APARTMENT LEASE CONTRACT



te of Lease Contract: _	May 22, 2023 (when the Lease Contract is filled out)
	Moving In — Ger
PARTIES, This Lea (list all people signing Trisha Dohrn	ise Contract is between you, the resident(s) the Lease Contract):
and us, the owner: B	risben Johnston Commons, LP
. , .	community or title holder). ons Authorized to Manage Apartment Community:
You've agreed to rent 6138 Chapel Ri	t Apartment No. 16-6138 at idge Way
"premises") for use as "your" refer to all res "our" refer to the own in interest or assigns managers constitut guaranteed performa	Johnston (zip code) (the "apartment" or the sa a private residence only. The terms "you" and sidents listed above. The terms "we," "us," and ner listed above (or any of owner's successors' s). Written or electronic notice to or from our tes notice to or from us. If anyone else has ance of this Lease Contract, a separate Lease or each guarantor is attached.
(list all other occupan	apartment will be occupied only by you and ats not signing the Lease Contract):
Brett Dohrn, C	Colton Szymczuk
23rd day of 11:59 pm the 30th	
to-month unless eith notice of termination	use Contract will automatically renew month- ner party gives at least <u>60</u> days written or intent to move-out as required by paragraph e). If the number of days isn't filled in, at least 30
deposit at the time of a in the apartment is \$	Unless modified by addenda, the total security execution of this Lease Contract for all residents 0.00 , (not to exceed 2 months rent) date this Lease Contract is signed.
mailbox key(s),	orovided 2 apartment key(s), 1 0 FOB(s), and/or 0 other access to the building and amenities at no additional

	This is a binding document. Read carefully before signing.
eral	Information
\$. de	ENT AND CHARGES. Unless modified by addenda, you will pay 1320.00 per month for rent, payable in advance and without emand: at the on-site manager's office, or at our online payment site, or at https://payments.gozego.com/login/pm
	orated rent of \$ 352.00 is due for the remainder of (check ne): 1 1st month or 2nd month, on
m ou ti: ce	therwise, you must pay your rent on or before the 1st day of each onth (due date) with no grace period. Cash is unacceptable without ar prior written permission. You must not withhold or offset rent nless authorized by statute. We may, at our option, require at any me that you pay all rent and other sums electronically, in cash, ertified or cashier's check, money order, or one monthly check other than multiple checks. At our discretion, we may convert any
ar th if re m sh	nd all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted, the payment/ACH is rejected, does not clear, or is stopped for any cason. If you don't pay all rent on or before the
\$2 ck el ur yo be A	20 per day or a total amount of \$100 per month. You'll also pay a narge of \$25.00 for each returned check or rejected ectronic payment, plus initial and daily late charges from due date ntil we receive acceptable payment. If you don't pay rent on time, ou'll be delinquent and all remedies under this Lease Contract will e authorized. We'll also have all other remedies for such violation. Il payment obligations under this Lease Contract shall constitute ent under this Lease Contract.
	TILITIES. We'll pay for the following items, if checked: water gas electricity master antenna

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

🔲 cable TV

🗋 wastewater 🔀 trash

M other Pest Conrol

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 such damage or loss is due to our negligence or we are liable as 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 $oxed{x}$ require $oxed{\Box}$ do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like. If no box is checked, renter's insurance is not required.

cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is

returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same.

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

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

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

Special Provisions and "What If" Clauses

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

See Additional Special Provisions

 TOTAL CTOMES	 220120-0	

See any additional special provisions.

11.EARLY MOVE-OUT. If you:

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

You may be liable for all rent owed at the time and as it becomes due under the terms of your lease agreement until the apartment is rerented and you agree to be liable for repayment of any rent concession that was given to you.

- 12.DAMAGES AND REIMBURSEMENT. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use, negligence, or intentional conduct by you or your invitees, guests or occupants. Unless the damage or wastewater stoppage is due to our negligence, we're not liable for-and you must pay for-repairs, replacement costs, and damage to the following that result from your or your invitees. guests, or occupants' negligence or intentional acts: (1) damage to doors, windows, or screens: (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment. We may require payment at any time, including advance payment of repairs for which you're liable. We have not waived our right to collect these payments from you if there is a delay in our demanding payment from you.
- 13.PROPERTY LEFT IN APARTMENT. "Apartment" excludes common areas but includes interior living areas and exterior patios, balconies, attached garages, and storerooms for your exclusive use.

Removal After Surrender, Abandonment, or Eviction. We or law officers may remove and/or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the apartment (see definitions in paragraph 49 (Deposit Return, Surrender, and Abandonment)).

Storage. We may store, but have no duty to store, property removed after judicial eviction, surrender, or abandonment of the apartment. You must pay reasonable charges for our packing, removing, or storing any property.

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

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

- 14. FAILING TO PAY FIRST MONTH'S RENT. If you do not pay the first month's rent when, or before, the Lease Contract begins, the Landlord shall be entitled to serve a Three-Day Notice of Nonpayment of Rent/Notice to Quit, pursuant to Iowa Code §562A.27(2) and §648.3, and pursue any and all remedies available."
- 15.RENT INCREASES AND LEASE CONTRACT CHANGES. No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 10 (Special Provisions), by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 19 (Community Policies or Rules). If, at least 5 days before the advance notice period referred to in paragraph 3 (Lease Term), we give you written notice of rent increases or Lease Contract changes effective when the Lease Contract term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or Lease Contract changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 44 (Move-Out Notice).
- 16.DELAY OF OCCUPANCY. If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to: (1) reduction of rent on a daily basis during delay; and (2) your right to terminate as set forth below. Termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent paid. Rent reduction or Lease Contract termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

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

- (1) If we give written notice to any of you when or after the initial term as set forth in paragraph 3 (Lease Term)—and the notice states that occupancy has been delayed because of construction or a previous resident's holding over, and that the apartment will be ready on a specific date—you may terminate the Lease Contract within 3 days of your receiving the notice, but not later.
- (2) If we give written notice to any of you before the initial term as set forth in paragraph 3 (Lease Term) and the notice states that construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate the Lease Contract within 7 days after any of you receives written notice, but not later. The readiness date is considered the new initial term as set forth in paragraph 3 (Lease Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree.
- 17.AD VALOREM TAXES/FEES AND CHARGES ADDITIONAL RENT.

