u>ן</u> (с	treet address),	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.		
L(0 0	ease Contract Date: September 30, 2024 wner's name: Due West Owner LLC esidents (list all residents): Tuan Acevedo, Maroly Cantor, Joselenny	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,		
<u>R</u>	osales	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		
de ar Ce Ae	his Addendum constitutes an Addendum to the above escribed Lease Contract for the above described premises, nd is hereby incorporated into and made a part of such Lease ontract. Where the terms or conditions found in this ddendum vary or contradict any terms or conditions found	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.		
	the Lease Contract, this Addendum shall control. EMOTE CONTROL/CARDS/CODE FOR GATE ACCESS.	8. RULES IN USING VEHICLE GATES.Always approach entry and exit gates with caution and at		
	Remote control for gate access. Each person who is listed as a resident on the lease will be given a remote	a very slow rate of speed.Never stop your car where the gate can hit your vehicle as		
	control at no cost to use during his or her residency. Each additional remote control for you or other occupants will require a \$	 the gate opens or closes. Never follow another vehicle into an open gate. Always use your card to gain entry. 		
	Cards for gate access. Each person who is listed as a resident on the lease will be given a card at no cost to	 Report to management the vehicle license plate number of any vehicle that piggybacks through the gate. 		
	use during his or her residency. Each additional card for you or other occupants will require a \$	 Never force the gate open with your car. 		
	non-refundable fee.	 Never get out of your vehicle while the gates are opening or closing. 		
	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.	 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. 		
	AMAGED, LOST OR UNRETURNED REMOTE CONTROLS, ARDS OR CODE CHANGES.	 Do not operate the gate if there are small children nearby who might get caught in it as it opens or closes. 		
X	\$ <u>100.00</u> fee will be charged for a replacement. If	 If you lose your card, please contact the management office immediately. 		
	a remote control is not returned or is returned damaged when you move out, there will be a \$ 100.00	 Do not give your card or code to anyone else. 		
_	deduction from the security deposit.	 Do not tamper with gate or allow your occupants to tamper or play with gates. 		
X	If a card is lost, stolen or damaged, a \$75.00 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 \$75.00 deduction from the security deposit.	of play with gates.		

fencing, locks or related equipment.

5. REPORT DAMAGE OR MALFUNCTIONS. Please immediately report to the office any malfunction or damage to gates,

SPECIAL PROVISIONS. The following special provision control over conflicting provisions of this printed form:	S
control over conflicting provisions of this printed form:	
	_
	-
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	_
	_
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	_
	_
Resident or Residents	Owner or Owner's Representative
(All residents must sign here)	(signs here)
Juan Acevedo	Danielle Walker
Maroly J Cantor Tumay	Date of Lease Contract
Joselenny Rosales	_
	September 30, 2024

NO-SMOKING ADDENDUM



September 30, 2024 Date: (when this Addendum is filled out)

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

Jnit No	111	<u>, 620 W Due West</u>
Ave # 111		
		(street address) in
	Madison	
(city), Tennessee, _	37115	(zip code).
LEASE CONTRACT	DESCRIPTION.	
Lease Contract Dat	te: September 3	0, 2024
Owner's name: Du	e West Owner	LLC
D 11 1 (1) 1		
Residents (list all r	ocidonteli	
	esidentsj.	
•		r. Joselennv
Juan Acevedo,		r, Joselenny
•		r, Joselenny
Juan Acevedo,		r, Joselenny

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 nosmoking policy is a material and substantial violation of this Addendum and the Lease Contract.

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

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 ____ __ 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:_

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.

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.	12. SPECIAL PROVISIONS. The following special provisions control over any conflicting provisions of this printed Addendum form or the Lease Contract:
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.	
Resident or Residents (All residents must sign here)	Owner or Owner's Representative (Sign here)
Juan Acevedo	Danielle Walker
Maroly J Cantor Tumay	
Joselenny Rosales	

RESIDENT PARKING ADDENDUM

Becomes part of Lease Contract



Date: September 30, 2024
(when this Addendum is filled out)

1.	DWELLING DESCRIPTION. 620 W Due West Ave # 111	10. You understand that we will not be held liable for any damage or theft that may occur while your vehicle(s) is parked or any part of the property. Upon signing this agreement you		
	(street address), 111 (unit no. if	knowingly accept the risk of parking any vehicle(s) on the		
	applicable) inMadison(city), Tennessee,37115(zip code).	property.		
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: September 30, 2024 Owner's name: Due West Owner LLC	11. Any action by you, any occupant, guest, or visitor that violates this addendum shall constitute a violation of the Lease Contract.		
	Residents (list all residents): Juan Acevedo, Maroly Cantor, Joselenny Rosales	12. You understand and agree that any judgment of possession entered against you shall be a judgment for possession of any parking spaces which you are entitled to under this addendum. Once such judgment is rendered and executed upon you, you shall immediately remove all vehicles from the property parking areas. If you fail to remove your vehicle(s), we shall tow the vehicle(s) at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s).		
		COST FOR PARKING Resident agrees to pay a monthly one-time fee of pay on or before the day of the month. If no amount is filled in parking shall be free for properly registered and authorized vehicles.		
	The term of this Parking Addendum is as follows: Begins on,and ending on,			
RI	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.	Resident agrees to pay \$ returned check fee (fee is not to exceed \$30.00) for all checks returned for any reason.		
3.	You agree to properly register all vehicles with management. If you get a new or replacement vehicle you must notify us and complete a revised agreement.			
4.	If you are provided with a parking tag or sticker it must be properly installed and displayed.	Dhana Numhan		
5.	Unless your vehicle(s) has been assigned a specific space(s) you may park in any available space(s) in the parking areas, with the exception of spaces reserved for a particular use or any accessible parking for persons with disabilities, unless you possess a government issued disabled parking decal or similar signage.	Make: Kia Model & Year: 2011 State: TN		
6.	If you are assigned a specific parking space(s) we shall assign you the space(s) and retain the right to change assigned space(s) at our sole discretion.	Parking Space:		
7.	You understand and accept that we have the right at any time, without notice, to tow unauthorized or non-registered vehicles from any parking space on the property.	Model & Year:		
8.	You agree to use parking spaces in accordance with the terms of the Lease and Community Rules.	Phone Number:Parking Space:		
9.	Any vehicles which are improperly parked or are in violation of this addendum, the terms of the Lease or Community Rules will be towed at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor			

use of the vehicle(s).

any consequential damages you may incur through loss of

3. SPECIAL PROVISIONS.	
Resident or Residents	Owner or Owner's Representative
(All residents must sign)	(Signs below)
uan Acevedo	Danielle Walker
roly J Cantor Tumay	
Joselenny Rosales	Date of Signing Addendum
	09/30/2024

CRIME/DRUG FREE HOUSING ADDENDUM

Becomes part of Lease Contract



I. DWELLING DESCRIPTION. 620 W Due West Ave # 111	Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of
(street address), 111 (unit no. if applicable) in Madison	marijuana, regardless of state or local laws. (So long as the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation
(city), Tennessee, (zip code).	of any such federal law shall constitute a material violation of this rental agreement.)
2. LEASE CONTRACT DESCRIPTION. Lease Contract Date: September 30, 2024 Owner's name: Due West Owner LLC	5. Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with Resident's dwelling.6. Any breach of the Lease Contract that otherwise
Residents (list all residents): Juan Acevedo, Maroly Cantor, Joselenny Rosales	 jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent, actual or substantial property damage. 7. Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would resulted in denial of Resident's application due to criminal conduct.
	8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.
3. ADDENDUM APPLICABILITY. In the event any provision	B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed a serious violation, and a material default, of the parties' Lease Contract. It is understood that a single violation shall be good cause for
in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the abovementioned Lease Contract, then the provisions of this Addendum shall control. For purposes of this Addendum, the term "Premises" shall include the dwelling, all common areas,	termination of the Lease Contract. Notwithstanding the foregoing comments, Owner may terminate Resident's tenancy for any lawful reason, and by any lawful method, with or without good cause.
all other dwellings on the property or any common areas or other dwellings on or about other property owned by or managed by the Owner. The parties hereby amend and supplement the Lease Contract as follows:	5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.6. SPECIAL PROVISIONS. The following special provisions
Resident's household, Resident's guests, and all other persons affiliated with the Resident:	control over conflicting provisions of this printed form:
A. Shall not engage in any illegal or criminal activity. 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 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 Tennessee and/or the Federal Controlled Substances Act.	
Resident or Residents (sign here)	Date of Signing Addendum
Juan Acevedo	09/30/2024
Maroly J Cantor Tumay	09/30/2024
Joselenny Rosales	09/30/2024
Owner or Owner's Representative (signs here)	Date of Signing Addendum
Danielle Walker	09/30/2024



