

MONTH-TO-MONTH LEASE AGREEMENT

This Month-To-Month Lease Agreement (hereinafter referred to as the "Agreement"), dated 10/09/2024, is made and entered into by and between Mike Smith (hereinafter referred to as the "Landlord"), whose address is 232 Swagmoore Lane, New York, New York 10018 and contact number is 111-111-1111 and Jimmy Swiggins (hereinafter referred to as the "Tenant"), whose current home address is 146 10th Ave, New York, New York 10011 and contact number is 121-121-1221.

PREAMBLE:

WHEREAS, the Landlord is the owner or manager of the real estate property located at 563 Columbus Ave, New York, in the County of New York in the State of New York with the ZIP code of 10024 (hereinafter referred to as the "Premises"); and

WHEREAS, the Landlord has the authority, ability and desire to rent the above-mentioned Premises on a month-to-month basis to the Tenant; and

WHEREAS, the Tenant wishes to rent the above-mentioned Premises from Landlord under the terms and conditions stated in this Agreement;

NOW, THEREFORE, in consideration of all of the mutual promises and covenants set forth herein, the Landlord and Tenant agree as follows:

TERM

The rental of the Premises shall be on a month-to-month basis, commonly known as a "Month-To-Month Tenancy," and may be terminated by either party providing advance written notice of at least 3 days. The Notice to Terminate shall be effective on the last day of the next rental period.

RENT & SECURITY DEPOSIT

The monthly rent for the Premises shall be \$3,499.00, and be due by the last day of each calendar month. Rental payment shall be made payable to Mike Smith and sent to the aforementioned Landlord address.

In addition, a Security Deposit in the amount of \$10,000.00 shall be paid in advance prior to Tenant taking possession of the Premises. Such security deposit shall be returned to Tenant, without interest, and less any set off for cleaning for damages to the Premises upon the termination of this Agreement. The Security Deposit may not be used to pay rent or other charges while the Tenant occupies the Premises. No refund of the Security Deposit shall be made until the Tenant has vacated the Premises, and the Premise have been inspected by the Landlord. Thereafter, the return of the Security Deposit shall occur within 30 days after Tenant vacates the Premises.

LATE FEES

Tenant acknowledges the late payment of Rent may cause the Landlord to incur additional costs and expenses, the exact amount of which is extremely difficult and impractical to

determine. These costs may include but are not limited to: processing, enforcement, accounting expenses and late charges. Partial Rent payments are not accepted. In the event that any payment required to be paid by Tenant hereunder is not made within 3 days, Tenant shall pay to the Landlord, in addition to such payment or other charges due hereunder, a "late fee" in the amount of \$45.00. Late fees are to be deemed additional Rent and can be waived in the sole discretion of the Landlord.

RETURNED CHECKS

Tenant acknowledges that the issuance of a returned check may cause the Landlord to incur additional costs and expenses, the exact amount of which is extremely difficult and impractical to determine. If any payment is returned by the financial institution, for any reason, the Landlord may require all future payments to be made in cash or by certified check upon written notice to the Tenant. In addition, Tenant shall pay a returned check fee of \$90.00 upon demand by the Landlord. All fees, late fees, and service charges incurred by the Tenant, as well as any expenses including reasonable attorney's fees incurred by the Landlord in instituting and prosecuting any actions by reason of any default of Tenant hereunder, shall be deemed to be additional rent and shall be due from Tenant to Landlord immediately following the incurring of the respective expenses, the nonpayment of which shall be a breach of this Agreement for nonpayment of rent.

UTILITIES, HEATING & A/C

The Tenant shall pay, as they become due, all monthly bills for the following utilities: washer. All charges shall be furnished to the Premises and presently metered separately. The Landlord hereby agrees to furnish reasonably hot and cold water and reasonable heat (except to the extent that such water and heat are furnished through utilities metered to the Premises as stated above) during regular heating season, all in accordance with the applicable laws. The failure of the Landlord to provide any of the foregoing items to any specific degree, quantity, quality or character due to any cause beyond the reasonable control of the Landlord, such as an accident, mechanical failure, restriction by City, State or Federal regulations, or during times of maintenance or repair to the apparatus, shall not (pursuant to applicable law) form a basis for any claim for damages against the Landlord.