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

of the apartment, we may add this the term of the Lease Contract, with the term of the Lease Contract, with the term of the Lease Contract, with the term of the charge, will be included), you agree to pay, as Additional Rent, the 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, law enforcement and/or emergency

medical services as per definition of the medical services and the medical services as per definition of the medic

18.DISCLOSURE RIGHTS. If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

While You're Living in the Apartment

- 19. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules in accordance with applicable laws.
- 20.LIMITATIONS ON CONDUCT. The apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in or near pools and all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps without our prior written approval; cook on balconies or outside; or solicit business or contributions. Conducting any kind of business (including child care services) in your apartment or in the apartment community is prohibited-except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas.

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

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

- 21.PROHIBITED CONDUCT. You, your occupants or guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others.
- 22.PARKING. We may regulate the time, manner, and place of parking all cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. Motorcycles or motorized bikes may not be parked inside an apartment unit or on sidewalks, under stairwells, or in handicapped parking areas. We may have unauthorized or illegally parked vehicles towed by following applicable state law procedures. A vehicle is unauthorized or illegally parked in the apartment community if it:
 - (1) has a flat tire or other condition rendering it inoperable; or
 - (2) is on jacks, blocks or has wheel(s) missing; or

- (3) has no current license plate or no current registration and/or inspection sticker; or
- (4) takes up more than one parking space; or
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- (6) is parked in a marked handicap space without the legally required handicap insignia; or
- (7) is parked in 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), 44 (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 ortransfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of coresidents, loss of employment, bad health, or death.
- 24.MILITARY PERSONNEL CLAUSE. All parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member's Civil Relief Act, or any applicable state law(s), if you are seeking to terminate this Lease Contract and/or subsequent renewals and/or Lease Contract extensions under the rights granted by such laws.
- 25. RESIDENT SAFETY AND PROPERTY LOSS. You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke and carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and other access control devices.

Smoke and Carbon Monoxide Detectors, We'll furnish smoke and carbon monoxide detectors only if required by statute, and we'll test them and provide working batteries when you first take possession. After that, you must test the smoke detectors and the carbon monoxide detectors on a regular basis, and pay for and replace batteries as needed, unless the law provides otherwise. You must test automatic fire alarms at the beginning of your lease term and monthly thereafter. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report smoke and carbon monoxide detector malfunctions to us. Neither you nor others may disable the smoke and carbon monoxide detectors. If you damage or disable the smoke and carbon monoxide detectors or remove a battery without replacing it with a working battery, you may be liable to us for \$100 plus one month's rent and actual damages as and if permitted by the Uniform Residential Landlord and Tenant Law, Iowa Code Chapter 562A. If you disable or damage the smoke and carbon monoxide detectors, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

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

Crime or Emergency. Dial 911/ nmediately call local medical emergency, fire, or police personi 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. 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 apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You also must furnish us with the law-enforcement agency's incident report number upon

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

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

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 strictrequirement for written notices under this Lease Contract. You must promptly notifyus in writing of: waterleaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work is done

reasonably without subsection ally increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs and reconnections. Rent will not abate in whole or in part unless authorize under lowa law.

If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. If your tenancy is so terminated, we'll refund prorated rent and all deposits, less lawful deductions.

28.ANIMALS. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment community unless we've so authorized in writing. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. In the event you possess an animal in violation of this paragraph, we shall be entitled to serve a Notice of Noncompliance, pursuant to the terms of Iowa Code §562A.27(1) and pursue any and all remedies available. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. An animal deposit is considered a general security deposit. We will authorize an assistance animal for a disabled person. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal, we may require you to execute a separate animal and/or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees as and if permitted by the Uniform Residential Landlord and Tenant Law, lowa Code Chapter 562A and litigation costs) in enforcing animal restrictions and rules. We may remove an unauthorized animal by following the procedures of paragraph 33 (Default by Resident).

- 29. WHEN WE MAY ENTER. We may enter the Apartment at any time, with or without your permission, in cases of emergency. For all other occasions, we may enter at reasonable times after providing you with 24 hours written notice. If you are absent from the apartment for more than 14 days, we may enter at a reasonable time.
- 30.JOINT AND SEVERAL RESPONSIBILITY. You are individually responsible for all Lease Contract obligations. You are also responsible for all other residents' Lease Contract obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Notices and requests from any resident or occupant (including notices of tenancy termination, repair requests, and entry permissions) constitute notice from all residents. Security deposit refunds may be by one check jointly payable to all residents; the check and any deduction itemizations may be mailed to one resident only.

Replacements

- 31.REPLACEMENTS AND SUBLETTING. Replacing a resident, subletting, assignment, or grant a right or license to occupy is allowed only when we expressly consent in writing. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any license to occupy, then.
 - (1) a re-renting charge will not be due;
 - (2) an administrative (paperwork) and/or transfer fee will be due, and a rekeying fee will be due if rekeying is requested or required; and
- (3) you will remain liable for all Lease Contract obligations for the rest of the original Lease Contract term.

Procedures for Replacement. If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right to occupancy or a security deposit refund.

Responsibilities of Owner and Resident

- 32.RESPONSIBILITIES OF OWNER. We'll act with customary diligence to:
 - keep common areas reasonably clean, subject to paragraph 26 (Condition of the Premises and Alterations);
 - (2) maintain fixtures, furniture, hot water, heating and A/C equipment;
 - (3) comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
 - (4) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable.

If we violate any of the above, you may terminate your tenancy and exercise other remedies under state statute by following this procedure:

- (a) you must make a written request for repair or remedy of the condition;
- (b) after receiving the request, we have a reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor and utilities;
- (c) if we haven't diligently tried to repair within a reasonable time, you must then give us written notice of intent to terminate your tenancy unless the repair is made within 7 days; and
- (d) if repair hasn't been made within 7 days, you may terminate your tenancy and exercise other statutory remedies. Security deposits and prorated rent will be refunded as required by law.
- 33.DEFAULT BY RESIDENT. You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (3) you abandon the apartment; (4) you give incorrect or false answers in a rental application; (5) you or any occupant is arrested or convicted, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia; (6) any illegal drugs or paraphernalia are found in your apartment; (7) you or occupant engages in any of the prohibited conduct described in paragraph 21 (Prohibited Conduct); or (8) you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government.