ADDENDUM PROHIBITING SHORT-TERM SUBLETTING OR RENTAL



Unit No	 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 local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawfur reason, or by any lawful method.
Residents (list all residents): Juan Acevedo, Maroly Cantor, Joselenny Rosales 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 SUBLEASE OR RENTING PROHIBITED. Without limiting the prohibition in the Lease on subletting and assignment 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 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. 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 similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com or similar internet websites shall be a violation of this Addendum and a breach of 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. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time	 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. Ir accordance with applicable law, without limiting your liability 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:
Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
Juan Acevedo	Danielle Walker
Maroly J Cantor Tumay	
Joselenny Rosales	Date of Signing Addendum
	09/30/2024



WASHER AND DRYER ADDENDUM



	_, <u>620 W Due West</u>	
Ave # 111	(street address) in	
Madison	(street address) in	
(city), Tennessee, 37115	(zip code).	
LEASE CONTRACT DESCRIPTION. Lease Contract Date: September 30, 2024 Owner's name: Due West Owner LLC		
Residents (list all residents): Juan Acevedo, Maroly Canto Rosales	r, Joselenny	
This Addendum constitutes an Ad	ldendum to the above	
described Lease Contract for the abo and is hereby incorporated into and m Contract. Where the terms or con Addendum vary or contradict any ter in the Lease Contract, this Addendum	ove described premises, nade a part of such Lease nditions found in this rms or conditions found	
PURPOSE OF ADDENDUM. In consideration to rent a washer and dryer from a Addendum, you agree to the terms a herein.	us and by signing this	
OWNER SUPPLIED WASHER AND D A. Washer and Dryer Rental Fees. a washer and dryer for the sum of \$ _ beginning on expiring concurrently with the ab Contract, including any renewal peri	We agree to rent to you per month, and pove referenced Lease	
You shall pay the monthly washer and in advance and without demand, as with your monthly rent payment.		
B. Identification of Washer and Dr exclusive use of a:	yer. You are entitled to	
☐ Full Size ☐ Stackable ☐ Other:		
Washer Model/Serial Number:		
Dryer Model/Serial Number:		
The washer/dryer set will hereinafter to as the "equipment." You acknow inspected the equipment, and have for the equipment is a second to the equipment is a sec	wledge that you have	

1.

2.

3.

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. Subject to standards required 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. 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.

	Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
ıan Acevedo		Danielle Walken
roly J Cantor Tum	ray	
selenny Rosales		Date of Signing Addendum
		09/30/2024

PACKAGE ACCEPTANCE ADDENDUM



Unit No	6. DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER. As to any package for which we sign and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package nor do we have any duty to maintain, protect, or deliver said package to you, nor do we have any duty to make said package available to you outside disclosed business hours. Any packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risk whatsoever associated with any loss or damage to you packages and personal property. You, your guests, family invitees, and agents hereby waive any and all claims agains us or our agents of any nature regarding or relating to any package or item received by us, including but not limited to claims for theft, misplacing or damaging any such package except in the event of our or our agent's gross negligence o willful misconduct. You also agree to defend and indemnify us and our agents and hold us both harmless from any and all claims that may be brought by any third party relating to any injury sustained relating to or arising from any package that we received on your behalf. You also agree to indemnify us and our agents and hold us harmless from any damage caused to us or our agents by any package received by us fo you. You also authorize us to throw away or otherwise dispose of any package that we, in our sole discretion, deem to be dangerous, noxious, or in the case of packaged food, spoiled and waive any claim whatsoever resulting from such disposal
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. 8. 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. 8. 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.	 7. SEVERABILITY. If any provision of this Addendum or the Lease Contract is illegal, invalid or unenforceable under any applicable law, then it is the intention of the parties that (a such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating of otherwise affecting the remainder of this Addendum or the Lease, (b) the remainder of this Addendum shall not be affected thereby, and (c) it is also the intention of the parties to this Addendum that in lieu of each clause or provision that is illegal invalid or unenforceable, there be added as a part of this Addendum a clause or provision similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable. 8. SPECIAL PROVISIONS. The following special provision control over conflicting provisions of this printed form: All packages will be delievered to designated package area.
3. 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 than5 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)
Juan Acevedo	Danielle Walker
Maroly J Cantor Tumay	
Joselenny Rosales	Date of Signing Addendum
	09/30/2024



CLASS ACTION WAIVER ADDENDUM



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dendu

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

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

LEASE ADDENDUM VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

TENANT Juan Acevedo, Maroly Cantor, Joselenny Rosales	UNIT NO. & ADDRESS 620 W Due West Ave # 111 #111, Madison, TN 37115

This Lease Addendum adds the following paragraphs to the Lease between the above referenced Tenant and Landlord.

Purpose of the Addendum

The Lease for the above referenced unit is being amended to include the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

The effective date of this Lease Addendum is _	09/27/2024	This Lease Addendum shall continue to
be in effect until the Lease is terminated.		

VAWA Protections

- 1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the Lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
- 2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
- 3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-5382, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified time frame may result in eviction.

Juan Acevedo	09/30/2024	
Tenant	Date	
Maroly J Cantor Tumay	09/30/2024	
Tenant	Date	
Joselenny Rosales	09/30/2024	
Tenant	Date	
Tenant	Date	
Tenant	Date	
Tenant	 Date	
Danielle Walker	09/30/2024	
Landlord	Date	

Form HUD-91067 (9/2008)

CONSTRUCTION ADDENDUM



	Unit No.	1	.11	. 6	520	W	Due	West
	Ave # 111			, _				
					(st	tre	et ado	dress) in
			Madiso		_ (,
	(city), Tenness	see,	37115		(zip	coc	le).	
2.	LEASE CONT	RACT DI	ESCRIPTIO	N.				
	Lease Contrac	ct Date: <u>\$</u>	September	r 30,	202	24		
	Owner's name	e: Due W	est Owne	r LL	2			
	Residents (list all residents):							
	Juan Acevedo, Maroly Cantor, Joselenny							
	Rosales							
	-							
	-							

2

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, Resident acknowledges that existing, on-going, or future construction on the property may affect your use, view from, and enjoyment of such property.
- 4. RESIDENT ACKNOWLEDGMENT OF CONSTRUCTION ON PROPERTY. Resident acknowledges that the property, including its common areas and dwelling units, may currently or in the future, be under repair, renovation, improvement, or construction. Owner does not guarantee that the repair, renovation, improvement, or construction will be completed on a set date or time and therefore, is not under any obligation to have said repair, renovation, improvement, or construction completed by a set date or time. Resident also acknowledges that the repair, renovation, improvement, or construction does not represent a breach of Owner's obligations under the Lease Contract or applicable state law or local ordinance.
- **5. USE OF AMENITIES AND SERVICES.** To the extent permitted by applicable state law or local ordinance, repair, renovation, improvement, or construction at the property may create conditions where Resident's use of the property's amenities and services may be limited or not available.
- **6. NOISE AND OTHER DISTURBANCES.** Repair, renovation, improvement, or construction at or near the property may create noise or other disturbances, and the property itself, or portions thereof, may be unfinished for some time with respect to landscaping, building exteriors, interiors, amenities, walkways, lighting and the like. Resident acknowledges that these conditions may create inconveniences. Resident agrees that despite these inconveniences, the obligations of the Resident, including payment of rent, as set forth in the Lease Contract will still be in effect.

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

The existing, on-going, or future construction at the property includes but is not limited to:

Title/Description: New Construction Anticipated Start Date: Anticipated End Date: October 1st, 2024

To the extent allowed by state law or local ordinance, Resident further agrees that any inconvenience associated with the repair, renovation, improvement, or construction, such as, but not limited to, those disclosed herein, will not be deemed to give Resident any offset to rent obligations, or other compensation, nor will they be the basis for a complaint(s) or defense(s) against Owner for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy.

8. DELAY OF OCCUPANCY. Resident acknowledges that occupancy of the dwelling unit may be delayed due to repair, renovation, improvement, or construction of the property, including common areas and dwelling units. Such repair, renovation, improvement, or construction may cause unforeseen delays due to scheduling conflicts, delay in permit issuance, acts of God, and other things beyond the control of Owner. The Lease Contract will remain in effect subject to: (1) the start date of the term of the lease contract shall be changed to the first day that Owner provides Resident the Dwelling Unit for occupancy, and rent shall be abated until occupancy is provided; and (2) your right to terminate as set forth in your Lease Contract under DELAY OF OCCUPANCY, and in accordance with applicable state law or local ordinance.

