

Form **W-8BEN**

(Rev. October 2021)

Department of the Treasury
Internal Revenue Service**Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding and Reporting (Individuals)**

- For use by individuals. Entities must use Form W-8BEN-E.
- Go to www.irs.gov/FormW8BEN for instructions and the latest information.
- Give this form to the withholding agent or payer. Do not send to the IRS.

OMB No. 1545-1621

Do NOT use this form if:

- You are NOT an individual W-8BEN-E
- You are a U.S. citizen or other U.S. person, including a resident alien individual W-9
- You are a beneficial owner claiming that income is effectively connected with the conduct of trade or business within the United States (other than personal services) W-8ECI
- You are a beneficial owner who is receiving compensation for personal services performed in the United States 8233 or W-4
- You are a person acting as an intermediary W-8IMY

Instead, use Form:

Note: If you are resident in a FATCA partner jurisdiction (that is, a Model 1 IGA jurisdiction with reciprocity), certain tax account information may be provided to your jurisdiction of residence.

Part I Identification of Beneficial Owner (see instructions)

1 Name of individual who is the beneficial owner <u>SUMIT RAVINDRA PAGAR</u>	2 Country of citizenship <u>INDIA</u>
3 Permanent residence address (street, apt. or suite no., or rural route). Do not use a P.O. box or in-care-of address. <u>502 DEVIKA SOCIETY, 2010-A GAFFER BAG STREET, CAMP</u>	
City or town, state or province. Include postal code where appropriate. <u>PUNE, MAHARASHTRA, 411001</u>	Country <u>INDIA</u>
4 Mailing address (if different from above)	
City or town, state or province. Include postal code where appropriate.	
5 U.S. taxpayer identification number (SSN or ITIN), if required (see instructions) <u>818-75-4270</u>	
6a Foreign tax identifying number (see instructions)	6b Check if FTIN not legally required <input type="checkbox"/>
7 Reference number(s) (see instructions)	8 Date of birth (MM-DD-YYYY) (see instructions) <u>03-01-1998</u>

Part II Claim of Tax Treaty Benefits (for chapter 3 purposes only) (see instructions)

- 9** I certify that the beneficial owner is a resident of _____ within the meaning of the income tax treaty between the United States and that country.
- 10 Special rates and conditions** (if applicable—see instructions): The beneficial owner is claiming the provisions of Article and paragraph _____ of the treaty identified on line 9 above to claim a _____ % rate of withholding on (specify type of income): _____.
- Explain the additional conditions in the Article and paragraph the beneficial owner meets to be eligible for the rate of withholding: _____.

Part III Certification

Under penalties of perjury, I declare that I have examined the information on this form and to the best of my knowledge and belief it is true, correct, and complete. I further certify under penalties of perjury that:

- I am the individual that is the beneficial owner (or am authorized to sign for the individual that is the beneficial owner) of all the income or proceeds to which this form relates or am using this form to document myself for chapter 4 purposes;
- The person named on line 1 of this form is not a U.S. person;
- This form relates to:
 - (a) income not effectively connected with the conduct of a trade or business in the United States;
 - (b) income effectively connected with the conduct of a trade or business in the United States but is not subject to tax under an applicable income tax treaty;
 - (c) the partner's share of a partnership's effectively connected taxable income; or
 - (d) the partner's amount realized from the transfer of a partnership interest subject to withholding under section 1446(f);
- The person named on line 1 of this form is a resident of the treaty country listed on line 9 of the form (if any) within the meaning of the income tax treaty between the United States and that country; and
- For broker transactions or barter exchanges, the beneficial owner is an exempt foreign person as defined in the instructions.

Furthermore, I authorize this form to be provided to any withholding agent that has control, receipt, or custody of the income of which I am the beneficial owner or any withholding agent that can disburse or make payments of the income of which I am the beneficial owner. **I agree that I will submit a new form within 30 days if any certification made on this form becomes incorrect.**

Sign Here
☒ I certify that I have the capacity to sign for the person identified on line 1 of this form.

DocuSigned by:

Sumit Pagar

Signature of beneficial owner (or individual authorized to sign for beneficial owner)

SUMIT RAVINDRA PAGAR

Print name of signer

06-11-2024

Date (MM-DD-YYYY)

STANDARD RESIDENTIAL LEASE (Fixed Term)



1. **Parties.** Chi Keung
the "LANDLORD", whose address and telephone number are 884 Huntington Ave, #3, Boston, MA, 02115
6177978688

Raj Laskar, Param Rajesh Joshi, Sumit Pagar, Rutvik Dhopate - Jointly and severally, agrees to rent to
the "TENANT",
whose current home address and telephone number are _____,
the premises described in paragraph 2, below.

2. **Description Of Premises.** The premises (the "Premises") are described as *[insert street address and apartment no.]* 884 Huntington Ave, #3, Boston, MA, 02115
_____ and include
heat and hot water _____, but exclude all other utilities
_____ *[insert references to yard, attic/basement storage, refrigerator, washer, dryer, dishwasher etc., as appropriate]*

3. **Lease Term.** The lease shall begin on 9/1/2024, _____ and shall end on
8/31/2025, _____. Delivery of keys to the LANDLORD or acceptance thereof shall not constitute
agreement of the LANDLORD to terminate.