Eviction. If you fail to pay rent we will issue a 3 Day Notice to Pay Rent pursuant to Iowa law. If you fail to pay rent within this 3 day period, your tenancy is terminated and we may pursue all remedies and all rights afforded to us under this Lease Contract and Iowa law, including filing a forcible entry and detainer action with a court of competent jurisdiction.

If you breach this Lease Contract for any reason (other than your failure to pay rent), we will issue to you a written seven day notice to cure. If you do not cure the breach within this 7 day period, your tenancy is terminated and we may pursue all remedies and all rights afforded to us under this Lease Contract and lowa law.

Termination. Termination of the tenancy, whether initiated by the Landlord or not, does not terminate the Tenant's contractual obligation to pay sums due under the lease. A Tenant who vacates during the lease term is responsible for rent payments until the lease expires or the apartment is re-rented.

Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then: (1) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (2) rent for the holdover period will be increased by 25% over the then-existing rent, without notice; (3) you'll be liable to us for all rent for the full term of the previously signed Lease Contract of a new resident who can't occupy because of the holdover; and (4) at our option, we may extend the Lease Contract exterm—for up to one month from the date of notice of Lease Contract extension—by delivering written notice to you or your apartment while you continue to hold over.

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

Other Remedies. 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. If allowed by Iowa law, the prevailing party, in a lawsuit under this contract, may recover any litigation costs. Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorney's fees as and if permitted by the Uniform Residential Landlord and Tenant Law, Iowa Code Chapter 562A and litigation costs). All unpaid amounts shall bear interest at the maximum rate permitted by law per year from due date, compounded annually. You must pay all collection-agency fees if you fail to pay all sums due within 10 days after we mail you a letter demanding payment and stating that collection agency fees will be added if you don't pay all sums by that deadline

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 re-rent and mitigate the amount you owe us. We'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

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. Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax signatures are binding. All notices must be signed.

38.MISCELLANEOUS.

- A. If we exercise one legal right against you, we still have all other legal rights available in any legal proceeding against you.
- B. Insurance subrogation is waived by all parties.

- C. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf.
- D. This Lease Contract binds subsequent owners. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- E. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- F. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- G. All Lease Contract obligations must be performed in the county where the apartment is located.
- H. Cable channels that are provided may be changed during the Lease Contract term if the change applies to all residents.
- Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting.
- J. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- 39. CONTACTING YOU. By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system,

artificial or prerecorded voice mes ... text messages, mail, e-mail, and calls to your phone or Voice over ... ernet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.

- 40.OBLIGATION TO VACATE. If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with the Lease Terms paragraph, and we accept such written notice, then you are required to vacate the Apartment and remove all of your personal property therefrom at the expiration of the Lease term, or by the date set forth in the notice to vacate, whichever date is earlier, without further notice or demand from us
- 41.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 damages the property to materially affect its habitability by so.... 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.
- 42.PAYMENTS. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Property Left in Apartment) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to 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.
- 43.ASSOCIATION MEMBERSHIP. We represent that either: (1) we or; (2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.

When Moving Out

- 44.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. Subject to our mitigation efforts, you will still be liable for the entire Lease Contract term if you move out early (see paragraph 23 - Release of Resident) except if you are able to terminate the Lease Contract under the statutory rights explained under paragraphs 11 (Early Move-Out), 23 (Release of Resident), or any other applicable law. All notices to vacate must be in writing and must provide the date by which you intend to vacate. If the notice does not comply with the time requirements of paragraph 3 (Lease Term), even if you move by the last date in the lease term, you will be responsible for an additional month's rent. If you fail to vacate by the date set forth in your notice, you will automatically and immediately become a holdover tenant pursuant to state law, and we will have all remedies available under this Lease Contract and state law.
- 45.MOVE-OUT PROCEDURES. The move-out date can't be changed unless we and you both agree in writing. You won't move out before the Lease Contract term or renewal period ends unless all rent for the entire Lease Contract term or renewal period is paid in full. Early move-out may result in re-renting charges and acceleration of future rent under paragraphs 11 (Early Move-Out) and 33 (Default by Resident). You're prohibited 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 abandon the apartment before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.
- 46.CLEANING. You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you may be liable for reasonable cleaning charges.
- 47.MOVE-OUT INSPECTION. You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.
- 48.SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES. At the time of the execution of this Lease, the Tenant shall pay to the Landlord in trust the sum stated in paragraph 4 (Security Deposit paragraph) (not to exceed two months' periodic rent, pursuant to Iowa Code §562A.12(1)) to be held and disbursed as a Security Deposit.

- a. The Security Deposit may not be used as rent. The Tenant expressly acknowledges that the Security Deposit may not be applied to rent for the last month of the tenancy. If rent is unpaid, the Landlord may elect to terminate the tenancy and evict the Tenant, regardless of the amount of the Security Deposit held by the Landlord.
- b. If the Security Deposit is held in an interest-bearing account, the Tenant will receive the interest thereon after the first five (5) years. Any interest earned on the Security Deposit during the first five (5) years of tenancy shall be the property of the Landlord.
- c. At the termination of tenancy, the Security Deposit shall be disbursed pursuant to Iowa Code §562A.12. The tenant must vacate the Rental Unit, return all keys, and provide the Landlord with a mailing address or delivery instructions upon move-out.

49. DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.

Deposit Return and Forwarding Address. You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. We'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions within 30 days of the termination of the tenancy and receipt of forwarding address or other delivery instructions you provide. If you fail to provide us with your forwarding address in writing, as required above, we will mail your security deposit refund (less lawful deductions) and an itemized accounting of any deductions to your last known address.