POSSESSION OF PREMISES

Upon the signing of this Agreement, and the payment of the aforementioned Security Deposit and first month's rent, the Landlord shall deliver full possession of the Premises to the Tenant. The expected start date of this Agreement is 10/10/2024. The Premises shall be free of all occupants and of all personal property, except any such property which may be included within the Agreement. Specifically, the Premises shall include the following items:

refrigerator, washer

If despite reasonable efforts the Landlord is unable to deliver full possession of the Premises on the date specified above, the Landlord shall not be held liable to Tenant for any loss or damage, and the Tenant shall not be liable to the Landlord for any rent until possession of the Premises is delivered. Either party may terminate this Agreement by written notice if possession has not been delivered within 2 days after the beginning of this Agreement. Upon delivery of such written notice, all payments made by the Tenant pursuant to this Agreement shall be immediately returned, all obligations of the Tenant and Landlord shall terminate, and

this Agreement shall become null and void and neither the Tenant nor the Landlord shall have any further recourse or remedy against the other. Should neither party wish to terminate this Agreement for failure to deliver possession of the Premises, the Tenant authorizes the Landlord to commence any necessary proceedings in the name of the Tenant to recover possession.

OCCUPANCY, USE, ASSIGNMENT & SUBLETTING

The Premises shall be used solely for residential purposes for the occupancy of 3 persons, and 1 under thirteen (13) years of age. The number of occupants shall not exceed limits established by law, regulation or ordinance. Should the Tenant desire or anticipate a change in occupancy of the Premises due to adoption, birth of a child or otherwise, the Tenant shall notify the Landlord at least 30 days in advance of the changing event.

The Tenant shall not assign any of Tenant's rights under this Agreement and shall not sublet all or part of the Premises without prior written approval of the Landlord. If the Premises are part of a condominium, apartment building or other multiple unit dwelling, the Tenant agrees to abide by all rules and regulations governing such dwelling. The Tenant agrees not to use or permit the Premises to be used for any improper or unlawful purpose and agrees to limit the use of the Premises so that it does not disturb or interfere with the comfort, safety or enjoyment of other tenants living nearby.

CLEANLINESS, ALTERATION & REPAIRS

The Tenant shall, at all times, maintain the Premises in a clean and sanitary condition and return the Premises to the Landlord in the same condition as it was at the beginning of the tenancy, reasonable use and wear excepted. The Landlord shall maintain and repair all fixtures, equipment and appliances included in the Premise at the time the Agreement was made. The Tenant shall immediately notify the Landlord or his/her designated maintenance custodian at 911 of any maintenance or repair issues which require attention.

The Tenant shall not paint or wallpaper any part of the Premises without the Landlord's prior written consent and approval, nor shall the Tenant make any interior or exterior alterations or changes in the Premises. The Tenant shall not change any lock or re-key any lock without the prior written approval and consent of the Landlord. Should a new lock be installed or an existing lock be altered or re-keyed, the Tenant shall immediately deliver a duplicate key to the Landlord at Tenant's sole expense.

The Tenant shall not install any washing machine, dryer, air conditioner, space heater, water bed or fixture without the prior written authorization of the Landlord. Unless otherwise specified, any lock or permanent fixture installed on the Premises with the authorization of the Landlord shall become property of the Landlord upon the termination of this Agreement.

No object(s) shall be thrown from any porch, balcony or window, nor shall any object or item(s) be kept or stored on, in or near any railing, fire escape or windowsill. The Tenant shall not place or store any item(s) or property in any common area.

The Tenant shall be liable for any misuse of plumbing fixture, equipment or appliance, including disposal of any rubbish or trash that damages any fixture or clogs any pipes. The

Tenant shall maintain any surrounding grounds for which the Tenant is given exclusive use, including any trees or shrubbery, and keep same free of rubbish and weeds.

RETURN OF PREMISES

At the termination of this Agreement, the Tenant shall surrender to the Landlord the Premises with all keys in the same condition as when they moved in, with the exception of reasonable normal use and wear expected. Should the Tenant fail to return or to turn over all keys upon vacating the Premises, the Landlord shall maintain the right to replace all locks and keys immediately at the Tenant's sole cost and expense. The Tenant shall be responsible for all damages or losses caused to the Premises by or through any willful or negligent act or actions of the Tenant, the Tenant's guests or invitees, with the exception of any acts of God or any injury or loss caused by the Landlord or for which the Landlord is statutorily liable.