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

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

11. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	
Anticipated Start Date: Already in	
Progress	
Resident or Residents	Owner or Owner's Representative
(All residents must sign)	(signs below)
	- 4 4
Juan Acevedo	Danielle Walker
Maroly J Cantor Tumay	
Joselenny Rosales	Date of Signing Addendum
	09/30/2024

SUSTAINABLE LIVING ADDENDUM



Unit No		111	,	620	W Due	e Wes
Ave # 111						
				(st	reet ad	ldress)
		Madis				
<i>(city)</i> , Tennes	see,	37115		_(zip	code).	
LEASE CONT	RACT I	DESCRIPTI	ON.			
Lease Contra	ct Date:	Septemb	er 30	, 20	24	
Owner's nam	e: Due	West Own	ner Ll	LC		
Residents (lis	st all res	idents - leas	seholde	rs and	d occup	ants):
Juan Acev	edo, M	Maroly Ca	ntor,	Jos	selenr	ıу
Rosales						
Occupants:						
occupants.						

2

This Addendum constitutes an Addendum to the abovedescribed 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. This Addendum will provide requirements and guidelines that are beneficial to improve the quality of the Community's social, environmental, and economic impact for all. All Residents are required to sign this Addendum.
- 4. ENERGY EFFICIENCY. The following are guidelines recommended to reduce overall energy consumption and reduce electricity/gas expenses.

Thermostat Settings. During the winter months, the Department of Energy (https://www.energy.gov/) recommends setting your thermostat to 68°F while you are awake and setting it lower while you are asleep or away from home. Considerations should be made for extremely cold temperatures as to avoid freezing pipes.

During the summer months, with central air conditioning, Energy.gov recommends setting the thermostat to 78°F while you are occupying the apartment and need cooling and setting the thermostat higher while you are away. Energy.gov recommends that you set your thermostat at as high a temperature as comfortably possible and ensure humidity control if needed.

Please note that the thermostat settings listed above are only recommended guidelines and that the appropriate thermostat setting will depend upon weather conditions and the size and layout of your unit.

Lighting and Light Bulbs. Use natural light when possible. Consider replacing standard incandescent light bulbs with energy-saving compact fluorescent light bulbs (CFLs) or light-emitting diodes (LEDs).

Appliances. We strongly encourage the use of appliances that have the ENERGY STAR label or other energy-efficient labeling.

Conserve Electricity. Consider unplugging chargers for power tools, mobile phones, laptops, televisions, and other electronic devices when not in use, or when you plan to be away from the apartment for an extended period of time.

5. WATER EFFICIENCY - REQUIREMENTS AND SUGGESTIONS. The following requirements and suggestions will help reduce overall water consumption at the Community.

Requirements.

- Residents are required to report leaks to owner immediately to prevent damage, conserve water, and manage water/sewer costs.
- The apartment may come equipped with water saving fixtures and appliances, including, but not limited to, showerheads, toilets, faucets, dishwashers, and washing machines. Residents are required to receive written approval from us prior to replacing or altering any of these fixtures/appliances.

Suggestions.

- Every drop counts! Turn off water when shaving, washing hands, and brushing your teeth.
- When doing laundry, also consider only washing full loads. When washing small loads, be sure to use the appropriate water level setting.
- 6. WASTE AND RECYCLING REQUIREMENTS AND **SUGGESTIONS.** The following requirements and suggestions will help reduce overall waste consumption and reduce waste expenses.

Requirements.

- All Residents are required to dispose of waste and recyclables in the appropriate containers in accordance with the Owner's Rules and Regulations, in addition to any applicable local ordinances.
- Per common practice, the following materials are generally not recyclable: Styrofoam, window glass and mirrors, electronic waste (TVs and computers), motor oil containers, yard waste, chemicals, cleaning products or solutions, chemical containers, shredded paper, plastic bags, ceramics or dishes, food waste, scrap metal, monitors.

Suggestions.

- For materials that are not recyclable, we recommend finding ways to reduce and reuse those items. Visit https://www.plasticfilmrecycling.org for additional information.
- We encourage you to contact your local Waste Industries branch or recycling center to find a list of accepted materials for your recycling center.

7.	INDOOR ENVIRONMENT AND WELLNESS. The following are guidelines which promote the quality of the indoor	9. SPECIAL PROVISIONS. The following special provision control over conflicting provisions of this printed form:
	environment and wellness:	
	• This Community X is D is not a smoke-free environment. If the Community is a smoke-free environment, then no smoking or vaping is allowed anywhere in the Community, at any time. 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. Please refer to the No-Smoking Addendum for further information.	
	Owner provides common area cleaning using products that have the Green Cleaning® seal or a similar green certification. Owner recommends that Residents also use like products in the cleaning of their units.	
8.	SEVERABILITY. If any provision of this Addendum to 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 to 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 to the Lease Contract while preserving the intent of the parties.	
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
ď	Tuan Acevedo	Danielle Walker
	Maroly J Cantor Tumay	
_0	Joselenny Rosales	
		Date of Signing Addendum
		09/30/2024

INSURANCE ADDENDUM

REQUIRED INSURANCE

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease Agreement between Resident(s) ("Resident") and Owner.

Resident is required to maintain and provide the following minimum required insurance coverage:

\$100,000 Limit of Liability for Resident's legal liability for damage to the landlord's property for no less than the following causes of loss: fire, smoke, explosion, water damage or backup or overflow of sewer, drain or sump. This financial responsibility is required for the full term of your lease and must be purchased individually for each roommate. Not all carriers are recognized by Owner/Landlord. Coverage must be provided by a carrier approved by owner/ Landlord in writing.

Resident is required to furnish Owner or Property Manager acting on behalf of the Owner, with the evidence of minimum required insurance from an approved carrier prior to occupancy of leased premises and for the duration of residency. If at any time Resident does not have minimum required insurance, Resident is in breach of the Lease Agreement and Owner shall have the remedies and any other rights under the Lease Agreement.

Resident may obtain minimum required insurance or broader coverage from an approved insurance carrier. If Resident furnishes evidence of such insurance and maintains the insurance for the duration of the Lease Agreement, then nothing more is required. If Resident does not maintain minimum required insurance, the insurance requirement of this Lease Agreement may be satisfied by Owner, who may, at their full discretion, apply a non-compliance fee to the Residents billing at the time the default occurs or with first of month billing. Insurance companies who are not approved by Owner/Landlord are not recognized and Resident will be considered in default until proof of an approved policy is presented to the Owner which may result in Owner/Landlord applying a non-compliance fee as provided above.

Resident may also elect to participate in the RPM Renter Liability program which will satisfy the minimum required liability insurance coverage.

- 1. Renter Liability is designed to fulfill the minimum insurance requirement of the Lease Agreement. Resident does not own and is not insured under the Renter Liability policy. The Owner/Landlord, is the sole beneficiary of the renter liability program.
- Renter Liability coverage is not personal liability insurance or renters insurance. Landlord specifically represents that Renter Liability does <u>NOT</u> cover the Resident's personal property (contents), additional living expense or liability arising out of bodily injury to any third party. If Resident requires any of these coverages, then Resident should contact an approved insurance carrier of Resident's choice.
- 3. Coverage under the Renter Liability policy may be more expensive than the cost of minimum required insurance obtainable by Resident elsewhere. At any time, Resident may contact an approved insurance carrier of their choice for insurance options to satisfy the minimum required insurance under this Lease Agreement.
- 4. Licensed insurance agents may receive a commission on the Renter Liability policy.

- 5. The total cost to the Resident for the Owner/Landlord or their Manager Renter Liability coverage shall be \$25 per month.
- 6. In the event of insufficient limits, Resident shall remain liable to the Landlord for any deficiencies.
- 7. In the event of liability to any party other than the Landlord for damage to the Landlord's property, Resident shall remain liable to such other party.
- 8. The Resident remains legally liable for any and all expenses over and above the \$100,000 required coverage amount.

Participation in the Renter Liability program is not mandatory and Resident may purchase minimum required insurance or broader coverage from an approved insurance carrier of Resident's choice at any time. Coverage under the Renter Liability policy will be terminated on the first of the month following the day evidence of compliance is provided to the Owner/Landlord.

