EASE CONTRACT



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Apartment No. 10	nt community). You've agreed to rer 04
Vista Dr. #1004	, at 0000 11 2022d
	(street address)
Peori	La (city), Illinoi
61614 (zip code) ((the "apartment" or the "premises") for
use as a private residence on	ly. The terms "you" and "your" refer
all residents listed above. Tl	he terms "we," "us," and "our" refer (
	any of owner's successors' in interes
	e else has guaranteed performance
	ate Lease Contract Guaranty for each
guarantor is attached.	
<u>IDENTIFICATION</u>	OF OWNER AND AGENTS
Owner or Authorized Man	agement Agent:
Joshua Fisher	
NAME	
6709 N Terra Vista	Dr
0.00 1 10110 71000	
ADDRESS	
ADDRESS	72005240 161
Peoria, IL 61614	
Peoria, IL 61614	(309) 340-165 TELEPHONE NUMBER
Peoria, IL 61614	TELEPHONE NUMBER on Behalf of Owner for Purpose
Peoria, IL 61614 CITY Person Authorized to Act Service of Process and Rec	TELEPHONE NUMBER on Behalf of Owner for Purpose
Peoria, IL 61614 CITY Person Authorized to Act Service of Process and Rec	TELEPHONE NUMBER on Behalf of Owner for Purpose
Peoria, IL 61614 CITY Person Authorized to Act Service of Process and Rec Joshua Fisher	TELEPHONE NUMBER on Behalf of Owner for Purpose ceipting for Notices:
Peoria, IL 61614 CITY Person Authorized to Act Service of Process and Rec Joshua Fisher NAME	TELEPHONE NUMBER on Behalf of Owner for Purpose ceipting for Notices:
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Peoria, IL 61614 CITY Person Authorized to Act Service of Process and Rec Joshua Fisher NAME 6709 N Terra Vista	TELEPHONE NUMBER on Behalf of Owner for Purpose ceipting for Notices: Dr.
Peoria, IL 61614 CITY Person Authorized to Act Service of Process and Rec Joshua Fisher NAME 6709 N Terra Vista ADDRESS Peoria, IL 61614 CITY	TELEPHONE NUMBER on Behalf of Owner for Purpose ceipting for Notices: Dr. (309) 340-1656
Peoria, IL 61614 CITY Person Authorized to Act Service of Process and Rec Joshua Fisher NAME 6709 N Terra Vista ADDRESS Peoria, IL 61614 CITY	TELEPHONE NUMBER on Behalf of Owner for Purpose ceipting for Notices: Dr. (309) 340-1650 TELEPHONE NUMBER tent will be occupied only by you an

eneral Information 3. LEASE TERM. The initial term of the Lease Contract begins on the 24th day of February , 2023 , and ends at 11:59 pm the 29th day of February (year).

This is a binding document. Read carefully before signing.

Renewal. This Lease Contract will automatically renew month-60 to-month unless either party gives at least ____ written notice of termination or intent to move-out as required by paragraph 44 (Move-Out Notice).

If the number of days isn't filled in, at least 30 days notice is required.

4. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 250.00, due on or before the date this Lease Contract is signed.

IF REQUIRED BY LOCAL ORDINANCE: Your security deposit will be kept in a segregated account at (name of financial institution):

- **5. KEYS.** You will be provided _ mailbox key(s), __ ___ FOB(s), and/or ___ device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same.
- 6. RENT AND CHARGES. Unless modified by addenda, you will pay $\ \ \underline{}\ \ 875.00\ \ \ \ \ per month for rent, payable in advance and without$ demand on or before the first of every month:

<u>(</u>)	at the on-site manager's office, or
2	at our online payment site, or
	at

Concession Granted:

■ NO CONCESSIONS GF		
		is due for the
		th or 🔲 2nd month,on
		(year). Otherwise, you
		of each month (due date)
	•	without our prior written
=	**	t rent unless authorized by
	-	any time that you pay all
		r cashier's check, money
W.		multiple checks. At our
-	•	hecks via the Automated
		ses of collecting payment.
		ayment/ACH is rejected,
		ason. If you don't pay all
		he mont <u>h,</u> you'll pay a late
		k one): 🔀 a flat rate of
		our total monthly rent
		ntil paid in full. You'll also
		returned check or rejected
		the late charges described
		u'll be delinquent and all
		e authorized. All payment
•	ease Contract sh	all constitute rent under
this Lease Contract.		

two days per month is the limit.