4. **Rent.** The total rent for the Premises for the Lease Term is 12 month lease
fourty nine thousand two hundred _____ dollars (\$49,200 _____), payable in monthly installments of
Four thousand one hundred _____ dollars (\$4100 _____)
which are **due in advance on the** 1st _____ **day** of each calendar month. Rent shall be paid to
Chi Keung _____. If a payment for a particular month
is made more than thirty (30) days after due date, a late fee of \$ 100 _____ shall be due. _____

5. **Time.** TIME IS OF THE ESSENCE as to each provision of the Lease.

6. **Utilities / Heating Fuel.** The LANDLORD shall pay all charges for water and shall reasonably supply hot
water and heat (except to the extent that fuel for heat is separately metered to the Premises) during heating
season, as required by applicable law or code. The TENANT agrees to act reasonably to avoid wasting of
water, heating fuel or other utilities for which LANDLORD has agreed to pay.

Payment for the utilities listed shall be made by:

Fuel For Heat	Landlord <input checked="" type="checkbox"/>	Tenant <input type="checkbox"/>	<i>[check applicable box]</i>
Fuel For Hot Water	Landlord <input checked="" type="checkbox"/>	Tenant <input type="checkbox"/>	<i>[check applicable box]</i>
Electricity	Landlord <input type="checkbox"/>	Tenant <input checked="" type="checkbox"/>	<i>[check applicable box]</i>
Gas	Landlord <input type="checkbox"/>	Tenant <input checked="" type="checkbox"/>	<i>[check applicable box]</i>
Water	Landlord <input checked="" type="checkbox"/>	Tenant <input type="checkbox"/>	<i>[check applicable box]</i>

[Note: fuel, electricity, gas, water and other utilities may be billed to TENANT only where separately metered]. If Tenant has agreed to
pay for water, a Water And Sewer Addendum shall be attached together with a copy of the Certificate filed by the Landlord with the
local Board of Health or department having authority to enforce the State Sanitary Code.

7. **Delivery Of Premises.** On the date the Lease begins the LANDLORD shall deliver full possession of the
Premises to the TENANT, free of all occupants and of all personal property, except property included in the
Lease. If despite reasonable efforts the LANDLORD is unable to deliver full possession of the Premises on the
date the Lease begins, the LANDLORD shall not be liable to TENANT for any loss or damage nor shall this
Lease be void or voidable, but the rent for the Lease Term shall be proportionally reduced and the TENANT
shall not be liable for any rent until possession is delivered. Either party may terminate this Lease by written
notice if possession is not delivered within thirty (30) days after the beginning date of the Lease Term. Upon

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Form No. 401

delivery of such notice all payments made by the TENANT pursuant to this Lease shall be immediately returned and all obligations of the TENANT and LANDLORD shall terminate and this Lease shall automatically become void and neither the TENANT nor LANDLORD shall have further recourse or remedy against the other. The TENANT authorizes the LANDLORD to commence any necessary proceedings in the name of the TENANT to recover possession.

8. Occupancy / Use / Assignment / Subletting. The Premises shall be used solely for residential purposes for occupancy of 4 persons of whom 0 are under six years of age, but shall not exceed limits established by law, regulation or ordinance. Should the TENANT desire or anticipate a change in occupancy of the Premises due to adoption, birth of a child or otherwise, the TENANT shall notify the LANDLORD at least sixty (60) days in advance. The TENANT shall not assign TENANT'S rights under this Lease and shall not sublet all or part of the Premises without prior written permission of the LANDLORD. Occupancy of any part of the Premises by any person, including a guest of TENANT, for a period of ten (10) or more consecutive days or for more than a total of fifteen (15) days in any sixty (60) day period shall require written permission of the LANDLORD. If the Premises are part of a condominium, apartment building or other multiple dwelling, the TENANT agrees to abide by all rules and regulations governing such dwelling. The TENANT agrees not to use or permit the Premises to be used for any improper or unlawful purpose and agrees to limit use of the Premises so that it does not disturb or interfere with comfort, safety or enjoyment of any person living nearby, including any occupant of the condominium, apartment building or multiple dwelling.

9. Cleanliness / Alterations / Repairs. The TENANT shall at all times maintain the Premises in a clean and sanitary condition and in the same condition as they were at the start of the tenancy, reasonable use and wear excepted. For other maintenance or repair of the Premises, the TENANT shall notify LANDLORD or

[insert name, address, phone number] If the TENANT fails to maintain, as agreed, the LANDLORD shall have the option to make such repairs, whereupon the TENANT shall reimburse the LANDLORD upon demand. The TENANT shall not paint or wallpaper any part of the Premises without LANDLORD'S written permission nor shall the TENANT make any interior or exterior alteration or change in the Premises nor shall TENANT change any lock or re-key any lock without the written permission of the LANDLORD. Should a new lock be installed or an existing lock be altered or re-keyed, the TENANT shall immediately deliver a duplicate key to the LANDLORD at TENANT'S sole expense. The TENANT shall not install any washing machine, dryer, air conditioner, space heater, waterbed or fixture without written permission of the LANDLORD. Unless otherwise agreed, any lock or fixture installed in the Premises with permission of the LANDLORD shall become the property of the LANDLORD upon termination of the Lease. No object shall be thrown from any porch, balcony or window nor kept on any railing, fire escape or windowsill. The TENANT shall not place or store any property in any common area. The TENANT shall be liable for any misuse of any plumbing fixture or equipment, including disposal of rubbish or garbage that damages any fixture or clogs any pipe. The TENANT shall maintain any surrounding grounds for which TENANT is given exclusive use, including any trees and shrubbery, keeping same free of rubbish and weeds. At the termination of the Lease the TENANT shall surrender the Premises with all keys to LANDLORD in the same condition as they now are, reasonable use and wear excepted. Should the TENANT fail to turn over all keys at the end of the Lease, the LANDLORD shall be permitted to replace the locks and keys immediately at TENANT'S sole cost and expense. The TENANT shall be responsible for all damage or loss caused to the Premises during the Lease, whether by TENANT or by any invitee or guest of TENANT, excluding acts of God or any injury or loss caused by the LANDLORD or for which the LANDLORD is statutorily liable.