Resident Signature: Juan Acevedo	Date: 09/30/2024
Resident Signature: Maroly J Cantor Tunay	Date: 09/30/2024
Resident Signature: Joselenny Rosales	Date: 09/30/2024
Resident Signature:	Date:
Resident Signature:	Date:
Resident Signature:	Date:
Owner/Landlord's Representative Signature: Danielle Walken Date: 09/30/2024	

Renters Deposit Premium Addendum

All capitalized terms used but not defined herein shall have the meaning set forth in the Lease. Where the terms in this Addendum contradict terms in the Lease, the terms of this Addendum shall control.

- 1. Non-refundable Monthly Charge In-lieu of Security Deposit: Based on screening decision, Resident will be required to post a security deposit of either \$500 (for approved applicants) or \$1500 (for conditionally approved applicants) pursuant to the terms of the Lease. As an alternative to posting the required security deposit, Resident may elect to pay a monthly, non-refundable charge ("Deposit Premium") of \$13/month (for approved applicants) or \$21/month (for conditionally approved applicants). By executing this Addendum, Resident agrees they understand they will have the option to pay a monthly, non-refundable Deposit Premium instead of posting the security deposit. If resident fails to pay the required security deposit in full, resident will automatically be enrolled in the monthly, non-refundable Deposit Premium.
- 2. Resident Remains Responsible for Loss of Rent and Damage to the Apartment Unit: Resident shall remain responsible for all financial obligations under the Lease including, but not limited to, rent, fees, utilities, and damage to the Apartment Unit. Payments of the Deposit Premium will not be applied to any amounts owed by Resident to the Owner under the Lease or at law. Execution of this Addendum does not constitute a waiver of any of Owner's rights under the Lease or at law.

The Deposit Premium is not a Security Deposit. The Deposit Premium is not a security deposit and is <u>NON-REFUNDABLE</u>.

I have read this Addendum and understand that it is incorporated into the Lease and is in addition to the terms and conditions contained in the Lease.

Resident Signature: Juan Acevedo	Date: 09/30/2024
Resident Signature: Maroly J Cantor Tumay	Date: 09/30/2024
Resident Signature: <u>Joselenny Rosales</u>	Date: <u>09/30/2024</u>
Resident Signature:	Date:
Resident Signature:	Date:
Resident Signature:	Date:
Owner's Representative Signature: <u>Danielle Walker</u>	
Date: 09/30/2024	

Resident Payment Options Notice

Northerly	offers the following payment options to
all residents for payment of rent and all other sums.	Cash is not acceptable as a method of payment to
us. Fees associated with payment options depend or	the payment method selected.

1. Access our online payment partner by logging into your resident portal. Fee Structures are outlined on your payment portal for all available payment methods.

Available payment options include:

- Pay by eCheck
- Pay by Credit Card
- Pay by Debit Card
- MoneyGram Retail Partner Program
 - You can pay your rent with cash at MoneyGram locations nationwide. Come by the
 office or give us a call for your Account Number. Expect to pay a fee per transaction
 as required by the MoneyGram location.
 - You will need both your Account Number, the exact amount to be paid, and our Receive Code to make your payment.
- 2. **PayNearMe** Pay your rent at any participating location.

Additional walk-in options are available at every Walmart, HEB, and Ace Cash Express (as well as other retailers), which allow you to make your rent payment electronically for a fee per transaction, paid to the retailer.

By choosing to pay by a payment method for which a fee is charged, you agree to pay the fee assessed. Payments must be received by the applicable deadline in accordance with your lease. Please note that payments are only considered to be made once we actually receive good funds. Also, note that fees associated with credit card and debit card payments are paid to a third-party payment processor. Fees for other types of payments may be retained by us or split with third-party payment processors.

The undersigned acknowledges receipt of this notice and agrees to pay through one of the options identified.

Juan Acevedo	09/30/2024	
Name of Resident	Date Signed	
Maroly J Cantor Tumay	09/30/2024	
Name of Resident	Date Signed	
Joselenny Rosales	09/30/2024	
Name of Resident	Date Signed	
Name of Resident	Date Signed	
Name of Resident	Date Signed	
Name of Resident	Date Signed	
Owner or Owner's Representative (signing on behalf of owner)		
Danielle Walker		

Billing Addendum

1.	Addendum. This is an addendum to the		receive a bill via United States First Class
	Lease Contract (the "Lease") for Apt.		Mail.
	No. <u>111</u> in the	3.	E-Mail Address. You agree that you
	Northerly		have or will provide you e-mail
	Apartments.		address(es) to the Owner or Owner's
2.	Method of Billing Delivery. We may		Representation and that you will
	deliver to you monthly bills detailing		promptly notify us of any change in
	rent, utilities, and other charges via		your e-mail address.
	United States First Class Mail or	4.	Charges. You will be able to view
	electronically. We may change the		charges through the property's online
	method of delivery between United		portal.
	States First Class Mail and electronic	5.	Integration. All other provisions of the
	delivery at any time. When we deliver a		Lease not affected hereby remain in full
	bill to you via e-mail, you will not		force and effect.
Juan 1	Acevedo		09/30/2024
Resid			Date
Maroly J Cantor Tumay			09/30/2024
Resident			Date
Josele	nny Rosales		09/30/2024
Resident			Date
Resident			Date
Resident			Date
Resident			 Date
ivesit	CIIC		Date
Danie	elle Walker		09/30/2024
Own	er or Owner's Representative		Date



Addendum to Lease – Community Rules and Policies

Thank you for choosing an RPM community. Please review and agree to the following policies:

Rent Payment is to be made through the community website using the resident portal. We do not accept payments made in our community. A personal check, certified check, cashier's check, or money order may be sent to the payment processor's Lockbox address and is subject to the late fee penalties if not received and processed on your account on or before the due date in the Lease. We do not accept cash or 3rd party checks under any circumstances.

<u>Insurance Requirements</u> You understand that our property and liability insurance will not protect you, your guests, or any occupants against loss or damage to personal property or belongings or cover your liability for loss or damage caused by your actions or those of any occupant of the dwelling or any guest. You understand that by not maintaining a renter's or liability insurance policy, you may be liable to us and others for loss or damage caused by your actions or those of any occupant or guest in the dwelling. This community requires financial responsibility from all Resident(s). To satisfy that requirement, you must provide evidence of insurance coverage that has personal liability coverage with limits of liability not less than \$100,000. All policies must include a 10-day notice of cancellation to the community. If you elect to obtain coverage from another insurance carrier, you will be required to furnish proof of the same when you complete the Lease transaction by providing us with a copy of the declaration page. In addition, we require that you add us as "Interested Party" or "Certificate Holder." This will allow us to be notified if your policy is canceled at any time during your Lease term with our property. Under no circumstances are you to add our property as "Additional <u>Insured."</u> The Interested Party or Certificate Holder should be listed as follows:

Name of Property 5508 Parkcrest Drive Suite 210 Austin, TX 78731

This financial responsibility is required for the entire term of your Lease and must be purchased individually for each occupant. In addition, you should be aware that not all insurance is created equally. For example, some insurers exclude personal property and liability for water damage. liability for dog bites, and more. If your insurer denies coverage, you are still responsible for all damages under your Lease, including the difference between actual replacement costs and actual cash value.

As an added service to our Resident(s), we work with an insurance carrier to offer you insurance protection. This insurance product provides coverage options designed specifically for our Resident(s) and meets your Lease's coverage and notification requirements. At your choice, you are pre-qualified to enroll in one of our programs offered by your community, or you may secure your coverage elsewhere. All of our programs satisfy the financial responsibility requirements of your Lease. More details of our plans can be found at insurance.rpmliving.com.

If you elect to obtain coverage from another insurance carrier, you will be required to furnish a declarations page showing proof of required coverage before your move-in date, at renewal, and/or at any time before the policy expires and/or is canceled that includes the interested party information noted above.

Residents may also opt into our liability-only program by paying a monthly fee each month with rent. Your Lease requirements are automatically met with this liability-only program but note that it does not cover any of your personal belongings, additional living expenses, or liability arising out of bodily injury or property damage to any 3rd party.

ANY RESIDENT IN VIOLATION OF THESE REQUIREMENTS WILL BE CHARGED THE OPT-IN FEE OF \$25 PER MONTH FOR EVERY MONTH THAT PROOF OF COVERAGE IS NOT CURRENT. This fee will be charged on the 1st of month billing and is not refundable.