No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than _____ consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in,

Additionally, you are <i>[check one]</i> X required to purchase personal liability insurance \(\bigcup \) not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not	required. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions, may be an incurable breach of this Lease Contract and may result in the termination of your tenancy and eviction and/or or any other remedies as provided by this Lease Contract, local ordinance, or state law.	6	the rekeying will be done before you move into your apartment. The rekeying will be done before you move into your apartment. You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law. Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you		ling cxcludes common areas but includes interior living areas and exterior age patios, balconies, attached garages, storerooms for your exclusive use. 10. AREASNOTINCLUDEDINTHETERM "APARTMENT." "Apartment" apartment." "Apartment" are scludes of a stack
7. UTILITIES. We'll pay for the following items, if checked: water	other 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	for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-powered lighting. If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease	If utilities are prorated by an allocation formula, we will follow the procedures of the applicable law. You will comply with all local regulations and rules regarding trash disposal and recycling on the property. Where required, we will provide notices about trash disposal and recycling.	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, hall, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.	In addition, we urge all residents, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

Special Provisions and "What If" Clauses

SPECIAL PROVISIONS. The following special provisions and addenda or written rules furnished to you at or before signing become a part of this Lease Contract and will supersede any conflicting provisions of this printed Lease Contract form. 11.SPECIAL PROVISIONS.

Special Provisions See Additional

See any additional special provisions.	12.DAMAGES AND REIMBURSEMENT. You must promptly reimb us for loss, damage, government fines, or cost of repairs or ser
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- your invitees, guests or occupants. Unless the damage or wastewater stoppage is due to our negligence, we're not liable 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 for—and you must pay for—repairs, replacement costs, and damage to the following that result from you or your invitees, guests, or occupants' negligence or intentional acts; (1) damage to doors, windows, or screens; (2) damage from windows or in the apartment community due to a violation of the Lease Contract or rules, improper use, negligence, or intentional conduct by you or payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.
- 13.FAILING TO PAY FIRST MONTH'S RENT. If you don't pay the first month's rent when or before the Lease Contract begins, all future rentwill be immediately due. We also may end your right of occupancy and recover damages, future rent, attorney's fees, court costs, and other lawful charges as provided by law, court rules, statute or ordinance. Our rights and remedies under paragraph 32 (Default by Resident) apply to acceleration under this paragraph.
- ncreases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 11 (Special Provisions), by a written addendum or amendment signed by you and us, or by reasonable RENT INCREASES AND LEASE CONTRACT CHANGES.

of rent increases or Lease Contract changes effective when the Lease Contract term or renewal period ends, this Lease Contract will 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 automatically continue month-to-month with the increased rent or unless you give us written move-out notice under paragraph 44 (Move-Out Notice). Lease Contract changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) changes of apartment rules allowed under paragraph 18 (Community

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

- (1) If we give written notice to any of you during 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
- 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 or as prescribed by local ordinance, where applicable. 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. or as prescribed by local ordinance, where applicable. 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 (7)

AD VALOREM TAXES/FEES AND CHARGES - ADDITIONAL RENT. Unless otherwise prohibited by law, if, during the term of this Agreement, any locality, city, state, or Federal Government imposes upon Us, any fee, charge, or tax, which is related to or charged by number of occupants, or by the apartment unit itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the apartment, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a

result of your occupancy. As examples, these charges can include, but are not limited to: any charges we receive for any zoning violation, any charge under any nuisance or safety, per person, unit charge or tax and any utility bill unpaid by statute, 911 or other life is then assessed to us for payment. sound, noise or litter charge; chronic nuisance type or per

governmental, or information your rental history for law-enforcement, requests business purposes, we may provide it. DISCLOSURE or

You're Living in the Apartment While

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. reasonable changes to written rules, effective immediately, if they are distributed and applicable to all apartments in the community and do not change dollar amounts on page 1 of this Lease Contract. Our rules are considered part of this Lease Contract. We may make

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 ofbusiness (including child care services) in your apartment or in the apartment apartment for business purposes. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers 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 and you must comply with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions 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 and (3) recreational activities in The apartment and 19. LIMITATIONS ON CONDUCT. and delivery persons;

We may exclude from the apartment community 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 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. If you allow an excluded person onto the property it is grounds for termination of your tenancy.