FIRE & CASUALTY

In the event the Premises or any common area providing a necessary egress/access to the Premises are damaged by fire or other casualty which materially interferes with the Tenant's use of or access to the Premises, the Landlord may terminate this Agreement upon written notice to the Tenant. If the Landlord has not exercised the option to terminate, the rent shall be reduced to the fair rental value of the Premises until said Premises are restored to its former condition. If the Landlord has not restored the Premises or egress/access within 2 days, the Tenant may give notice of terminate this Agreement, which shall become effective at the end of the then current month.

INSURANCE

The Tenant shall have the obligation to procure and maintain any renter's insurance coverage of the Tenant's choice from fire or casualty on all personal property.

PETS

The Tenant may not bring any pets onto the Premises nor permit any to remain at the Premises without the written consent of the Landlord.

LEAD-BASED PAINT DISCLOSURE

This property was built before 1978. Housing built before 1978 may contain lead-based paint. Lead paint, paint chips and dust can cause health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of lead-based paint hazards in the dwelling. Renters must also receive a federally-approved pamphlet on lead poisoning prevention.

The Landlord has no knowledge regarding the presence of lead-based paint on the Premises.

ENTRY & INSPECTION

The Landlord or his/her agent(s) or designee(s) shall be permitted to enter the Premises at reasonable times and with reasonable notice to the Tenant for the purpose of inspecting the Premises, maintaining or repairing the Premises, ensuring compliance with any statute, code or regulation; or for the purpose of showing the Premises to any real estate agent, appraiser, mortgagee, prospective buyer, prospective tenant or inspector/contractor for prospective buyer/tenant.

BREACH & ABANDONMENT

In the event that the Tenant breaches this Agreement by failure to pay rent when due or by non-compliance with any term and condition of this Agreement, the Landlord may terminate this Agreement by providing the Tenant with an advance written Notice to Quit for nonpayment of rent pursuant to applicable law no less than 2 days before Tenant is required to vacate the Premises. Entry by the Landlord shall not be required before termination. Issuance of a notice pursuant to this paragraph shall be without waiver or prejudice to any other right or legal remedy of the Landlord. In the event of such termination the Tenant shall be obligated to pay the Landlord a sum equal to the balance of the rent due together with (i) all costs and expenses reasonably incurred by the Landlord to restore the Premises to the same condition as they were at the beginning of the Month-To-Month Tenancy, including cleaning and painting; (ii) moving and storage charges for any personal items of Tenant either required by law to be moved and stored or in the discretion of the Landlord to be moved and stored; (iii) any other damages permitted to be recovered; and (iv) interest at the legal rate from the date of the breach, cost and attorney's fees. Delay or failure of the Landlord to commence legal proceedings shall not constitute a waiver of any right or remedy.

INDEMNIFICATION

The Tenant agrees to indemnify, defend and hold harmless the Landlord from any injury, loss or damage suffered by the Tenant or by any person visiting the Premises, or in any common area during the terms of this Agreement, except for any injury, loss or damage which may be caused by the direct negligence or unlawful act of the Landlord or for which the Landlord may be statutorily liable.

ATTORNEYS' FEES

In the event that the Landlord reasonably requires the services of an attorney to enforce the terms of this Agreement or to seek to recover the possession of the Premises or to recover for damages, the Tenant shall be liable to pay the Landlord's reasonable attorneys' fee incurred and all costs, whether or not a summary process action or other civil action is commenced or judgment is obtained.

NOTICES

All notices required or permitted to be made under this Agreement, including any notice of violation of any terms and conditions herein, of law or the need for care, maintenance or repair, shall be done so in writing and may be delivered by hand, sent by certified mail, return receipt requested, or sent by the United States Postal Service overnight Express Mail or other overnight delivery service, addressed to the Landlord or Tenant or their authorized representative as set forth within this section or to the Tenant at the Premises during the term of the tenancy. Said notice shall be deemed to have been given upon delivery, or if sent by certified mail on the date of delivery set forth in the receipt, or in the absence of a receipt to be three (3) business days after deposit or if sent by Express Mail or overnight mail or delivery, the next business day after deposited with the overnight or delivery service, whether or not a signature is required or received. Acceptance of any notice, whether by delivery or mail, shall be sufficient if accepted or signed by a person having express or implied authority to receive same. Notice shall also be deemed adequate if given in any other form permitted by law.