10. **Parking.** The TENANT shall not be permitted to park or store any vehicle on the Premises or on any other property of LANDLORD, except as follows; (a) it shall be at TENANT'S sole risk and expense and (b) restricted, as follows: # _____ vehicle(s) are permitted to park _____ [insert location]
 No parking allowed _____

11. **Fire / Casualty.** If the Premises or any common area providing a necessary means of egress/access to the Premises are damaged by fire or other casualty which materially interferes with the TENANT'S use of or access to the Premises, the LANDLORD may terminate the Lease by giving the TENANT written notice to become effective at the end of the then current month. If the LANDLORD has not exercised the option to terminate, the rent shall be reduced to the fair rental value of the Premises until the Premises is restored to its former condition. If the LANDLORD has not restored the Premises or egress/access within thirty (30) days, the TENANT may give notice of termination of the Lease to become effective at the end of the then current month.

12. **Government Regulations / Eminent Domain.** The LANDLORD shall not be liable for any loss, injury or damage caused by the LANDLORD'S inability to satisfy LANDLORD'S obligations or delay in satisfying LANDLORD'S obligations under the Lease resulting from any governmental order, law, code, rule or regulation, including any taking by eminent domain. Should all or part of the Premises or any necessary access/egress be taken by eminent domain or be subject to an order of condemnation which materially impairs TENANT'S access to or use of the Premises, then either party may notify the other of termination of the Lease to take effect on the effective date of taking, by thirty (30) days' written notice. Failure of TENANT to give notice of termination within thirty (30) days after the effective date of taking shall constitute a waiver. Should all or part of the Premises be taken by eminent domain, the TENANT shall have no right to any part of a *pro tanto* or other payment and hereby assigns all claims to LANDLORD.

13. **Insurance.** The TENANT shall have the obligation to procure and maintain any insurance covering personal property of TENANT from fire or other casualty. If the Premises is in a multi-unit residential dwelling, the LANDLORD will provide insurance coverage of up to \$750 to cover the actual cost of relocation if the TENANT is displaced by fire or fire damage, pursuant to applicable law.

14. **Animals / Pets.** The Tenant shall be permitted to bring a service animal into the Premises according to the provisions of state and federal anti-discrimination laws. Except as provided above, the Tenant shall ☐ shall not ☒ [check one] be permitted to bring a live animal, bird, reptile, or pet into the Premises. If permitted, describe restrictions: _____

15. **Lead Paint.** For premises built before 1978 TENANT acknowledges receipt of the "Tenant Lead Law Notification" regarding Massachusetts and federal lead laws and regulations, including notice of lead hazards and the possible presence of dangerous levels of lead. The TENANT further acknowledges that neither the LANDLORD nor any representative of LANDLORD has made any representation, express or implied, regarding the absence of lead paint or compliance with any lead law, except as set forth in writing.

16. **Entry And Inspection.** The LANDLORD or his agents or designees shall be permitted to enter the Premises at reasonable times and upon reasonable notice to TENANT for the purpose of inspecting the Premises; for the purpose of maintaining or repairing the Premises; to ensure compliance with any statute, code or regulation; or for the purpose of showing the Premises to any real estate agent, appraiser, mortgagee, prospective buyer or prospective tenant or inspector/contractor for prospective buyer/tenant.

17. **Indemnification.** The TENANT agrees to indemnify, defend and hold the LANDLORD harmless from any injury, loss or damage suffered by TENANT or by any person or property that occurs at the Premises or in any common area during the Lease, except for any injury, loss or damages caused by the negligence or unlawful act of the LANDLORD or for which the LANDLORD is statutorily liable.

18. **Breach / Abandonment.** If the TENANT breaches the Lease by failure to pay rent when due, the LANDLORD may terminate the Lease by giving the TENANT a fourteen (14) day Notice To Quit for nonpayment of rent, pursuant to applicable law. If the TENANT breaches any other term or provision of the Lease or made a misstatement in any rental application or is declared bankrupt or the Premises reasonably appear to have been abandoned, the LANDLORD may terminate the Lease by giving the TENANT a seven (7) day notice to vacate, upon the expiration of which the Lease shall terminate. Entry by the LANDLORD shall not be required before termination. Issuance of a notice pursuant to this paragraph shall be without waiver or prejudice to any other right or remedy of LANDLORD. In the event of such termination the TENANT shall be obligated to pay the LANDLORD a sum equal to the balance of the rent due under the remainder of the Lease until the date of commencement of the tenancy of a new tenant for the Premises together with: a) all costs and expenses reasonably incurred by LANDLORD to restore the Premises to the same condition as they were at the beginning of the Lease, including cleaning and painting; b) moving and storage charges for any personal property of TENANT either required by law to be moved and stored or in the discretion of the LANDLORD to be moved and stored; c) any costs reasonably incurred to advertise and locate a new tenant, including broker's fees; and d) any other damages permitted to be recovered; and e) interest at the legal rate from the date of breach, costs and attorneys' fees. Delay or failure of LANDLORD to commence legal proceedings shall not constitute a waiver of any right or remedy.