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 You agree to notify us if you or any occupants are convicted of any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

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 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 of the community; displaying or possessing a appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring You are responsible for the conduct of your occupants and guests. You nor any people living with you or visiting you shall have been convicted of a crime relating to illegal sexual conduct nor shall be gun, knife, or other weapon in the common area in a way that may our reputation by making bad faith allegations against us to others. disturb other people; storing anything in closets having ga registered sex offender in any 20.PROHIBITED CONDUCT.

- an apartment or on sidewalks, under stairwells, or in handicapped parking areas. We may have unauthorized or illegally parked vehicles vehicles. Motorcycles or motorized bikes may not be parked inside towed under an appropriate law. A vehicle is unauthorized or illegally ucks, motorcycles, bicycles, boats, trailers, and recreational and place We may regulate the time, manner, parked in the apartment community if it: 21. PARKING.
- rendering it has a flat tire or other condition
- is on jacks, blocks or has wheel(s) missing; or has no current license plate or no current registration inspection sticker; or
 - takes up more than one parking space;
- occupant abandoned the apartment; or belongs to a resident or
- without is parked in a marked handicap space required handicap insignia; or
 - or is parked in space marked for manager, office; or
 - another vehicle from exiting; plocks 8
- parking" is parked in a fire lane or designated "no
- (10) is parked in a space marked for other resident(s) or apartment(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 |
- RELEASE OF RESIDENT. Unless you're entitled to terminate your tenancy under paragraphs 11 (Special Provisions), 15 (Delay of Occupancy), 44 (Move-Out Notice), or pursuant to statute or ordinance, you won't be released from this Lease Contract for any withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, including but not limited to voluntary or involuntary school loss of employment, bad health, or death. RELEASE OF RESIDENT. 22.
- 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 23. MILITARY PERSONNEL CLAUSE. by such laws.
- and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors carbon monoxide detectors, and/or radon detectors, keyed deadbolt locks, You and all o window latches, and other access control devices. 24. RESIDENT SAFETY AND PROPERTY LOSS. and

statute, and we'll test them and provide working batteries when you first take possession. After that, you must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report smoke detector malfunctions to us in writing. Neither you nor others may disable smoke detectors. If you damage or disable the smoke detector or remove a battery without replacing it with a working battery, you may be liable to us for actual damages, and attorney's fees. If you disable or damage the smoke detector, or fail to replace a dead battery or report malfunctions to us, you may be liable to us and others for any loss, damage, or fines from fire, smoke, or water and you may be in violation of Illinois law and local ordinance. We'll furnish smoke detectors as Smoke Detectors.

provide working batteries when you first take possession. After that, you must pay for and replace batteries as needed, test the detector, and provide general maintenance. We may replace dead one approved carbon monoxide detector in your apartment as required by Illinois law and local ordinance, and we'll test them and We'll furnish or missing batteries at your expense, without prior notice to you. Carbon Monoxide Instructions and Disclosure.

You must immediately report carbon monoxide detector malfunctions to us in writing. Neither you nor others may disable carbon monoxide detectors. If you damage or disable the carbon monoxide detector or remove a battery without replacing it with a working battery, you may be liable to us for actual damages and attorney's fees. If or fail to you may be and you you disable or damage the carbon monoxide detector, you disable or damage the carbon malfunctions to us, you liable to us and others for any loss, damage, or fines and and local ordinance. be in violation of Illinois law

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

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 criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If **Crime or Emergency.** Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, 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 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 and furnish with the law-enforcement agency's incident report You also must notify us enforcement agency.

the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. You will be given an Inventory and Condition form on or before movein. You must sign and 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 accept CONDITION OF THE PREMISES AND ALTERATIONS.

You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute (or Ordinance), or by us in writing, you must not make any alterations to the premises, nor perform any repairs, painting, wallpapering, carpeting, or electrical changes, nor install any appliances, locks or other equipment of any kind, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. We will 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 waterfurniture, 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 base addendum which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, carbon monoxide detectors, radon 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.