LANDLORD

TENANT

Mike Smith

232 Swagmoore Lane
New York, New York 10018

111-111-1111

Jimmy Swiggins

146 10th Ave
New York, New York 10011

121-121-1221

COPY OF AGREEMENT

The Landlord shall deliver a copy of this Agreement, duly executed by Landlord or his/her authorizing agent, to Tenant within 2 days after a copy has been duly executed by the Tenant, and has been delivered to the Landlord.

REPRISALS PROHIBITED

The Landlord acknowledges that provisions of applicable law forbid a Landlord from threatening to take or taking reprisals against any Tenant for seeking to assert his/her legal rights.

GOVERNING LAW

This Agreement shall be governed, constructed and interpreted by, through and under the laws of the States of .

IN WITNESS WHEREOF, the parties hereto have set their respective hands and seals to this Agreement on the date first written above.

(LANDLORD SIGNATURE)

(DATE)

(TENANT SIGNATURE)

(DATE)

DISCLOSURE:

PLEASE BE ADVISED THAT LANDLORD/TENANT LAWS IN YOUR LOCATION MAY REQUIRE ADDITIONAL MODIFICATIONS OR ADDITIONS TO BE MADE TO THIS LEASE AGREEMENT. FORMSWIFT DOES NOT GUARANTEE COMPLIANCE WITH ALL RELEVANT STATE, COUNTY OR LOCAL LAWS FOR YOUR LOCATION. THEREFORE, BEFORE EXECUTING THIS LEASE AGREEMENT YOU SHOULD MAKE SURE ALL TERMS AND CONDITIONS ARE IN COMPLIANCE WITH APPLICABLE LAWS. IF YOU NEED ADDITIONAL INFORMATION BASED ON THE STATE YOU SELECTED PLEASE REFER TO THE WEBSITES LISTED BELOW. THANK YOU.

LEASE AGREEMENT LAWS BY STATE

<i>STATE</i>	<i>WEBSITE</i>
ALABAMA	https://statelaws.findlaw.com/alabama-law/alabama-leases-and-rental-agreements-laws.html https://www.alabamalegalhelp.org/files/A2447EEE-F644-D86C-0EED-38CCDA102137/attachments/D58BD7A6-D99A-93CB-F1B6-D0BF0AE6B7B3/352521AlabamaTenantsHandbook122006.pdf
ALASKA	https://statelaws.findlaw.com/alaska-law/alaska-leases-and-rental-agreements-laws.html http://law.alaska.gov/pdf/consumer/LandlordTenant_web.pdf
ARIZONA	https://statelaws.findlaw.com/arizona-law/arizona-leases-and-rental-agreements-laws.html https://housing.az.gov/general-public/landlord-and-tenant-act
ARKANSAS	https://statelaws.findlaw.com/arkansas-law/arkansas-leases-and-rental-agreements-laws.html https://arkansasag.gov/consumer-protection/home/column-one/what-you-should-know-about-landlord-and-tenant-rights/
CALIFORNIA	https://statelaws.findlaw.com/california-law/california-leases-and-rental-agreements-laws.html https://www.achhd.org/documents/California-Tenants-Guide.pdf
COLORADO	https://statelaws.findlaw.com/colorado-law/colorado-tenant-rights-laws.html https://www.colorado.gov/pacific/sites/default/files/Attachment%2010-Landord%20and%20Tenant%20Rights.pdf
CONNECTICUT	https://statelaws.findlaw.com/connecticut-law/connecticut-leases-and-rental-agreements-laws.html https://www.jud.ct.gov/lawlib/law/landlord.htm
DISTRICT OF COLUMBIA	https://statelaws.findlaw.com/dc-law/district-of-columbia-leases-and-rental-agreements-laws.html https://ota.dc.gov/page/information-tenants
DELAWARE	https://statelaws.findlaw.com/delaware-law/delaware-leases-and-rental-agreements-laws.html https://delcode.delaware.gov/title25/c053/index.shtml