19. **Attorneys' Fees.** In the event that the LANDLORD reasonably requires services of an attorney to enforce the terms of the Lease or to seek to recover possession or damages, the TENANT shall pay the LANDLORD the reasonable attorneys' fee incurred and all costs, whether or not a summary process action or other civil action is commenced or judgment is obtained.

20. **Notices.** All notices required or permitted to be made under this Lease, including any notice of violation of law or the need for care maintenance or repair, shall be in writing and may be delivered in hand, sent by certified mail, return receipt requested or sent by United States Postal Service overnight Express Mail or other overnight delivery service, addressed to the LANDLORD or TENANT or their authorized representative at the address set forth in this paragraph or to the TENANT at the Premises during the term of the Lease. Such notice shall be deemed to have been given upon delivery or, if sent by certified mail on the date of delivery set forth in the receipt or in the absence of a receipt three business days after deposited or, if sent by Express Mail or other overnight mail or delivery, the next business day after deposited with the overnight mail or delivery service, whether or not a signature is required or received. Acceptance of any notice, whether by delivery or mail, shall be sufficient if accepted or signed by a person having express or implied authority to receive same. Notice shall also be deemed adequate if given in any other form permitted by law.

LANDLORD		TENANT	
[print name]	<u>Chi Keung</u>	[print name]	<u>Raj Laskar,</u> <u>laskar.r@northeastern.edu</u>
	<u>6177978688</u>		<u>Param Rajesh Joshi,</u> <u>joshi.par@northeastern.edu</u>
[address]	<u></u>	[address]	<u>Sumit Pagar,</u> <u>pagar.s@northeastern.edu</u>
[telephone]	<u></u>	[telephone]	<u>Rutvik Dhopate,</u> <u>dhopate.r@northeastern.edu</u>

21. **Counterparts / Electronic Delivery / Construction Of Agreement.** This Lease may be executed in counterparts. All documents related to this rental may be delivered electronically, including by encrypted or unencrypted email or facsimile, and shall have the same effect as delivery of an original.

The TENANT warrants under the penalty of perjury that TENANT is at least 18 years of age. If two or more persons sign as TENANT their obligations are joint and several. If any term or provision in the Lease is declared invalid, the remainder of the Lease shall not be affected. If the LANDLORD is a trust, corporation, limited liability company or entity whose representative executes this Lease in a representative or fiduciary capacity, only the principal or the trust or estate represented shall be bound, and neither the trustee, officer, shareholder or beneficiary shall be personally liable for any obligation, express or implied. This Lease shall be construed as a Massachusetts contract; is to take effect as a sealed instrument; sets forth the entire agreement between the parties; and may be canceled, modified or amended only by a writing signed by both the LANDLORD and the TENANT. Within thirty (30) days after the Lease has been signed by LANDLORD and TENANT the LANDLORD shall deliver a copy to TENANT.

22. **Additional Provisions.**

See addendum attached

UPON SIGNING, THIS DOCUMENT WILL BECOME A LEGALLY BINDING AGREEMENT. IF NOT UNDERSTOOD, SEEK ADVICE FROM AN ATTORNEY.

Rutvik Dhopate

dotloop verified
06/10/24 3:16 AM IST
WDEG-HUTX-ISI1-IKBN

Chi Keung

dotloop verified
06/09/24 7:18 PM EDT
ARUR-8MTK-HSPV-DCND

TENANT

Date

Sumit Pagar

dotloop verified
06/08/24 12:38 PM EDT
AINE-NKSV-6MDG-PQOV

LANDLORD or authorized agent

Date

Param Rajesh Joshi

dotloop verified
06/07/24 10:53 PM EDT
DRVS-CAOH-ZTVF-GCKX

Raj Laskar

dotloop verified
06/08/24 9:38 PM IST
GHUF-DG8V-DYKI-EQGT

GUARANTEE

In consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned guarantor ("Guarantor") hereby guarantees all obligations of TENANT in the Lease. All suretyship defenses and notice of default and demand are each waived.

WITNESS

GUARANTOR

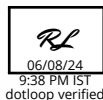
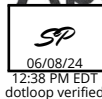
Date

Print Name

Address

Telephone

Apartment Condition Statement



Date: _____

This is a statement of the condition of the premises you have leased or rented. You should read it carefully in order to see if it is correct. If it is correct, you must sign it. This will show that you agree that the list is correct and complete. If it is not correct, you must attach a separate signed list of any damage which you believe exists in the premises. This statement must be returned to the lessor or his agent within fifteen (15) days after you receive this list or within fifteen (15) days after you move in, whichever is later. If you do not return this list within the specified time period, a court may later view your failure to return the list as your agreement that the list is complete and correct in any suit which you may bring to recover the security deposit.

TO: _____

RE: _____

Lessee

Unit

Address

Address

City

Zip

City

Zip

We have examined the premises and have found the present condition to be as follows:

Date: ____/____/____

Lessor/Agent Signature: _____

Lessor

Agent

Address

Address

City

Zip

City

Zip

Phone

Phone

AGREED AND ASSENTED TO: _____ / ____/____

Lessee

Tenant Lead Law Notification

What lead paint forms must owners of rental homes give to new tenants?