Common Areas: Common areas include but are not limited to clubhouses, fitness centers, information centers, business centers, pools & spas, putting greens, coffee lounges, & playgrounds. A resident 18 or older must accompany residents & guests under the age of 14. Common areas are for the utilization of the residents and guests. Residents must accompany guests in the use of any of the common areas. Neither Owner nor any Owner's Representative is responsible or liable for any loss, damage, or injury which might sustain as a result of the use of common area & common area equipment. Resident agrees to indemnify and hold harmless Owner and Owner's Representatives and assigns from and against any and all claims or demands, costs or expenses, arising out of or in any way related to the use of common areas including, but not limited to, any personal injuries damages, or other losses which may be sustained as a result of use. Resident (s) acknowledges damage or theft to any common area equipment or furniture may result in a fine or cost of replacement to be billed to the resident account. The resident must abide by all posted signs while utilizing common areas and equipment. Management is not responsible for items lost or stolen in common areas. There is no smoking in all common areas.

Patios, Balconies, Grounds & Conduct Walkways, porches, and balconies must be kept clear and unobstructed. Only outdoor patio-type furniture in good condition and live plants will be permitted on porches and balconies. Residents without a private patio may have two outdoor-type chairs or one bench in good condition if it is not obstructing the walkway. Coolers, cleaning supplies, and storage containers are some examples of prohibited items. Residents are not to hang, display or expose to the public view any banners, flags, political signs, clothing, laundry, mops, brooms, or other items inconsistent with the décor and atmosphere of the apartment community or have any satellite dishes attached to any part of the building or

Access Control, Personal Injury and/or Personal Property Damage Anything mechanical or electronic is subject to malfunction, such as, but not limited to fencing, gates, garages, or other devices, and will not prevent all crime. No security system or device is one hundred percent successful in deterring crime. Crime can still occur. Protecting residents, their families, occupants, guests, and invitees from crime is the sole responsibility of the 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, guest, occupant, or invitee for personal injury, death, or damage/loss of personal property.

Smoking Policy If this is a smoke-free community, you are not allowed to smoke anywhere on the Premises. In all cases, smoking is not permitted in any common area. You are responsible for payment of all related costs and damages to your dwelling unit, other residents' dwelling units, or any other portion of the community for repair, replacement, or cleaning due to smoking or smoke-related damage caused by you, your occupants, family, or guests. Smoke-related damage, including smoke odor, is in excess of normal wear and tear as defined by your Lease. You are also responsible for loss of rental income or other economic or financial damages or loss to us due to smoking or smoke-related damages by you, your occupants, family, or guests. Your smoking may not infringe on the rights, comforts, and health/safety of others.

Barbecue Grilling & Propane Barbecue Grills Resident(s) must abide by all city fire codes and restrictions and are subject to any fines/charges for any violations received due to failure to comply. Management requires that no resident shall construct, erect, install, store, maintain or use any incinerator or barbecue and is restricted from creating fire hazards in the community. The use and/or burning of any device within ten feet of any combustible surface, including but not limited to decks, porches, balconies, walls, or verandas, is strictly prohibited. Resident(s) may not use such devices beneath any balcony, porch, roof overhang, deck, or veranda. Storage of propane gas cylinders on balconies is strictly prohibited. Propane cylinders or containers shall not be located inside a building or within ten feet of any building or adjoining property line. City fire inspectors check to ensure that Resident(s) of apartment communities are in compliance with city ordinances. Citations may be issued to violators.

Fire Safety Improper use and/or disposal of smoking material (i.e., cigarettes, matches, lighters, etc.), either intentional or otherwise, is a safety and fire hazard. Residents, occupants, and guests are prohibited from improperly disposing of cigarettes, both within your apartment unit, the property's common areas, and the parking lot/garage areas. Smoking materials must be disposed of in an appropriate ashtray or metal container. Smoke alarms and other detection devices may be required by law or ordinance. Do not tamper with, removed, or disengage any detection devices. Failure to comply will result in action up to and including eviction.

<u>Candles, Open Flames</u> The use of any open flame device is strictly prohibited. This includes candles, decorative oil lamps, other decorative devices such as candelabras, dinner table candles, and scented candles. This also includes torches, butane burners, or any other flame-producing device. Use is prohibited in all private living spaces, including patios, balconies, and common areas.

Parking Lots No maintenance of any kind may be performed on any vehicle or machinery in the parking lot or garage. To discourage vandalism and theft, please do not leave valuables inside your car. Please observe all red tow-away areas, handicapped areas, reserved covered parking, and garage drives. Vehicles improperly parked in these areas will be towed at the Owner's expense. Unless otherwise posted, the community speed limit is 10 m.p.h. Under no circumstances will management permit wrecked cars, cars with expired license plates, expired inspection, and cars with flat tires or unused vehicles. Management will also not permit boats, trailers, or recreational vehicles except in designated areas and with written consent by management. No commercial vehicles, car washing, or car repairs of any sort are allowed on the property at any time. Management reserves the right to tow any vehicle improperly parked or in violation of any of the above policies at the owner's expense. If the community requires a parking sticker or online parking registration, this is a requirement to comply with parking policies, and any vehicle parked in the community without a sticker or proper online registration is subject to being towed.

<u>Pets</u> No visiting pets. All pet waste must be picked up and always disposed of properly. Waste not picked up and disposed of properly will incur a \$75 fee per occurrence. We reserve the right to revoke your pet privileges if you or your pets do not abide by the criteria and Pet Addendum included in the Lease.

<u>Door Locks</u> Resident(s) may not change locks on any entry door without the permission of the management. If permission is given, a key must be provided to the office for maintenance or emergency purposes. Lost or misplaced keys will be replaced at the residents' expense. We do not provide lockout service outside of regular business hours. You may call a locksmith at your expense. You must immediately provide the office with a working copy of the new key. To allow anyone access to your apartment, you must provide management with written permission to enter.

<u>Deliveries</u> We hold the right to accept or not accept any packages as a courtesy and will not be responsible or liable for any lost or stolen deliveries or packages accepted by any of our authorized representatives. We will not sign for any packages. While your deliveries are in our possession, both during and after hours, they are not secured. Management is not responsible for contacting residents when accepting packages. This responsibility is in the hands of the deliverer. Management is not responsible for articles or parcels left at your door or in the management office by delivery services.

<u>Alterations, Additions & Improvements</u> No changes may be made to the interior or exterior of your apartment without written approval from Management. Solar screens may not be removed from your windows.

<u>Trash</u> For your convenience, either a trash compactor or dumpsters are located within the community. Resident(s) are not to place trash of any kind at their front door, in garages, or on the patio or balcony. If the community offers curbside or valet trash pick-up, all trash must be placed in the designated pick-up area and in the receptacle provided. Please help keep our community clean. Trash must be placed inside the dumpster or compactor and not outside. Recycled materials must be put in proper areas beside the compactor. Resident(s) will be charged \$25 per bag for any abandoned trash. No mattress, furniture, or other bulky items are allowed inside or outside the dumpsters; please contact a trash service for large items

<u>Pest Control</u> You will pay a monthly fee for pest control as outlined in the Lease; this fee is due with rent. Pest Control is available weekly by request at no additional charge for general pest treatments. Emergency infestations, bed bugs, or flea treatments may require an additional fee.

Electric Service I/We certify that I/We have transferred the service for electricity for the above apartment community's name into my name upon my move in. I will be charged a \$50 fee per month as a service fee plus any electricity usage until the service has been transferred into my name. I further understand that I must maintain electric service for the entire length of my residency. If the service is disconnected for any reason and requires maintenance attention, all costs related to the repairs will be deferred to me.

<u>Laundry Facility</u> The community may have a laundry facility located on the premises. Resident(s) must comply with any and all posted rules, policies, and regulations for this amenity. Please report any equipment issues to the vendor (information located in the facility) and to management. Damage to clothing and/or any refunds are not the responsibility of Management.

<u>Washer and Dryer</u> If you have rented a washer and dryer from the community, or a washer and dryer are included in your monthly rent, the washer and dryer shall be part of the premises under the Lease, and the Resident's use thereof shall be subject to all of the terms and conditions of the Lease. The washer and dryer shall be used for washing clothing and linens only. Resident understands that during the time the washer and dryer are in the apartment, the Owner is not responsible for damage to any property caused by the machines. Termination for a rented washer and dryer can only be at the time of renewal. Washers and dryers that are a part of the appliance package provided in the apartment cannot be removed and/or stored for any reason.

<u>Short-Term Rentals</u> Subletting of any type is strictly prohibited, including Airbnb, Vrbo, or any other short- or long-term home sharing or renting program.