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<i>STATE</i>	<i>WEBSITE</i>
FLORIDA	https://statelaws.findlaw.com/florida-law/florida-tenant-rights-laws.html https://www.fdacs.gov/Consumer-Resources/Consumer-Rights-and-Responsibilities/Landlord-Tenant-Law-in-Florida
GEORGIA	https://statelaws.findlaw.com/georgia-law/georgia-leases-and-rental-agreements-laws.html https://consumered.georgia.gov/renting-apartment/tenant-rights
HAWAII	https://statelaws.findlaw.com/hawaii-law/hawaii-tenant-rights-laws.html https://cca.hawaii.gov/hfic/files/2013/03/landlord-tenant-handbook.pdf
IDAHO	https://statelaws.findlaw.com/idaho-law/idaho-tenant-rights-laws.html https://www.ag.idaho.gov/content/uploads/2018/04/LandlordTenant.pdf
ILLINOIS	https://statelaws.findlaw.com/illinois-law/illinois-tenant-rights-laws.html http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=2201&ChapterID=62
INDIANA	https://statelaws.findlaw.com/indiana-law/indiana-leases-and-rental-agreements-laws.html https://www.in.gov/ihcda/4077.htm
IOWA	https://statelaws.findlaw.com/iowa-law/iowa-leases-and-rental-agreements-laws.html https://www.legis.iowa.gov/docs/Legis_Guide/2013/LGLSL004.PDF
KANSAS	https://statelaws.findlaw.com/kansas-law/kansas-leases-and-rental-agreements-laws.html http://kslegislature.org/li_2012/b2011_12/statute/058_000_0000_chapter/058_025_0000_article/
KENTUCKY	https://statelaws.findlaw.com/kentucky-law/kentucky-leases-and-rental-agreements-laws.html https://www.american-apartment-owners-association.org/landlord-tenant-laws/kentucky/
LOUISIANA	https://statelaws.findlaw.com/louisiana-law/louisiana-tenant-rights-laws.html http://ldh.la.gov/assets/oph/Center-PHCH/Center-CH/infectious-epi/EpiManual/MoldComplaints/AGuideToLandlordTenantLaw.pdf

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<i>STATE</i>	<i>WEBSITE</i>
MAINE	https://statelaws.findlaw.com/maine-law/maine-leases-and-rental-agreements-laws.html https://ptla.org/sites/default/files/tenants.pdf
MARYLAND	https://statelaws.findlaw.com/maryland-law/maryland-leases-and-rental-agreements-laws.html http://www.marylandattorneygeneral.gov/Pages/CPD/landlords.aspx
MASSACHUSETTS	https://statelaws.findlaw.com/massachusetts-law/massachusetts-leases-and-rental-agreements-laws.html https://www.mass.gov/info-details/massachusetts-law-about-landlord-and-tenant
MICHIGAN	https://statelaws.findlaw.com/michigan-law/michigan-tenant-rights-laws.html https://www.legislature.mi.gov/Publications/tenantlandlord.pdf
MINNESOTA	https://statelaws.findlaw.com/minnesota-law/minnesota-tenant-rights-laws.html http://www.mncourts.gov/Help-Topics/Landlord-and-Tenant-Issues.aspx
MISSISSIPPI	https://statelaws.findlaw.com/mississippi-law/mississippi-leases-and-rental-agreements-laws.html https://www.msbar.org/for-the-public/consumer-information/cur-rent-law-for-tenants-and-landlords/
MISSOURI	https://statelaws.findlaw.com/missouri-law/missouri-leases-and-rental-agreements-laws.html https://ago.mo.gov/civil-division/consumer/landlord-tenant-law
MONTANA	https://statelaws.findlaw.com/montana-law/montana-tenant-rights-laws.html https://dojmt.gov/consumer/tenants-and-landlords/
NEBRASKA	https://statelaws.findlaw.com/nebraska-law/nebraska-tenant-rights-laws.html https://nrec.nebraska.gov/legal/landlordacttoc.html
NEVADA	https://statelaws.findlaw.com/nevada-law/nevada-tenant-rights-laws.html https://www.leg.state.nv.us/nrs/nrs-118a.html