Before renting a home built before 1978, the property owner and the new tenant must sign two copies of this **Tenant Lead Law Notification** and **Tenant Certification Form**, and the property owner must give the tenant one of the signed copies to keep. If any of the following forms exist for the unit, tenants must also be given a copy of them: lead inspection or risk assessment report, Letter of Compliance, or Letter of Interim Control. **This form is for compliance with both Massachusetts and federal lead notification requirements.**

What is lead poisoning and who is at risk of becoming lead poisoned?

Lead poisoning is a disease. It is most dangerous for children under six years old. It can cause permanent harm to young children's brain, kidneys, nervous system and red blood cells. Even at low levels, lead in children's bodies can slow growth and cause learning and behavior problems. Young children are more easily and more seriously poisoned than others, but older children and adults can become lead poisoned too. Lead in the body of a pregnant woman can hurt her baby before birth and cause problems with the pregnancy. Adults who become lead poisoned can have problems having children, and can have high blood pressure, stomach problems, nerve problems, memory problems and muscle and joint pain.

How do children and adults become lead poisoned?

Lead is often found in paint on the inside and outside of homes built before 1978. The lead paint in these homes causes almost all lead poisoning in young children. The main way children get lead poisoning is from swallowing lead paint dust and chips. Lead is so harmful that even a small amount can poison a child. Lead paint under layers of nonlead paint can still poison children, especially when it is disturbed, such as through normal wear and tear and home repair work.

Lead paint dust and chips in the home most often come from peeling or chipping lead painted surfaces; lead paint on moving parts of windows or on window parts that are rubbed by moving parts; lead paint on surfaces that get bumped or walked on, such as floors, porches, stairs, and woodwork; and lead paint on surfaces that stick out which a child may be able to mouth such as window sills.

Most lead poisoning is caused by children's normal behavior of putting their hands or other things in their mouths. If their hands or these objects have touched lead dust, this may add lead to their bodies. A child can also get lead from other sources, such as soil and water, but these rarely cause lead poisoning by themselves. Lead can be found in soil near old, lead-painted homes. If children play in bare, leaded soil, or eat vegetables or fruits grown in such soil, or if leaded soil is tracked into the home from outside and gets on children's hands or toys, lead may enter their bodies. Most adult lead poisoning is caused by adults breathing in or swallowing lead dust at work, or, if they live in older homes with lead paint, through home repairs.

How can you find out if someone is lead poisoned?

Most people who are lead poisoned do not have any special symptoms. The only way to find out if a child or adult is lead poisoned is to have his or her blood tested. Children in Massachusetts must be tested at least once a year from the time they are between nine months and one year old until they are four years old. Your doctor, other health care provider or Board of Health can do this. A lead poisoned child will need medical care. A home with lead paint must be delead for a lead poisoned child to get well.

What kind of homes are more likely to have lead paint?

In 1978, the United States government banned lead from house paint. Lead paint can be found in all types of homes built before 1978: single-family and multi-family; homes in cities, suburbs or the countryside; private housing or state or federal public housing. The older the home, the more likely it is to have lead paint. The older the paint, the higher its lead content is likely to be.

Can regular home repairs cause lead poisoning?

There is a danger of lead poisoning any time painted surfaces inside or outside the home are scraped for repainting, or woodwork is stripped or removed, or windows or walls are removed. This is because lead paint is found in almost all Massachusetts homes built before 1978, and so many of Massachusetts' homes are old. Special care must be taken whenever home repair work is done. No one should use power sanders, open flame torches, or heat guns to remove lead paint, since these methods create a lot of lead dust and fumes. Ask the owner of your home if a lead inspection has been done. The inspection report will tell you which surfaces have lead paint and need extra care in setting up for repair work, doing the repairs, and cleaning up afterwards. Temporarily move your family (especially children and pregnant women) out of the home while home repair work is being done and cleaned up. If this is not possible, tape up plastic sheets to completely seal off the area where the work is going on. No one should do repair work in older homes without learning about safe ways to do the work to reduce the danger of lead dust. Hundreds of cases of childhood and adult lead poisoning happen each year from home repair work.

What can you do to prevent lead poisoning?

- Talk to your child's doctor about lead.
- Have your child tested for lead at least once a year until he/she is four years old.
- Ask the owner if your home has been deleaded or call the state Childhood Lead Poisoning Prevention Program (CLPPP) at 1-800-532-9571 or www.mass.gov/dph/clppp. You can also check with your local Board of Health.
- Tell the owner if you have a new baby, or if a new child under six years old lives with you.
- If your home was deleaded, but has peeling paint, tell and write the owner. If he/she does not respond, call CLPPP or your local Board of Health.
- Make sure only safe methods are used to paint or make repairs to your home, and to clean up afterwards.
- If your home has not been deleaded, you can do some things to temporarily reduce the chances of your child becoming lead poisoned. You can clean your home regularly with paper towels and any household detergent and warm water to wipe up dust and loose paint chips. Rub hard to get rid of more lead. When you are done, put the dirty paper towels in a plastic bag and throw them out. The areas to clean most often are window wells, sills, and floors. Wash your child's hands often (especially before eating or sleeping) and wash your child's toys, bottles and pacifiers often. Make sure your child eats foods with lots of calcium and iron, and avoid foods and snacks that are high in fat. If you think your soil may have lead in it, have it tested. Use a door mat to help prevent dirt from getting into your home. Cover bare leaded dirt by planting grass or bushes, and use mats, bark mulch or other ground covers under swings and slides. Plant gardens away from old homes, or in pots using new soil. Remember, the only way to permanently lower the risk of your child getting lead poisoned is to have your home deleaded if it contains lead paint.