<u>Service Requests</u> Routine maintenance requests should be submitted during regular office hours to office personnel. Upon completion, written notification of services performed will be left in the apartment. If you have after-hours maintenance needs, call the office number, and the answering service will dispatch the on-call technician. We will respond after office hours to emergency requests only. Emergencies are considered any situation that presents an immediate danger to persons or property. Those items considered emergencies are - fire, flood, broken pipes, loss of electricity, broken entry doors or locks, no water, no heat (if exterior temperature is below 50 degrees), no air conditioning (if the external temperature is over 80 degrees), sparking appliances, or when the only toilet is not functioning.

Bodies of Water Resident acknowledges that they have been informed of any 'waterways' that may be present in the community. The resident is advised that there are inherent dangers and hazards associated with bodies of water. Owner, Manager, and their affiliates and partners shall not be liable to the resident, resident's guests, and/or occupants for personal injury or death, property loss, or other events which shall happen in or about the property waters.

| V | Blue Moon eSignature Services Document ID: 465798835

<u>Snow, Ice, Inclement Weather</u> You acknowledge that the owner has no duty to remove ice or snow that may accumulate on walkways, stairs, and breezeways. You acknowledge that you are fully aware of the risks associated with ice and snow. You agree to indemnify and hold harmless the owner and management company and their affiliates from any claim of damage or injury suffered by you or your guests from the accumulation of ice or snow anywhere on the property.

<u>Fire Sprinkler Systems</u> Please do not tamper with the overhead sprinkler systems. Be cautious not to trigger the system. A simple depression of the sprinkler head will result in water damage. Resident(s) will be responsible for any charges resulting from damage to or tampering with the system.

<u>Solicitors</u> Solicitors are not allowed to go door-to-door, and resident(s) are urged to discourage uninvited solicitors by calling the office and not opening your doors.

<u>Disclosure of Information</u> At our sole option, we may, but are not obligated to, share and use information related to the Lease for law enforcement, governmental, or business purposes. At our request, you authorize any utility provider to give us information about pending or actual connections or disconnections of utility service to your apartment.

<u>Elevator Use</u> The community may provide elevators for resident use. Damages associated with resident abuse and misuse will be charged to the resident. Please report any elevator issues to management and abide by posted regulations.

<u>Drones</u> Flying drones will not be allowed on the property.

writing to the community; oral notice is not sufficient.

canceled, whereby the Lease shall cease and terminate.

BY:

<u>Video Cameras</u> Some properties are equipped with video cameras. Video cameras are for deterrent purposes only, and we make no representation or guarantee of safety or security. Video cameras are not monitored and should not be relied upon as a safety or security device. Residents should review the Security Guidelines in your Lease for specific agreements regarding security.

<u>Social Media, Photo, Video, and Audio Release</u> I hereby grant permission for the use of my photograph, video, or audio, as well as my name and likeness in any or all print, online, and video-based marketing materials generated by the community for advertising purposes. This release also holds true for any visitors or guests that might be photographed or recorded. This includes marketing material in newspapers, magazines, brochures, marketing handouts, websites, and all social media.

I hereby release and hold the community harmless from any reasonable expectation of privacy or confidentiality associated with the platforms specified above. I further acknowledge that my participation is voluntary and that I will not receive financial compensation of any type associated with the taking or publication of these photographs or participation in marketing materials or other publications prepared by the community. I acknowledge and agree that the publication of said photos confers no rights of ownership or royalties whatsoever.

I hereby release the community, its contractors, its employees, and any third parties involved in the creation or publication of marketing materials

I understand it is my option to rescind my permission at any time during my residency. To do so, I understand I must submit my recantation in

This community has the right to make reasonable rules from time to time, which in its judgment, may be needed to enhance the cleanliness and orderliness of the premises and the safety and comfort of the Resident(s) and otherwise amend, revise, and/or replace such rules. Notice of any change will be made in writing and delivered to the apartment home. The rules and regulations constitute an agreement between the parties. Upon violation, the Lease may be canceled at the option of the owner by giving 30 days' written notice of its intention to declare the Lease

By signing this Addendum, you are acknowledging you have read, understand, and agree to all terms and conditions set forth in this addendum.

Signature: Juan Acevedo	Date: 09/30/2024
Signature: Maroly J Cantor Tumay	Date: 09/30/2024
Signature: Joselenny Rosales	Date: 09/30/2024
Signature:	Date:
Signature:	Date:
Signature:	
OWNER'S REPRESENTATIVE:	
Signature:_Danielle Walken	Date: 09/30/2024

from liability for any claims by me or any third party in connection with my participation.

(Name of Housing Provider¹)

Notice of Occupancy Rights under the Violence Against Women Act²

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation³. The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that

is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA."

Protection for Applicants

f you otherwise qualify for assistance under
, you cannot be denied admission or denied assistance
pecause you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.
Protections for Tenants
f you are receiving assistance under
, you may not be denied assistance, terminated from participation,
or be evicted from your rental housing because you are or have been a victim of domestic violence,
lating violence, sexual assault, or stalking.

¹ The notice uses HP for housing provider but the housing provider should insert its name where HP is used. HUD's program-specific regulations identify the individual or entity responsible for providing the notice of occupancy rights.

²Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

³ Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

relating to that domestic violence, dating violence, sexual assault, or stalking.	
solely on the basis of criminal activity	directly
denied rental assistance or occupancy rights under	
violence, sexual assault, or stalking by a member of your household or any guest, you may	not be
Also, if you or an affiliated individual of yours is or has been the victim of domestic violence	, dating

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

HP may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If HP chooses to remove the abuser or perpetrator, HP may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, HP must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, HP must follow Federal, State, and local eviction procedures. In order to divide a lease, HP may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, HP may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, HP may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

3

(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If

your housing provider does not already have documentation that you are a victim of domestic

violence, dating violence, sexual assault, or stalking, your housing provider may ask you for

such documentation, as described in the documentation section below.

(2) You expressly request the emergency transfer. Your housing provider may choose to

require that you submit a form, or may accept another written or oral request.

(3) You reasonably believe you are threatened with imminent harm from further violence

if you remain in your current unit. This means you have a reason to fear that if you do not

receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the

90-calendar-day period before you request a transfer. If you are a victim of sexual assault,

then in addition to qualifying for an emergency transfer because you reasonably believe you are

threatened with imminent harm from further violence if you remain in your unit, you may qualify

for an emergency transfer if the sexual assault occurred on the premises of the property from

which you are seeking your transfer, and that assault happened within the 90-calendar-day period

before you expressly request the transfer.

HP will keep confidential requests for emergency transfers by victims of domestic violence, dating

violence, sexual assault, or stalking, and the location of any move by such victims and their families.

HP's emergency transfer plan provides further information on emergency transfers, and HP must

make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual

Assault or Stalking

HP can, but is not required to, ask you to provide documentation to "certify" that you are or have

been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from

HP must be in writing, and HP must give you at least 14 business days (Saturdays, Sundays, and

Federal holidays do not count) from the day you receive the request to provide the documentation.

HP may, but does not have to, extend the deadline for the submission of documentation upon your

request.

Form HUD-5380 (12/2016)

You can provide one of the following to HP as documentation. It is your choice which of the following to submit if HP asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by HP with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, "professional") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that HP has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, HP does not have to provide you with the protections contained in this notice.

If HP receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), HP has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, HP does not have to provide you with the protections contained in this notice.

5

Confidentiality

HP must keep confidential any information you provide related to the exercise of your rights under

VAWA, including the fact that you are exercising your rights under VAWA.

HP must not allow any individual administering assistance or other services on behalf of HP (for

example, employees and contractors) to have access to confidential information unless for reasons

that specifically call for these individuals to have access to this information under applicable Federal,

State, or local law.

HP must not enter your information into any shared database or disclose your information to any

other entity or individual. HP, however, may disclose the information provided if:

• You give written permission to HP to release the information on a time limited basis.

• HP needs to use the information in an eviction or termination proceeding, such as to evict

your abuser or perpetrator or terminate your abuser or perpetrator from assistance under

this program.

• A law requires HP or your landlord to release the information.

VAWA does not limit HP's duty to honor court orders about access to or control of the property. This

includes orders issued to protect a victim and orders dividing property among household members

in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance

May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations

that are not related to domestic violence, dating violence, sexual assault, or stalking committed

against you. However, HP cannot hold tenants who have been victims of domestic violence, dating

violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who

have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance

terminated, if HP can demonstrate that not evicting you or terminating your assistance would present

a real physical danger that:

1) Would occur within an immediate time frame, and

2) Could result in death or serious bodily harm to other tenants or those who work on the

property.