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<i>STATE</i>	<i>WEBSITE</i>
NEW HAMPSHIRE	https://statelaws.findlaw.com/new-hampshire-law/new-hampshire-tenant-rights-laws.html https://www.doj.nh.gov/consumer/sourcebook/renting.htm
NEW JERSEY	https://statelaws.findlaw.com/new-jersey-law/new-jersey-leases-and-rental-agreements-laws.html https://www.nj.gov/dca/divisions/codes/offices/landlord_tenant_information.html
NEW MEXICO	https://statelaws.findlaw.com/new-mexico-law/new-mexico-tenant-rights-laws.html https://nmhealth.org/publication/view/guide/278/
NEW YORK	https://statelaws.findlaw.com/new-york-law/new-york-tenant-rights-laws.html https://www.dos.ny.gov/licensing/pdfs/DOS-Guidance-Tenant-Protection-Act-Rev.1.31.20.pdf
NORTH CAROLINA	https://statelaws.findlaw.com/north-carolina-law/north-carolina-leases-and-rental-agreements-laws.html https://www.ncconsumer.org/news-articles-eg/relationships-between-tenants-and-landlords-can-be-complex-and-can-lead-to-misunderstandings.html
NORTH DAKOTA	https://statelaws.findlaw.com/north-dakota-law/north-dakota-leases-and-rental-agreements-laws.html https://attorneygeneral.nd.gov/consumer-resources/tenant-rights
OHIO	https://statelaws.findlaw.com/ohio-law/ohio-leases-and-rental-agreements-laws.html http://codes.ohio.gov/orc/5321
OKLAHOMA	https://statelaws.findlaw.com/oklahoma-law/oklahoma-leases-and-rental-agreements-laws.html https://www.okbar.org/freelegalinfo/tenant/
OREGON	https://statelaws.findlaw.com/oregon-law/oregon-leases-and-rental-agreements-laws.html https://www.osbar.org/public/legalinfo/landlordtenant.html
PENNSYLVANIA	https://statelaws.findlaw.com/pennsylvania-law/pennsylvania-tenant-rights-laws.html https://www.equalhousing.org/wp-content/uploads/2018/11/11.18-digital-copy-of-Know-Your-Rights-as-a-Renter-in-PA-3.pdf

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<i>STATE</i>	<i>WEBSITE</i>
RHODE ISLAND	https://statelaws.findlaw.com/rhode-island-law/rhode-island-tenant-rights-laws.html https://www.courts.ri.gov/Courts/districtcourt/PDF/Handbook.pdf
SOUTH CAROLINA	https://statelaws.findlaw.com/south-carolina-law/south-carolina-leases-and-rental-agreements-laws.html https://www.scstatehouse.gov/code/t27c040.php
SOUTH DAKOTA	https://statelaws.findlaw.com/south-dakota-law/south-dakota-tenant-rights-laws.html https://consumer.sd.gov/fastfacts/landlordtenant.aspx
TENNESSEE	https://statelaws.findlaw.com/tennessee-law/tennessee-leases-and-rental-agreements-laws.html https://www.tn.gov/health/cedep/environmental/healthy-homes/hh/renters.html
TEXAS	https://statelaws.findlaw.com/texas-law/texas-tenant-rights-laws.html https://www.texasattorneygeneral.gov/consumer-protection/home-real-estate-and-travel/renters-rights
UTAH	https://statelaws.findlaw.com/utah-law/utah-tenant-rights-laws.html https://le.utah.gov/xcode/Title57/Chapter22/C57-22_1800010118000101.pdf
VERMONT	https://statelaws.findlaw.com/vermont-law/vermont-tenant-rights-laws.html https://www.cvoeo.org/fileLibrary/file_99.pdf
VIRGINIA	https://statelaws.findlaw.com/virginia-law/virginia-leases-and-rental-agreements-laws.html https://law.lis.virginia.gov/vacodepopularnames/virginia-residential-landlord-and-tenant-act/
WASHINGTON	https://statelaws.findlaw.com/washington-law/washington-leases-and-rental-agreements-laws.html https://apps.leg.wa.gov/rcw/default.aspx?cite=59.18
WEST VIRGINIA	https://statelaws.findlaw.com/west-virginia-law/west-virginia-tenant-rights-laws.html http://ago.wv.gov/consumerprotection/Documents/Renters%27%20Rights%20Brochure.pdf

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<i>STATE</i>	<i>WEBSITE</i>
WISCONSIN	https://statelaws.findlaw.com/wisconsin-law/wisconsin-tenant-rights-laws.html http://wilawlibrary.gov/topics/landlord.php
WYOMING	https://statelaws.findlaw.com/wyoming-law/wyoming-tenant-rights-laws.html https://equaljustice.wy.gov/index.php/get-legal-help/self-help-2/housing/requesting-repairs/ common-questions