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

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

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

ability, Originals and Attachments, and Sig ures 50.SEVERABILITY. If any provision of this Lease Contract is invalid Address and phone number of owner's representative for notice or unenforceable under applicable law, such provision shall be purposes ineffective to the extent of such invalidity or unenforceability only 6200 Clark Lane Johnston IA 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 (515) 251-4592 Contract while preserving the intent of the parties. Date form is filled out (same as on top of page 1) 51.ORIGINALS AND ATTACHMENTS. This Lease Contract has been 05/22/2023 executed in multiple originals, with original signatures. We will Name and address of locater service (if applicable) provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form is completed, you should retain a Resident or Residents (all sign below) copy, and we should retain a copy. Any addenda or amendments you Trisha Dohrn 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. Owner or Owner's Representative (signing on behalf of owner) You are legally bound by this document. Please read it carefully. Jordyn Powers Before submitting a rental application or signing a Lease Contract, you may take a copy of these documents to review and/ or consult an attorney. Additional provisions or changes may be made in the Lease Contract if agreed to in writing by all parties. SPECIAL PROVISIONS (CONTINUED FROM PAGE 2) * No cash or money order Payments allowed* 60 day written notice much be received prior to the first day of the month prior to the last full calendar month of termination. Same rules apply to terminate a month to month tenancy. \$50 two bedroom, \$60 Three bedroom Eco Fee for water, sewer, refuse, and storm water for market apartments.

ANIMAL ADDENDUM



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

1. APARTMENT DESCRIPTION. Apt. No 16-6138, 6138 Chapel	 LIABILITY NOT LIMITED. The additional monthly rent and additional security deposit under this Animal Addendum do not limit residents' liability for property damages, cleaning,
Ridge Way (street address) in	deodorization, defleaing, replacements, or personal injuries.
Johnston	
Johnston (city), lowa, 50131 (zip code).	 DESCRIPTION OF ANIMAL(S). You may keep only the animal(s) described below. You may not substitute any other
2. LEASE CONTRACT DESCRIPTION.	animal(s). Neither you nor your guests or occupants may bring
Lease Contract Date: May 22, 2023	any other animal(s)—mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect—into the apartment or apartment
Owner's name: Brisben Johnston Commons, LP	community.
	Animal's name: Taz
	Type: <u>Dog</u> Breed: <u>American Staffordshire</u>
Residents (list all residents):	Color: Brindle
Trisha Dohrn	Color: Brindle Weight: 55 Age: 3 City of license: West Des Moines
	City of license West Des Moines
	License no.:
	Housebroken? Yes
	Animal owner's name: Trisha Dohrn
	Animal's name:
	Type:
	Breed:
	Color:
The term of this Addendum is as follows:	Weight: Age:
Begins on June 23rd 2023 and ends on June 30th 2024	City of license:
ends on the source Add a down to the above	License no.:
This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises,	Date of last rabies shot:
and is hereby incorporated into and made a part of such Lease	Housebroken?
Contract. Where the terms or conditions found in this	Animal owner's name:
Addendum vary or contradict any terms or conditions found	
in the Lease Contract, this Addendum shall control.	
	Animal's name:
3. A. D NO APPROVED ANIMALS. If this box is checked, you	Type:
are not allowed to have animals (including mammals, reptiles,	Breed:
birds, fish, rodents, and insects), even temporarily, anywhere	Color:
in the apartment or apartment community unless we've	Weight: Age:
authorized so in writing. We will authorize support and/or	City of license:
service animals for you, your guests, and occupants pursuant	License no.:
to the parameters and guidelines established by the Fair	Date of last rabies shot:
Housing Act, HUD regulatory guidelines, and any applicable	Housebroken?
state and/or local laws.	Animal owner's name:
B. XI CONDITIONAL AUTHORIZATION FOR ANIMAL.	
If this box is checked, you may keep the animal that is described	
below in the apartment until the Lease Contract expires. But	
we may terminate this authorization sooner if your right of	Animal's name:
occupancy is lawfully terminated or if in our judgment you	Type:
and your animal, your guests, or any occupant violate any of the rules in this Addendum.	Breed:
the rules in this Addendum.	Color:
4. ADDITIONAL MONTHLY RENT. Your total monthly rent	Weight: Age:
(as stated in the Lease Contract) will be increased by	City of license:
\$ 0.00 . The monthly rent amount in the Rent and	License no.:
Charges paragraph of the Lease Contract [check one]	
includes X does not include this additional animal rent.	Housebroken?Animal owner's name:
	Animal owner's name:
5. ADDITIONAL FEE. You must also pay a one-time non-	
refundable fee of \$ for having the animal in	
the apartment. It is our policy to not charge a deposit for	

support animals.

_	
9.	EMERGENCY. In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment at your expense.
	Doctor:
	Address:
	City/State/Zip:

- - residents, regardless of whether the animal is inside or outside the apartment.
 - · Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.
 - Inside, the animal may urinate or defecate only in these designated areas: _
 - Outside, the animal may urinate or defecate only in these designated areas:
 - Animals may not be tied to any fixed object anywhere outside the apartments, 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 apartments.
 - Your animal must be fed and watered inside the apartment. Don't leave animal food or water outside the apartment at any time, except in fenced yards (if any) for your exclusive
 - · You must keep the animal on a leash and under your supervision when outside the apartment 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 apartment 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 apartment in this

Addendum, you mu sure 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.

- 11. 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.
- 12. VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must permanently remove the animal from the premises within the time period specified in our notice. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees as and if permitted by the Uniform Residential Landlord and Tenant Law, Iowa Code Chapter 562A.
- 13. 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.
- 14. REMOVAL OF ANIMAL. In some circumstances, we may allow an animal control officer or humane society representative to enter the apartment and remove the animal if, in our sole judgment, you have:
 - · abandoned the animal;
 - · left the animal in the apartment for an extended period of time without food or water; or
 - · failed to care for a sick animal.

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

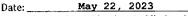
- 15. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the apartment including carpets, doors, 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.
- 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
- 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 acknowled at no other oral or written agreement exists regarding unimals. Except for special provisions noted in paragraph 8 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing, as described under paragraph 11. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

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

	Resident or Residents (All resident's must sign)	Owner or Owner's Representative (Signs below)
Trisha Dohrn		Jordyn Powers
		Date of Signing Addendum
		05/22/2023

BED BUG ADDENDUM





(when this Addendum is filled out)

Please note: It is our goal to maintain α 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.

DWELLING UN		ON. , <u>6138 Chapel</u>	
		, 6136 Chaper	
Ridge Way		(street address) i	
	John		
(citu) Ioura	50131		
LEASE CONTR			
	Date: May 22		
Owner's name:	Brisben Jol	nston Commons, LP	
D :1 + (V-+		-	
Residents (list	an resiaentsj:		
Trisha Doh	cn		
			
-			
This Addondu	m constitutos	an Addendum to the abov	
	+ +		
		the above described premise	
and is hereby it	icorporated into	o and made a part of such Leas	
Contract, Wh	ere the terms	or conditions found in th	
		any terms or conditions four	

3. PURPOSE. This Addendum modifies the Lease Contract and addresses situations related to bed bugs (cimex lectularius) which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.