How do you find out where lead paint hazards may be in a home?

The only way to know for sure is to have a lead inspection or risk assessment done. The lead inspector will test the surfaces of your home and give the landlord and you a written report that tells you where there is lead in amounts that are a hazard by state law. For interim control, a temporary way to have your home made safe from lead hazards, a risk assessor does a lead inspection plus a risk assessment. During a risk assessment, the home is checked for the most serious lead hazards, which must be fixed right away. The risk assessor would give the landlord and you a written report of the areas with too much lead and the serious lead hazards. Lead inspectors and risk assessors have been trained, licensed by the Department of Public Health, and have experience using the state-approved methods for testing for lead paint. These methods are use of a sodium sulfide solution, a portable x-ray fluorescence machine or lab tests of paint samples. There is a list of licensed lead inspectors and risk assessors at www.mass.gov/cph/clppp.

In Massachusetts, what must the owner of a home built before 1978 do if a child under six years old lives there?

An owner of a home in Massachusetts built before 1978 must have the home inspected for lead if a child under six years old lives there. If lead hazards are found, the home must be deleaded or brought under interim control. Only a licensed deleader may do high-risk deleading work, such as removing lead paint or repairing chipping and peeling

lead paint. You can get a list of licensed deleaders from the state Department of Labor and Workforce Development. Deleaders are trained to use safe methods to prepare to work, do the deleading, and clean up. Either a deleader, the owner or someone who works for the owner who is not a licensed deleader can do certain other deleading and interim control work. Owners and workers must have special training to perform the deleading tasks they may do. After the work is done, the lead inspector or risk assessor checks the home. He or she may take dust samples to test for lead, to make sure the home has been properly cleaned up. If everything is fine, he or she gives the owner a Letter of Compliance or Letter of Interim Control. After getting one of these letters, the owner must take care of the home and make sure there is no peeling paint.

What is a Letter of Compliance?

It is a legal letter under state law that says either that there are no lead paint hazards or that the home has been deleaded. The letter is signed and dated by a licensed lead inspector.

What is a Letter of Interim Control?

It is a legal letter under state law that says work necessary to make the home temporarily safe from serious lead hazards has been done. The letter is signed and dated by a licensed risk assessor. It is good for one year, but can be renewed for another year. The owner must fully delead the home and get a Letter of Compliance before the end of the second year.

Where can I learn more about lead poisoning?

Massachusetts Department of Public Health
Childhood Lead Poisoning Prevention Program (CLPPP)
(For more copies of this form, as well as a full range of information on lead poisoning prevention, tenants' rights and responsibilities under the MA Lead Law, how to clean lead dust and chips, healthy foods to protect your children, financial help for owners, safe deleading and renovation work, and soil testing.)
1-800-532-9571 or 617-624-5757
www.mass.gov/dph/clppp

Massachusetts Department of Labor and
Workforce Development
(List of licensed deleaders)
617-626-6960

Your local lead poisoning prevention program
or your Board of Health, www.mhoa.com/roster.htm

U.S. Consumer Product Safety Commission
(Information about lead in consumer products)
1-800-638-2772 or www.cpsc.gov

U.S. Environmental Protection Agency, Region I
(Information about federal laws on lead)
617-918-1328 or www.epa.gov/lead/

National Lead Information Center
(General lead poisoning information)
1-800-424-Lead (or 5323)

Tenant Certification Form

Required Federal Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. The **Massachusetts Tenant Lead Law Notification and Certification Form** is for compliance with state and federal lead notification requirements.

Owner's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Owner/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the owner/lessor (Check (i) or (ii) below):

(i) ☐ Owner/ Lessor has provided the tenant with all available records and reports pertaining to lead –based paint and/or lead-based paint hazards in the housing (circle documents below).

Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) ☒ Owner/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) ☐ Tenant has received copies of all documents circled above.

(d) ☐ Tenant has received no documents listed above.

☐ Tenant has received the Massachusetts Tenant Lead Law Notification.

Agent's Acknowledgment (initial)

(f) ☐ Agent has informed the owner/lessor of the owner's/lessor's obligations under federal and state law for lead-based paint disclosure and notification and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Raj Lashari dotloop verified
06/08/24 9:38 PM EDT
VUNG-NLUC-CWVC-WKUR

Sumit Pagar dotloop verified
06/08/24 12:38 PM EDT
JFH5-2JBD-UM55-IGGG

Tenant

Date

Date

Zhongmei Mai dotloop verified
04/29/24 1:34 PM EDT
HBGO-ETEC-PTWT-XPAQ

e

Chi Keung dotloop verified
06/09/24 7:18 PM EDT
NANK-6CWW-JCFS-GXFR

Owner/Lessor

Date

Rutvik Dhopate dotloop verified
06/10/24 3:16 AM IST
PEMK-J2EC-L9VL-RGB

Paran Rajesh Joshi dotloop verified
06/07/24 10:53 PM EDT
YQOE-AQVM-SQXR-1QHG

Owner/Managing Agent Information for Tenant (Please Print):

Name Street Apt.

City/Town Zip Telephone

I (owner/managing agent) certify that I provided the Tenant Lead Law Notification/ Tenant Certification Form and any existing Lead Law documents to the tenant, but the tenant refused to sign this certification.