Form HUD-5380 (12/2016)

If HP can demonstrate the above, HP should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance,	
if needed, by contacting or filing a complaint with (contact information for any intermediary, if applicable)	
or (HUD field office)	

For Additional Information		
You may view a copy of HUD's final VAWA rule at		
(Federal Register Link).		
Additionally, HP must make a copy of HUD's VAWA regulations available to you if you ask to see them.		
For questions regarding VAWA, please contact (name of program or rental assistance contact information able to answer questions on VAWA)		
For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact (contact information for relevant local organizations)		
For tenants who are or have been victims of stalking seeking help may visit the National Center for		
Victims of Crime's Stalking Resource Center at https://www.victimsofcrime.org/our-programs/		
stalking-resource-center.		

For help regarding sexual assault, you may contact (contact information for relevant organizations)
Victims of stalking seeking help may contact (contact information for relevant organizations)

Attachment: Certification form HUD-5382 **[form approved for this program to be included]**

E-SIGNATURE CERTIFICATE

This certificate details the actions recorded during the signing of this Document.



DOCUMENT INFORMATION

Status	Signed
Document ID	465798835
Submitted	09/30/24
Total Pages	60
Forms Included	Apartment Lease Form, Additional Special Provisions, Animal Addendum, All-In-One Utility Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Lease Contract Buy-Out Agreement, Satellite Dish or Antenna Addendum, Community Policies, Rules, & Regulations, Addendum for Rent Concession, Remote Control, Card or Code Access Gate Addendum, No-Smoking Addendum, Parking Addendum, Crime/Drug Free Housing Addendum, Short-Term Subletting or Rental Prohibited, Washer and Dryer Addendum, Package Acceptance Addendum, Class Action Waiver Addendum, Violence Against Women Act Lease Addendum, Construction Addendum, Sustainable Living Addendum, Insurance Addendum, Renters Deposit Premium Addendum, Resident Payment Options Addendum, RPM Billing Addendum, RPMI - Community Rules & Policies, Notice of Occupancy Rights under Violence Against Women Act

PARTIES

Juan Acevedo

signer key: 30114e9b8e7a6f30ae4c863e0e02e0ff

IP address: 76.18.161.129

signing method: Blue Moon eSignature Services

authentication method: eSignature by email jdavidap95@gmail.com $\,$

browser: Mozilla/5.0 (iPhone; CPU iPhone OS 17_6_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.6 Mobile/15E148 Safari/604.1

Juan Acevedo

Maroly J Cantor Tumay

signer key: 356df4e972f047177f4fbb5c6d696870

IP address: 12.55.38.170

signing method: Blue Moon eSignature Services

 $authentication\ method:\ eSignature\ by\ email\ Marocantor tumay@gmail.com$

browser: Mozilla/5.0 (iPhone; CPU iPhone OS 17_6_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.6 Mobile/15E148 Safari/604.1

Maroly J Cantor Tumay

Joselenny Rosales

signer key: 2bfe5f6a9db5d96c0cd6c28fddd2de75

IP address: 172.58.144.103

signing method: Blue Moon eSignature Services

authentication method: eSignature by email chelerosales 10 $\!\!$ gmail.com

browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_3_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.3 Mobile/15E148 Safari/604.1

Joselenny Rosales

Danielle Walker

signer key: 0fd8313e70c6738830c591d2e93da2e1

IP address: 104.156.174.1

signing method: Blue Moon eSignature Services

authentication method: eSignature by email paisley.buckley@rpmliving.com

Danielle Walker

(Community Manager)

DOCUMENT AUDIT

1	09/30/24 10:32:36 AM CDT	Juan Acevedo accepted Consumer Disclosure
2	09/30/24 10:33:07 AM CDT	Juan Acevedo signed Apartment Lease Form
3	09/30/24 10:33:08 AM CDT	Juan Acevedo dated Apartment Lease Form
4	09/30/24 10:33:15 AM CDT	Juan Acevedo dated Additional Special Provisions
5	09/30/24 10:33:15 AM CDT	Juan Acevedo signed Additional Special Provisions
6	09/30/24 10:33:17 AM CDT	Juan Acevedo signed Animal Addendum
7	09/30/24 10:33:19 AM CDT	Juan Acevedo signed All-In-One Utility Addendum
8	09/30/24 10:33:20 AM CDT	Juan Acevedo dated All-In-One Utility Addendum
9	09/30/24 10:33:21 AM CDT	Juan Acevedo signed Bed Bug Addendum
10	09/30/24 10:33:23 AM CDT	Juan Acevedo signed Mold Information and Prevention Addendum
11	09/30/24 10:33:24 AM CDT	Juan Acevedo signed Lease Contract Buy-Out Agreement
12	09/30/24 10:33:26 AM CDT	Juan Acevedo signed Satellite Dish or Antenna Addendum
13	09/30/24 10:33:28 AM CDT	Juan Acevedo dated Community Policies, Rules, & Regulations
14	09/30/24 10:33:29 AM CDT	Juan Acevedo signed Community Policies, Rules, & Regulations
15	09/30/24 10:33:32 AM CDT	Juan Acevedo signed Addendum for Rent Concession
16	09/30/24 10:33:34 AM CDT	Juan Acevedo signed Remote Control, Card or Code Access Gate Addendum
17	09/30/24 10:33:35 AM CDT	Juan Acevedo signed No-Smoking Addendum
18	09/30/24 10:33:37 AM CDT	Juan Acevedo signed Parking Addendum
19	09/30/24 10:33:38 AM CDT	Juan Acevedo signed Crime/Drug Free Housing Addendum
20	09/30/24 10:33:39 AM CDT	Juan Acevedo dated Crime/Drug Free Housing Addendum
21	09/30/24 10:33:41 AM CDT	Juan Acevedo signed Short-Term Subletting or Rental Prohibited
22	09/30/24 10:33:42 AM CDT	Juan Acevedo signed Washer and Dryer Addendum
23	09/30/24 10:33:45 AM CDT	Juan Acevedo signed Package Acceptance Addendum
24	09/30/24 10:33:46 AM CDT	Juan Acevedo signed Class Action Waiver Addendum
25	09/30/24 10:33:47 AM CDT	Juan Acevedo dated Class Action Waiver Addendum
26	09/30/24 10:33:48 AM CDT	Juan Acevedo signed Violence Against Women Act Lease Addendum
27	09/30/24 10:33:49 AM CDT	Juan Acevedo dated Violence Against Women Act Lease Addendum
28	09/30/24 10:33:51 AM CDT	Juan Acevedo signed Construction Addendum
29	09/30/24 10:33:53 AM CDT	Juan Acevedo signed Sustainable Living Addendum
30	09/30/24 10:33:54 AM CDT	Juan Acevedo signed Insurance Addendum
31	09/30/24 10:33:55 AM CDT	Juan Acevedo dated Insurance Addendum
32	09/30/24 10:33:57 AM CDT	Juan Acevedo signed Renters Deposit Premium Addendum
33	09/30/24 10:33:57 AM CDT	Juan Acevedo dated Renters Deposit Premium Addendum
34	09/30/24 10:33:59 AM CDT	Juan Acevedo signed Resident Payment Options Addendum
35	09/30/24 10:33:59 AM CDT	Juan Acevedo dated Resident Payment Options Addendum
36	09/30/24 10:34:01 AM CDT	Juan Acevedo dated RPM Billing Addendum
37	09/30/24 10:34:01 AM CDT	Juan Acevedo signed RPM Billing Addendum
38	09/30/24 10:34:03 AM CDT	Juan Acevedo dated RPMI - Community Rules & Policies
39	09/30/24 10:34:03 AM CDT	Juan Acevedo signed RPMI - Community Rules & Policies
40	09/30/24 10:34:05 AM CDT	Juan Acevedo signed Notice of Occupancy Rights under Violence Against Women Act
41	09/30/24 10:34:08 AM CDT	Juan Acevedo submitted signed documents
42	09/30/24 10:26:10 AM CDT	Maroly J Cantor Tumay accepted Consumer Disclosure