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
 - · 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. Unless otherwise prohibited by law, 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. Unless otherwise prohibited by law, 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.

according to accepted treatment methods or procedestablished by a licensed pest control professional. You provide proof of such cleaning and treatment to our satisfactors are such as a such cleaning and treatment to our satisfactors.	must
You are legally bound by t	mis document, i icase i cad iceai cidily.
You are legally bound by t Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
Resident or Residents	Owner or Owner's Representative
Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)

BUGS — A Guide for Rental Housing Resid

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

Bed bugs don't discriminate

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

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

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

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

Bed bugs don't transmit disease

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

Identifying bed bugs

Bed bugs can often be found in, around and between:

- Bedding
- Bed frames
- · Mattress seams
- Upholstered furniture, especially under cushions and along
 seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- · Curtains and draperies
- Along window and door frames
- · Ceiling and wall junctions
- Crown moldings
- · Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- · Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detectors

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

Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

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

Bed bug do's and don'ts

- Do not bring used furniture from unknown sources into your dwelling. Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of 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



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.

Unit No	16-613	8,	6138 Chapel
Ridge Way			
			(street address)
	Jo	hnston	
(city), Iowa,	5013 <u>1</u>	(zip	code).
LEASE CONTR			
Lease Contrac			
Owner's name	Brisben	Johnston	Commons, LP
-			
		 	
Residents (list	: all residents	<i>)</i> :	
Trisha Doh	TH		
222010			

2

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

3. ABOUT MOLD. Mold is found virtually everywhere in our environment-both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter.

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

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

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

- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.
- 5. IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:
 - · rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
 - · overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
 - · leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
 - · washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
 - leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
 - · insufficient drying of carpets, carpet pads, shower walls and bathroom floors.
- 6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

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

used to help remove non-visibilities. It products from porous items, such as fibers in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes. 7. DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action. 8. COMPLIANCE. Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract. If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any	control over conflicting provisions of this printed form:
health problems that may result. We can't fix problems in your dwelling unless we know about them.	
Resident or Residents (All residents must sign here)	Owner or Owner's Representative (Signs here)
(An residents must sign nere)	
-	
Trisha Dohrn	Jordyn Powers
frisha Lohrn	Jordyn Powers Date of Lease Contract

LUMMUNITY POLICIES, RULES AND REGULATIO. 4S 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: Brisben Johnston Commons, LP Trisha Dohrn Resident(s): Unit No:/Address: #16-6138, 6138 Chapel Ridge Way, Johnston, IA 50131 Lease Date: 05/22/2023 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. THE TERMS OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER WITH THE HEIRS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND RESIDENT(S) SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY RULES AND REGULATIONS. The term "Owner" shall include the Management, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of Owner. POOL. This Community 🗷 DOES; 🗀 DOES NOT have a pool. When using the pool, Resident(s) agrees to the following: · Residents and guests will adhere to the rules and regulations posted in the pool area and Management policies. · All Swimmers swim at their own risk, Owner is not responsible for accidents or injuries. · For their safety, Residents should not swim alone. · Pool hours are posted at the pool. · No glass, pets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only. · Proper swimming attire is required at all times and a swimsuit "cover up" should be worn to and from the pool. · No running or rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture with a towel when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed. · Resident(s) must accompany their guests. • Resident(s) must notify Owner any time there is a problem or safety hazard at the pool. IN CASE OF EMERGENCY DIAL 911 III. FITNESS CENTER. This Community 🔲 DOES; 🕱 DOES NOT have a fitness center, When using the fitness center, Resident agrees to the following: • Residents and guests will adhere to the rules and regulations posted in the fitness center and Management policies. • The Fitness Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment. • Resident(s) shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous. • Resident(s) shall immediately report to Management any equipment that is not functioning properly, is damaged or appears dangerous, as well any other person's use that appears to be dangerous or in violation of Management Rules and Policies. Resident(s) shall consult a physician before using any equipment in the Fitness Center and before participating in any aerobics or exercise class, and will refrain from such use or participation unless approved by Resident's physician. · Resident(s) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center. · Resident(s) will not admit any person to the Fitness Center who has not registered with the Management Office. · Resident(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitted in the Fitness Center. Card # issued: (1) ______ (3) _____ (5) _____ (2) _____ (4) _____ (6) _____

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

For communities that do accept packages on behalf of its Residents:

Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any lost, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same.

- V. BUSINESS CENTER. This imunity DOES; DOES NOT have a business content at Resident(s) agrees to use the pusiness 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 a ________hour notice is placed
 on the vehicle.
 - Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
 - · The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
 - Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
 - Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.
- VII. FIRE HAZARDS. In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:
 - Residents and guests will adhere to the Community rules and regulations other Management policies concerning fire hazards, which may be revised from time to time.
 - · No person shall knowingly maintain a fire hazard.
 - Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and
 will be placed a minimum of _______ feet from any building. Such devices will not be used close to combustible
 materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which
 may cause fires.
 - Fireplaces: Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
 - Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
 - No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
 - · Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.
- VIII. EXTERMINATING. Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' dwelling and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:
 - · Clean in all cabinets, drawers and closets in kitchen and pantry.
 - If roaches have been seen in closets, remove contents from shelves and floor.
 - · Remove infants and young children from the dwelling.
 - · Remove pets or place them in bedrooms, and notify Owner of such placement.
 - Remove chain locks or other types of obstruction on day of service.
 - · Cover fish tanks and turn off their air pumps.
 - Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

- · Resident will wash all clothing, bed sheets, draperies, towels, etc. in extremely hot water.
- · Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.
- Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

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

- 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.