The tenant gave the following reason:

The Massachusetts Lead Law prohibits rental discrimination, including refusing to rent to families with children or evicting families with children because of lead paint.

Contact the Childhood Lead Poisoning Prevention Program for information on the availability of this form in other languages.

Tenant and owner must each keep a completed and signed copy of this form.

CLPPP95-17 Rev.8/09

Addendum to the Lease for:

Raj Laskar, Param Rajesh Joshi, Sumit Pagar, Rutvik Dhopate

1. It is understood that this addendum is incorporated as part of the lease.
 2. No pets or water furniture allowed on the premises, unless with written permission from landlord or agent.
 3. Lessor and Lessee acknowledge that \$4100 shall be used as the first month's rent \$4100 shall be used as the last month's rent under the provisions of this lease and \$ 4100 shall be used as a refundable security deposit.
 4. All monies received
-
5. Occupancy is limited to the above named lessees only.
 6. If the leased premise is a condominium, the tenants agree to abide by all condominium rules and regulations and shall be responsible for paying all fees for violations thereof.
 7. No beer keg or "open" parties are allowed at any time. Tenants shall not have any parties of 20 or more people without the consent of the landlord.
 8. Tenants agree to pay rent by the **first of every month**.
 9. Subletting shall not be unreasonably withheld, pending application acceptance by the lessor or the managing agent in writing. At his own discretion, the lessor may require payment in full of the balance of the lease prior to the approval of the sublease.
 10. Tenants agree to allow the Lessor or its designated representative entry to the apartment between 9AM and 9PM for any valid purpose (i.e.: to show the apartment to prospective tenants or buyers, periodic inspections, maintenance and repairs) with one-hour telephone notice and/or without tenants being present.
 11. Tenants are responsible for insuring their personal belongings.
 12. Termination of the lease: The Lessee acknowledges that the lease terminates at 12:00 Midnight of the final day of the lease term. Lessee must insure that the apartment is empty and cleaned by this time. **There are no exceptions.** Upon inspection of the apartment, should the lessor find it in an unsatisfactory condition, professional cleaning services may be hired and the lessee will be charged. Cleaning includes:
 - Kitchen:** Removal of all food items from the refrigerator/freezer and cabinets. Cleaning/defrosting the refrigerator/freezer, and wiping cabinets. Cleaning the dishwasher and oven/stove.
 - Bathrooms:** Cleaning/disinfecting the tub/shower. Cleaning/disinfecting the toilet/sinks.
 - Overall:** Vacuuming, sweeping, mopping of all floors. Removal of trash from the apartment. Removal of all furniture and personal items.
 13. Any type of lock or device that prohibits entry into any room of the apartment is prohibited and the lessees will be charged for removing the locks or changing them back to their original condition
 14. Tenants understand that if a property is "For Sale" it may be shown periodically with prior notice. Tenants' lease will not be affected upon sale.
 15. Tenants are responsible for trash removal. No trash shall be left in hallways. Trash or any other personal property must be maintained within the confines of the apartment.
 17. Lessees and co-signers acknowledge and agree that any non-payment of rent or any non-fulfillment of lease agreement may be reported to all **three national credit bureaus.**
 18. Security deposit may not be used as rent.
 19. Lessee shall complete an RHA apartment condition statement upon move-in.
 20. Lessees and cosigners agree to pay all costs including attorney fees should the lessor prevail in any action involving the enforcement of this lease.
 21. If rent is not paid in full by the first day of the month. There is a **\$100.00** fee for each 14 Day Notice to Quit that is necessary and the fee may be withheld from the security deposit. A **\$50.00** fee will be charged for any checks that are returned for insufficient funds.
 22. Lessee understands that if the apartment will not be vacant prior to move-in, the apartment may not be delivered cleaned and in good repair and that any such cleaning or work may have to be done after Lessee takes occupancy.
 23. If required, all lessees agree to provide completed guarantor forms within one week of the signing of the lease. Guarantors must have sufficient income resources to cover the lease obligation and have no derogatory credit. Should the lessees fail to provide all these forms, the lessor may, at his discretion, terminate the

agreement and rent the property to another party. All deposit moneys may be applied to actual damages sustained by the lessor.

24. I have been provided with a copy of the "Tenant Lead Law Notification."

25. Realtors showing apartment agree to give tenants proper notice before viewing apartment.

I/we have read the lease and this addendum and understand it. I/we agree to abide by this contract as it is written, including each clause without exception.

Additional Provisions:

1. **Snow Shoveling & Ice Removal** - The Tenant is responsible for shoveling snow and for ice removal from the front and rear stairs and entranceways and the Landlord is not responsible for shoveling snow or for ice removal. It shall be the Tenant(s) responsibility to shovel snow from the stairs, walkways, sidewalks or other areas of the premises, regardless of whether or not these areas are common areas. The Tenant(s) may make arrangements with other tenants in the building to share this responsibility.