DOCUMENT AUDIT CONTINUED

43	09/30/24 10:32:01 AM CDT	Maroly J Cantor Tumay signed Apartment Lease Form
44	09/30/24 10:32:03 AM CDT	Maroly J Cantor Tumay dated Apartment Lease Form
45	09/30/24 10:32:07 AM CDT	Maroly J Cantor Tumay signed Additional Special Provisions
46	09/30/24 10:32:08 AM CDT	Maroly J Cantor Tumay dated Additional Special Provisions
47	09/30/24 10:32:14 AM CDT	Maroly J Cantor Tumay signed Animal Addendum
48	09/30/24 10:32:18 AM CDT	Maroly J Cantor Tumay signed All-In-One Utility Addendum
49	09/30/24 10:32:19 AM CDT	Maroly J Cantor Tumay dated All-In-One Utility Addendum
50	09/30/24 10:32:23 AM CDT	Maroly J Cantor Tumay signed Bed Bug Addendum
51	09/30/24 10:32:26 AM CDT	Maroly J Cantor Tumay signed Mold Information and Prevention Addendum
52	09/30/24 10:32:30 AM CDT	Maroly J Cantor Tumay signed Lease Contract Buy-Out Agreement
53	09/30/24 10:32:32 AM CDT	Maroly J Cantor Tumay signed Satellite Dish or Antenna Addendum
54	09/30/24 10:32:35 AM CDT	Maroly J Cantor Tumay signed Community Policies, Rules, & Regulations
55	09/30/24 10:32:36 AM CDT	Maroly J Cantor Tumay dated Community Policies, Rules, & Regulations
56	09/30/24 10:32:39 AM CDT	Maroly J Cantor Tumay signed Addendum for Rent Concession
57	09/30/24 10:32:44 AM CDT	Maroly J Cantor Tumay signed Remote Control, Card or Code Access Gate Addendum
58	09/30/24 10:32:49 AM CDT	Maroly J Cantor Tumay signed No-Smoking Addendum
59	09/30/24 10:32:54 AM CDT	Maroly J Cantor Tumay signed Parking Addendum
60	09/30/24 10:33:04 AM CDT	Maroly J Cantor Tumay signed Crime/Drug Free Housing Addendum
61	09/30/24 10:33:06 AM CDT	Maroly J Cantor Tumay dated Crime/Drug Free Housing Addendum
62	09/30/24 10:33:09 AM CDT	Maroly J Cantor Tumay signed Short-Term Subletting or Rental Prohibited
63	09/30/24 10:33:12 AM CDT	Maroly J Cantor Tumay signed Washer and Dryer Addendum
64	09/30/24 10:33:16 AM CDT	Maroly J Cantor Tumay signed Package Acceptance Addendum
65	09/30/24 10:33:18 AM CDT	Maroly J Cantor Tumay signed Class Action Waiver Addendum
66	09/30/24 10:33:19 AM CDT	Maroly J Cantor Tumay dated Class Action Waiver Addendum
67	09/30/24 10:33:21 AM CDT	Maroly J Cantor Tumay signed Violence Against Women Act Lease Addendum
68	09/30/24 10:33:22 AM CDT	Maroly J Cantor Tumay dated Violence Against Women Act Lease Addendum
69	09/30/24 10:33:24 AM CDT	Maroly J Cantor Tumay signed Construction Addendum
70	09/30/24 10:33:26 AM CDT	Maroly J Cantor Tumay signed Sustainable Living Addendum
71	09/30/24 10:33:28 AM CDT	Maroly J Cantor Tumay signed Insurance Addendum
72	09/30/24 10:33:29 AM CDT	Maroly J Cantor Tumay dated Insurance Addendum
73	09/30/24 10:33:32 AM CDT	Maroly J Cantor Tumay signed Renters Deposit Premium Addendum
74	09/30/24 10:33:33 AM CDT	Maroly J Cantor Tumay dated Renters Deposit Premium Addendum
75	09/30/24 10:33:36 AM CDT	Maroly J Cantor Tumay signed Resident Payment Options Addendum
76	09/30/24 10:33:37 AM CDT	Maroly J Cantor Tumay dated Resident Payment Options Addendum
77	09/30/24 10:33:40 AM CDT	Maroly J Cantor Tumay signed RPM Billing Addendum
78	09/30/24 10:33:41 AM CDT	Maroly J Cantor Tumay dated RPM Billing Addendum
79	09/30/24 10:33:43 AM CDT	Maroly J Cantor Tumay dated RPMI - Community Rules & Policies
80	09/30/24 10:33:43 AM CDT	Maroly J Cantor Tumay signed RPMI - Community Rules & Policies
	09/30/24 10:33:45 AM CDT	Maroly J Cantor Turnay signed RPMI - Community Rules & Policies Maroly J Cantor Turnay signed Notice of Occupancy Rights under Violence Against Women Act
81		
82	09/30/24 10:33:48 AM CDT	Maroly J Cantor Tumay submitted signed documents
83	09/30/24 03:07:59 PM CDT	Joselenny Rosales accepted Consumer Disclosure
84	09/30/24 03:08:26 PM CDT	Joselenny Rosales signed Apartment Lease Form
85	09/30/24 03:08:27 PM CDT	Joselenny Rosales dated Apartment Lease Form
86	09/30/24 03:08:30 PM CDT	Joselenny Rosales signed Additional Special Provisions
87	09/30/24 03:08:31 PM CDT	Joselenny Rosales dated Additional Special Provisions
88	09/30/24 03:08:34 PM CDT	Joselenny Rosales signed Animal Addendum
89	09/30/24 03:08:36 PM CDT	Joselenny Rosales signed All-In-One Utility Addendum

DOCUMENT AUDIT CONTINUED

DOCUMENT AUDIT CONTINUED			
90	09/30/24 03:08:37 PM CDT	Joselenny Rosales dated All-In-One Utility Addendum	
91	09/30/24 03:08:40 PM CDT	Joselenny Rosales signed Bed Bug Addendum	
92	09/30/24 03:08:43 PM CDT	Joselenny Rosales signed Mold Information and Prevention Addendum	
93	09/30/24 03:08:45 PM CDT	Joselenny Rosales signed Lease Contract Buy-Out Agreement	
94	09/30/24 03:08:47 PM CDT	Joselenny Rosales signed Satellite Dish or Antenna Addendum	
95	09/30/24 03:08:49 PM CDT	Joselenny Rosales signed Community Policies, Rules, & Regulations	
96	09/30/24 03:08:50 PM CDT	Joselenny Rosales dated Community Policies, Rules, & Regulations	
97	09/30/24 03:08:53 PM CDT	Joselenny Rosales signed Addendum for Rent Concession	
98	09/30/24 03:08:56 PM CDT	Joselenny Rosales signed Remote Control, Card or Code Access Gate Addendum	
99	09/30/24 03:08:58 PM CDT	Joselenny Rosales signed No-Smoking Addendum	
100	09/30/24 03:09:00 PM CDT	Joselenny Rosales signed Parking Addendum	
101	09/30/24 03:09:02 PM CDT	Joselenny Rosales signed Crime/Drug Free Housing Addendum	
102	09/30/24 03:09:03 PM CDT	Joselenny Rosales dated Crime/Drug Free Housing Addendum	
103	09/30/24 03:09:05 PM CDT	Joselenny Rosales signed Short-Term Subletting or Rental Prohibited	
104	09/30/24 03:09:08 PM CDT	Joselenny Rosales signed Washer and Dryer Addendum	
105	09/30/24 03:09:12 PM CDT	Joselenny Rosales signed Package Acceptance Addendum	
106	09/30/24 03:09:14 PM CDT	Joselenny Rosales signed Class Action Waiver Addendum	
107	09/30/24 03:09:15 PM CDT	Joselenny Rosales dated Class Action Waiver Addendum	
108	09/30/24 03:09:17 PM CDT	Joselenny Rosales signed Violence Against Women Act Lease Addendum	
109	09/30/24 03:09:18 PM CDT	Joselenny Rosales dated Violence Against Women Act Lease Addendum	
110	09/30/24 03:09:21 PM CDT	Joselenny Rosales signed Construction Addendum	
111	09/30/24 03:09:23 PM CDT	Joselenny Rosales signed Sustainable Living Addendum	
112	09/30/24 03:09:25 PM CDT	Joselenny Rosales signed Insurance Addendum	
112	09/30/24 03:09:26 PM CDT	Joselenny Rosales dated Insurance Addendum	
113		·	
	09/30/24 03:09:28 PM CDT	Joselenny Rosales signed Renters Deposit Premium Addendum	
114		Joselenny Rosales signed Renters Deposit Premium Addendum Joselenny Rosales dated Renters Deposit Premium Addendum	
114	09/30/24 03:09:28 PM CDT		
114 115 116	09/30/24 03:09:28 PM CDT 09/30/24 03:09:30 PM CDT	Joselenny Rosales dated Renters Deposit Premium Addendum	
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