III. SIGNS. Resident shall not be attached to the outside of	lay any signs, exterior ane building of which dwo	lights or markings on dwelling elling is a part.	wnings or other projections shall
(III. SATELLITE DISHES/ANTE	NNAS. You must complet	e a satellite addendum and ab	ide by its terms prior to installation or
be effective unless granted l clause, phrase, or provision	by the Owner in a signed an of this Part is invalid for a	nd dated writing. If any court	Community rules and regulations, shall of competent jurisdiction finds that any inding shall not effect the validity of the lease Contract.
V. SPECIAL PROVISIONS. Th	ne following special provis	ions control over conflicting p	provisions of this printed form:
Grills are not allow	ed for use on prope	erty. If you have a gr	ill, it must be stored away
in a garage and not	on your balcony/pat	io area.	
*******		<u>.</u>	
			
Tisha Dohrn	05/22/20	23	
Resident	Date	Resident	Date
Resident	Date	Resident	Date
Resident	Date	Resident	Date
Jordyn Powers			05/22/2023
Owner Representative		Date	

LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT



. DWELLING UNIT DESCRIPTION. Unit No. 16-6138 , 6138 Chapel Ridge Way	Non-Monetary Concession. You will receive the following non-monetary concession during the term of the Lease:
(street address) in Johnston	
(city), lowa, 50131 (zip code).	
LEASE CONTRACT DESCRIPTION.	
Lease Contract Date: May 22, 2023 Owner's name: Brisben Johnston Commons, LP	-
Residents (list all residents): Trisha Dohrn	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. 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)
	☐ 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.	 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. SPECIAL PROVISIONS. The following special provisions
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,	control over any conflicting provisions of this printed Addendum form or the Lease Contract.
you will receive the following rent Concession and or Discount.	
(Check all that apply) One-Time Concession. You will receive a One-Time	
Concession off the rent indicated in the Rent and Charges	
paragraph of the Lease Contract in the total amount of \$\frac{1500.00}{\text{.}}\$. This Concession will be credited to your rent due for the month(s) of: \frac{\text{July '23, August}}{\text{.}}\$ '23 and September '23	
Monthly Discount/Concession. The rent indicated in the Rent and Charges paragraph of 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 Rent and Charges paragraph of the Lease Contract:	
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs here)
isha Dohrn	Jordyn Powers
	Date of Lease Contract
	May 22 2023

LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT



1. DWELLING UNIT DESCRIPTION. Unit No. 16-6138 , 6138 Chapel Ridge Way	or better, licensed to do business in Iowa. The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage. 5. We may provide you with information of an insurance program that we make available to residents, which provides you with an opportunity to buy renter's insurance from a preferred company. However, you are free to contract for the required insurance with a provider of your choosing.
Residents (list all residents): Trisha Dohrn	6. SUBROGATION ALLOWED. You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract.7. YOUR INSURANCE COVERAGE. You have purchased the
	required personal liability insurance from the insurance company of your choosing listed below that is licensed to do business in this state, and have provided us with written proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide additional proof of insurance in the future at our request. Insurance Company:
This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control. 3. ACKNOWLEDGMENT CONCERNING INSURANCE OR DAMAGE WAIVER. You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) or the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests. You understand that paragraph 8 of the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$ 10000.00 per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below, at your sole expense.	8. DEFAULT. Any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law. 9. MISCELLANEOUS. Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control. 10. SPECIAL PROVISIONS: Will be going through the property for insurance (\$19.00 per month).
4. REQUIRED POLICY. You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$ 100000.00 , from a carrier with an AM Best rating of A-VII	
I have read, understand and agree to Resident or Residents	comply with the preceding provisions. Owner or Owner's Representative
(All residents must sign here)	(signs here)
Trisha Dohra	Jordyn Powers
	Date of Lease Contract
	May 22, 2023

NO-SMOKING ADDENDUM



Date: May 22, 2023 (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.

	IPTION.		
16-61	38	6138	Chapel
у			
		(st	reet address) ii
, 50131	L(zip	code).	
ract Date: <u>May</u>	22, 2023		
ame: <u>Brisben</u>	Johnston	Comm	ons, LP
i ust au resiaeni	zsy:		
ohrn			
	5013: VTRACT DESC ract Date: May me: Brisben	Johnston , 50131 (zip WTRACT DESCRIPTION. ract Date: May 22, 2023 nme: Brisben Johnston Clist all residents):	Johnston , 50131 (zip code). WTRACT DESCRIPTION. ract Date: May 22, 2023 Inne: Brisben Johnston Comm

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.

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.

4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE APARTMENT COMMUNITY IS STRICTLY PROHIBITED. All forms and use of burning, lighted, vaporized, or ignited tobacco products and smoking of tobacco products inside any dwelling, building, or interior of any portion of the apartment community is strictly prohibited. Any violation of the no-smoking policy is a material and substantial violation of this Addendum and the Lease Contract.

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

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.

5. SMOKING OUTSIDE BUILDINGS OF THE APARTMENT COMMUNITY. Smoking is permitted only in specially designated areas outside the buildings of the apartment community. Smoking must be at least ______ 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 \boxtimes is \square is not permitted.

The following outside areas of the commun			ımunity may	ity 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.

OSSES DUE TO SMOKING. 12. SPECIAL PROVISION The following special provisions 9. EXTENT OF YOUR LIABILITY F control over conflicting provisions of this printed form: Your responsibility for damages, cleaning, loss of rental income, and loss of other economic damages under this No smoking inside apartments or garages. No-Smoking Addendum are in addition to, and not in lieu of, Smoking is permitted outside or on your your responsibility for any other damages or loss under the balcony or patio unless the smoke Lease Contract or any other addendum. interferes with the rights and comforts of neighbors. 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)