2. **Smoke Detectors, Fire Escapes & CO detectors** - The Tenant(s) shall once each week test or check each and every smoke detector which is located in their apartment or on the landings just outside of their apartment. The Tenant(s) is informed that if a smoke detector occasionally beeps, this means that the battery is running low. The Tenant(s) shall immediately give to the Landlord(s) a written statement describing any smoke detectors which are not functioning properly. The Landlord(s) will repair or replace smoke detectors for the Tenant(s), or install new batteries as required. The Landlord(s) will instruct the Tenant(s) on how to test the smoke detectors if the Tenant(s) so requests. The Tenant(s) agrees that the Landlord(s) has no knowledge as to whether or not smoke detectors are operating or functioning properly and the Tenant(s) agrees to indemnify and save the Landlord(s) harmless as to the result of the Tenant(s) failure to notify the Landlord(s) of non-functioning smoke detectors. At the start of the tenancy the Tenant will immediately check the access to the fire-escape and access through any ground level windows. In the event that access to the fire escape is blocked due to a padlock on an iron gate, grate or bars leading to the fire escape, or in the event that anything is blocking access to the fire escape or access through any windows that are at ground level or are used to access a fire escape, the Tenant shall immediately notify the Landlord so that the Landlord may remove the padlock or blockage and so that the Landlord can make the fire escape accessible and usable. The Tenant(s) shall not install any locks on any fire escapes or fire escape access doors, windows or grates. The Tenant will not do anything which impedes access to or use of the fire escapes. The Tenant(s) agrees to notify the Landlord immediately in the event that anything occurs which prevents the use of or access to any fire exits.

3. **Parking** - No parking is allowed on the premises unless the Tenant(s) and Landlord have entered into a separate parking agreement. The Landlord may, at the Landlord's sole discretion, tow away any vehicles which are parked improperly by the Tenants on the premises. In the event that the Tenant(s) use any portion of the premises to park an automobile, the Landlord will not be responsible for shoveling snow from the driveway or other areas. In any event the Tenant is responsible for any damages to the Tenant or the Landlord in connection with any automobile kept by the Tenant on the premises. In the event that the Tenant(s) rents parking from the Landlord or in the event that the Tenant(s) rents parking on the premises, this parking shall be completely independent of this Lease and shall not in any way be related to the tenancy which is created by this Lease.

4. **Damage from and Use of Washer or Dryer** - In the event that the Tenant(s) uses a washer or dryer which is located on the premises, the Landlord(s) shall not be responsible for any damages which may occur to the Tenant(s) clothing or other property as a result of the Tenant(s) use of the washer or dryer. If the Tenant(s) uses a washer or dryer, the Tenant(s) acknowledges that the washer or dryer may not be owned by the Landlord(s). The Tenant(s) shall use any washer or dryer at the Tenant(s) own risk, and the Tenant will not be entitled to any rent reduction or payments or compensation of any kind for any items that are damaged by the washer or dryer. The Tenant(s) acknowledges that any washer or dryer, including any washer or dryer which may be in a common area and which the Tenant(s) may be allowed to use at times, is not included as part of the tenancy, is not part of the leased premises, and is provided as a courtesy only with no guarantee of continued access, and the washer and dryer may be removed or become inoperable at any time without being

10. Extermination of Pests – The Landlord shall have the right to perform exterminations of rodents, insects or other pests at the Landlord’s discretion and any such extermination shall not be considered an inconvenience or nuisance. The Tenant herein agrees and acknowledges that in no event shall the Landlord be required to exterminate for bed bugs and the Landlord will not be required to perform any exterminations on any of the Tenant’s property. The Landlord will not be required to perform any extermination of or on the Tenant’s bed(s), clothing or other personal belongings. The Tenant acknowledges that the Landlord has no knowledge of any allergic reactions that the Tenant may have to any chemicals or products used for any exterminations and as such the Tenant will not require the Landlord to perform any extermination of their clothing, bed(s) or other personal property. In the event that the Landlord informs the Tenant(s) that an extermination will take place, the Tenant agrees to cooperate and perform any and all preparations for the extermination as requested by the Landlord or by the exterminator hired by the Landlord; and those preparations may include, but are not limited to, moving of the Tenant(s) personal belongings, property or furniture, temporarily removing items from the apartment, and removing items from cabinets, closets or drawers. The Tenant(s) agrees to take necessary measures to protect any of the Tenants(s) property that may become damaged from the extermination. The Landlord will not be responsible for damage caused to any items as a result of the extermination process and the Tenant is aware that the extermination process may involve raising the temperature of the apartment to 150 degrees Fahrenheit. The Tenant(s) will take necessary precautions to protect sensitive electronics such as computers or TVs and anything else that is heat sensitive. The Tenant(s) recognizes that the extermination process may include opening of drawers, closets and luggage and re-arranging items inside, and the items may be left in this condition and the Tenant(s) will need to arrange these items back upon completion of the extermination and this will not be considered an inconvenience to the Tenant(s).

I/We have read the lease and the addendum and understand it. I/We agree to abide by this contract as it is written, including each clause without exception.

Lessee: <i>Rutvik Dhopate</i> <small>dotloop verified 06/10/24 3:16 AM IST 9U7S-IKW5-SEMN-N7NA</small> 	Lessor: <i>Chi Keung</i> <small>dotloop verified 06/09/24 7:18 PM EDT M34C-RQNF-FXXB-7RLC</small>
Lessee: <i>Sumit Pagar</i> <small>dotloop verified 06/08/24 12:38 PM EDT QBN9-WGUH-OSW5-KVC5</small> 	
Lessee: <i>Param Rajesh Joshi</i> <small>dotloop verified 06/07/24 10:53 PM EDT DQ8T-BCXM-GHRB-QQGS</small> 	
Lessee: <i>Raj Laskar</i> <small>dotloop verified 06/08/24 9:38 PM IST U5JM-WP58-SBRN-PPV</small> 	