Trisha Dohrn	 	 Jordyn Powers

CRIME/DRUG FREE HOUSING ADDENDUM



1. DWELLING UNIT DESCRIPTION. Unit No. 16-6138 6138 Chapel	the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation
Ridge Way	of any such federal law shall constitute a material
(street address) in	violation of this rental agreement.)
Johnston (city), Iowa, 50131 (zip code).	Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having
2. LEASE CONTRACT DESCRIPTION.	excessive vehicle or foot traffic associated with his or
Lease Contract Date: May 22, 2023	her unit.
Owner's name: Brisben Johnston Commons, LP	 Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent, actual or substantial property damage.
	7. Engaging in or committing any act that would be a
Residents (list all residents): Trisha Dohrn	violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with a basis for denying Resident's application due to criminal conduct.
	8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.
	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
 ADDENDUM APPLICABILITY. In the event any provision in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above- 	termination of the Lease Contract. Notwithstanding the foregoing comments, Owner may terminate Resident's tenancy for any lawful reason, and by any lawful method,
mentioned Lease Contract, then the provisions of this	with or without good cause.
Addendum shall control. For purposes of this Addendum, the term "Premises" shall include the dwelling unit, all common	5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall
areas, all other dwelling units on the property or any common	not require a criminal conviction.
areas or other dwelling units on or about other property	6. SPECIAL PROVISIONS. The following special provisions
owned by or managed by the Owner. The parties hereby amend	control over conflicting provisions of this printed form:
and supplement the Lease Contract as follows:	Control of
4. CRIME/DRUG FREE HOUSING. Resident, members of the Resident's household, Resident's guests, and all other persons	
affiliated with the Resident:	
A. Shall not engage in any illegal or criminal activity on or about the premises. The phrase, "illegal or criminal activity" shall include, but is not limited to, the following:	
 Engaging in any act intended to facilitate any type of criminal activity. 	
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 federal laws, including but not infined to the State of Iowa and/or the Federal Controlled Substances Act.	
4. Violation of any federal drug laws governing the use,	
possession, sale, manufacturing and distribution of marijuana, regardless of state or local laws. (So long as	
Resident or Residents (sign here)	Date of Signing Addendum
Frisha Dohru	05/22/2023
Owner or Owner's Representative (signs here)	Date of Signing Addendum 05/22/2023
Jordyn Powers	UJIZZIZVZJ



PHOTO, VIDEO, AND STATEMENT RELEASE ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No. 16-6138, 6138 Chape1	4. PI	HOTO AND VIDEO RELEASE. You hereby grant us and our gents and affiliates (collectively, the "Released Parties")
	Ridge Way (street address) in	pe lil	ermission and a license to take, use, reuse, and publish the keness of you and any minor occupants in all photographs
	Johnston (city), Iowa, 50131 (zip code).	10 10	other electronic and/or digital media in any and all of our ablications, including, without limitation, any website entries,
	(5.5)), 10 (10)	ac	ivertising websites, and any other marketing materials. You
	LEASE CONTRACT DESCRIPTION. Lease Contract Date: May 22, 2023 Owner's name: Brisben Johnston Commons, LP		nderstand and agree that these materials will become the
			roperty of the Released Parties and will not be returned. ou agree to irrevocably authorize the Released Parties to dit, alter, copy, exhibit, publish, or distribute this media for
		an m	ny lawful purpose whatsoever including, without limitation, romotional and advertising uses. You waive the right to
		ir	spect or approve the finished product, including any written
	Residents (list all residents):	01 t}	r electronic copy, wherein your likeness appears now or in ne future. In addition, you waive any right to payment,
	Trisha Dohrn	r	oyalties, or any other compensation arising or related to the se of the media.
		5. C	ONSENT TO USE YOUR NAME, LIKENESS , WRITTEN
		C	OMMENTS, AND STATEMENTS. You are expressly agreeing a allow us to post your name, picture, written comments,
		a	nd statements, and/or the names, pictures, written comments,
		a	nd statements of any minor occupants in any and all of our
		p a	ublications, including, without limitation, any website entries, dvertising websites, social media websites, and any other
		n	narketing materials. You hereby grant the Released Parties
	Occupants (list all occupants):		ermission and a license to use, reproduce, and publish any nedia on its website, social media platforms, or in other
	Brett Dohrn, Colton Szymczuk	n	narketing-related materials, whether in electronic or print orm.
		6. R	ELEASE OF LIABILITY. You hereby release, hold harmless,
		а	nd forever discharge us from any claims or causes of actions
		i) V	ncluding, without limitation, any and all claims for libel or iolation of any right of publicity or privacy, related to our
		u	se of the media in any and all of our publications, including
		a	ny website entries, advertising websites, social media vebsites, and any other marketing material so long as the
		c	laim or cause of action does not result from our intentional
		n	nisconduct or gross negligence. This consent and release hall be binding upon you and your heirs, legal representatives
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises,		nd assigns.
	and is hereby incorporated into and made a part of such Lease	7. R	EVOCATION. You have the right to revoke your consent to
	Contract. Where the terms or conditions found in this	c	ur use of your name, picture, video, voice, written comments,
	Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	c	or statement, and/or the name, picture, video, voice, written comments, or statement of any minor occupants, by written notice to us.
3	 PURPOSE OF ADDENDUM. By signing this Addendum, you, without payment or other consideration, agree to grant us 		
	permission to use your likeness in photographs, videos and/ or other electronic and/or digital reproductions, including	8. 8	PECIAL PROVISIONS. The following special provisions on trol over conflicting provisions of this printed form:
	voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social	-	
	media websites, and any other marketing materials. For	-	
	purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will	-	
	hereinafter be collectively referred to as "media."	-	
	A. CONSENT FOR MINOR OCCUPANTS. By signing this	-	
	Addendum, if any minor occupants are named above, you further certify that you are the parent, or legal guardian	-	
	of the minor occupant(s) named above, and you, without	-	
	payment or other consideration, agree to grant us	-	
	permission to use their likeness in photographs, videos and/or other electronic and/or digital reproductions,	-	
	including voice, in any and all of our publications, including,	-	
	without limitation, any website entries, advertising websites, social media websites, and any other marketing	-	
	materials. For purposes of this addendum, photographs,	-	
	videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to	-	
	as "media."	-	

Resident or I 'ents (All residents must sign)

Owner or O 's Representative (signs below)

Trisha Dohrn	Jordyn Powers
	Date of Signing Addendum
	05/22/2023

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

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

LEASE ADDENDUM

VIOLENCE AGAINST W	OMEN AND JUSTICE DEPARTMENT RE	AUTHORIZATION ACT OF 2005
TENANT Trisha Dohrn	LANDLORD Brisben Johnston Commons, LP	UNIT NO. & ADDRESS 6138 Chapel Ridge Way #16-6138, Johnston, IA 50131
This Lease Addendum adds the fo	llowing paragraphs to the Lease between	the above referenced Tenant and Landlord
Purpose of the Addendum		
The Lease for the above reference Justice Department Reauthorizati		ovisions of the Violence Against Women and
Conflicts with Other Provisions		
In case of any conflict between th Addendum shall prevail.	e provisions of this Addendum and other	sections of the Lease, the provisions of this
Term of the Lease Addendum		m
The effective date of this Lease Adbe in effect until the Lease is term		This Lease Addendum shall continue to
VAWA Protections		
violations of the Lease or othe of abuse. 2. The Landlord may not consid household or any guest or oth	r "good cause" for termination of assistand er criminal activity directly relating to a er person under the tenant's control, caus	violence or stalking as serious or repeated ce, tenancy or occupancy rights of the victim buse, engaged in by a member of a tenant's see for termination of assistance, tenancy, or
that abuse. 3. The Landlord may request in individual is a victim of abus HUD-5382, or other document days, or an agreed upon exter	writing that the victim, or a family men e and that the Certification of Domestic values at the certification form, be	family is the victim or threatened victim on the victim's behalf, certify that the Violence, Dating Violence or Stalking, Form completed and submitted within 14 busines by VAWA. Failure to provide the certification result in eviction.
Trisha Dohrn	05/22/2023	
Tenant	Date	
Jordyn Powers		
Landlord	Date	Form HIID-9106

E-SIGNATURE CERTIF(TE

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



DOCUMENT INFORMATION

Status Signed

Document ID 375548500

Submitted 05/22/23

Total Pages 26

Apartment Lease Form, Animal Addendum, Bed Bug Addendum, Mold

Apartment Lease Form, Animal Addendum, Bed Bdg Addendum Information and Prevention Addendum, Community Policies, Rules, & Regulations, Addendum for Rent Concession, Renter's or Liability Insurance Addendum, No-Smoking Addendum, Crime/Drug Free Housing Addendum, Photo, Video, and Statement Release Addendum, Video Actions Williams Act Lease Addendum

Violence Against Women Act Lease Addendum

PARTIES

Trisha Dohrn

signer key: 64d0cde74d173f56d8be993708844a66

IP address: 209.107.181.194

Forms Included

signing method: Blue Moon eSignature Services

authentication method: eSignature by email dohrn.trish@gmail.com

browser: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/113.0.0.0 Mobile Safari/537.36

Trisha Dohrn

Jordyn Powers

signer key: 9376dbbd22f2282fd373fd8e34ab9e3d

IP address: 10.100.20.30

signing method: Blue Moon eSignature Services

authentication method: eSignature by email AJC@perryreid.com

browser: PHP 7.3.29/SOAP

Jordyn Powers

(Leasing Agent)

DOCUMENT AUDIT

1	05/22/23 01:41:26 PM CDT	Trisha Dohrn accepted Consumer Disclosure
2	05/22/23 01:44:11 PM CDT	Trisha Dohrn signed Apartment Lease Form
3	05/22/23 01:45:26 PM CDT	Trisha Dohrn signed Animal Addendum
4	05/22/23 01:45:47 PM CDT	Trisha Dohrn signed Bed Bug Addendum
5	05/22/23 01:46:07 PM CDT	Trisha Dohrn signed Mold Information and Prevention Addendum
6	05/22/23 01:47:27 PM CDT	Trisha Dohrn signed Community Policies, Rules, & Regulations
7	05/22/23 01:47:32 PM CDT	Trisha Dohrn dated Community Policies, Rules, & Regulations
8	05/22/23 01:48:44 PM CDT	Trisha Dohrn signed Addendum for Rent Concession
9	05/22/23 01:49:17 PM CDT	Trisha Dohrn signed Renter's or Liability Insurance Addendum
10	05/22/23 01:50:06 PM CDT	Trisha Dohrn signed No-Smoking Addendum
11	05/22/23 01:50:15 PM CDT	Trisha Dohrn signed Crime/Drug Free Housing Addendum
12	05/22/23 01:50:19 PM CDT	Trisha Dohrn dated Crime/Drug Free Housing Addendum
13	05/22/23 01:50:28 PM CDT	Trisha Dohrn signed Photo, Video, and Statement Release Addendu

14 05/22/23 01:50:39 PM CDT Trisha Dohrn signed Violence Against Women Act Lease Addendum 15 05/22/23 01:50:42 PM CDT Trisha Dohrn dated Violence Against Women Act Lease Addendum

DOCUMENT AUDIT CONTINUED

16	05/22/23 01:50:50 PM CDT	Trisha Dohrn submitted signed documents
17	05/22/23 02:19:08 PM CDT	Jordyn Powers signed Apartment Lease Form
18	05/22/23 02:19:08 PM CDT	Jordyn Powers signed Animal Addendum
19	05/22/23 02:19:08 PM CDT	Jordyn Powers dated Animal Addendum
20	05/22/23 02:19:08 PM CDT	Jordyn Powers signed Bed Bug Addendum
21	05/22/23 02:19:08 PM CDT	Jordyn Powers dated Bed Bug Addendum
22	05/22/23 02:19:08 PM CDT	Jordyn Powers signed Mold Information and Prevention Addendum
23	05/22/23 02:19:08 PM CDT	jordyn Powers signed Community Policies, Rules, & Regulations
24	05/22/23 02:19:08 PM CDT	Jordyn Powers dated Community Policies, Rules, & Regulations
25	05/22/23 02:19:08 PM CDT	jordyn Powers signed Addendum for Rent Concession
26	05/22/23 02:19:08 PM CDT	jordyn Powers signed Renter's or Liability Insurance Addendum
27	05/22/23 02:19:08 PM CDT	Jordyn Powers signed No-Smoking Addendum
28	05/22/23 02:19:08 PM CDT	Jordyn Powers signed Crime/Drug Free Housing Addendum
29	05/22/23 02:19:08 PM CDT	Jordyn Powers dated Crime/Drug Free Housing Addendum
30	05/22/23 02:19:08 PM CDT	Jordyn Powers signed Photo, Video, and Statement Release Addendum
31	05/22/23 02:19:08 PM CDT	Jordyn Powers dated Photo, Video, and Statement Release Addendum
32	05/22/23 02:19:08 PM CDT	Jordyn Powers signed Violence Against Women Act Lease Addendum
33	05/22/23 02:19:08 PM CDT	Jordyn Powers dated Violence Against Women Act Lease Addendum
34	05/22/23 02:19:08 AM CDT	Jordyn Powers submitted signed documents