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 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, crime in progress and Property ಹ oral request do not constitute ectrical shorts, or uncontrollable running water, electrical shorts, as described in Paragraph 24 - Resident Safety Our written notes on your request from you. 26.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs and reconnections, taking into consideration when casualty insurance proceeds are received. Rent will not abate in whole or in part unless authorized under Illinois law (or local Ordinance).

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

27.ANIMALS. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment community unless we've so authorized in writing. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. An animal depositis considered ageneral 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 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, 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 state, or local law. You must not feed stray or wild animals. 27.

y deposit as Deductions animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for 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 necessary, defleaing, deodorizing, and shampooing, if we deem it i and we may withhold these amounts from your security describe in Paragraph 48 (Security Deposit Interest, and Other

ordinance, if you or any guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed in (2) below may peacefully enter the apartment at reasonable times for the purposes listed in (2) below. You will not unreasonably withhold consent for us to enter your apartment at reasonable times for reasonable purposes as provided by statute or local ordinance. If nobody is in the apartment, then such persons may enter peacefully and at reasonable times by duplicate or master key if: Except as prohibited by WHEN WE MAY ENTER. 28.

- written notice of the entry is left in a conspicuous place in the
- apartment immediately after the entry; and entry is for: responding to your request; making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke-detector, carbon delivering, reconnecting, or replacing appliances, furniture, detectors, detectors, and/or radon detectors, waste of utilities; leaving notices; preventing monoxide

equipment, or access control devices; removing unauthorized access control devices; stopping excessive noise; removing health or safety hazards (including hazardous materials); removingperishable foodstuffs if your electricity is disconnected; inspecting when immediate danger to person or property is reasonably suspected; allowing entry by a law officer with a search or arrest warrant, or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); or showing the apartment to government inspectors, fire marshals, lenders, appraisers, contractors, prospective buyers, or insurance agents.

29.JOINT AND SEVERAL RESPONSIBILITY. Each resident is jointly and severally liable for all Lease Contract obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of termination, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Security deposit refunds may be by one check jointly payable to all residents; the check and any deduction itemizations may be mailed to one resident only.

Replacements

- SO.REPLACEMENTS AND SUBLETTING. Replacing a resident, subletting, assignment, granting a right or license to occupy is allowed only when we expressly consent in writing. To the extent allowed by law, we may charge a subletting fee. 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) an administrative (paperwork) and/or transfer fee will be due; and
 - (2) 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 to a security deposit refund, but will remain liable for the remainder of the original Lease Contract term unless we agree otherwise in writing—even if a new Lease Contract is signed.

Responsibilities of Owner and Resident

- 31.RESPONSIBILITIES OF OWNER. We'll act with customary diligence to:
- (1) keep common areas reasonably clean, subject to paragraph 25 (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
- (4) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable.
- 32.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 move out before your lease expires without paying rent through the end of the lease term or renewal period; (3) you fail to give written move-out notice as required by Paragraph 23 (Military Personnel Clause) or 44 (Move-Out Notice); (4) 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; (5) you abandon the apartment; (6) you give incorrect or false answers in a rental application; (7) you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia, or illegal sexual activity; (8) any illegal drugs, illegal weapons, or drug paraphernalia are found in your apartment; or (9) you or any guest or occupant engages in any of the prohibited conduct described in Paragraph 20 (Prohibited Conduct). If you or any other residents or occupants, on one or more occasions, uses or permits the use of the apartment or leased premises for the commission of a felony or class A misdemeanor under the laws of this state, we shall have the right to void the lease and recover the apartment. We will mitigate our damages to the extent required by Illinois law.

Lease Renewal When A Breach or Default Has Occurred. In the event that you enter into a subsequent Lease prior to the expiration of this Lease and you breach or otherwise commit a default under this Lease, we may, at our sole and absolute discretion, terminate the subsequent Lease, even if the subsequent Lease term has yet to commence. We may terminate said subsequent Lease by sending you written notice of our desire to terminate said subsequent Lease. Lease.

Notice and Eviction. If you default due to non-payment of rent, we may end your right of occupancy by giving you a five-day written notice to vacate, or similar notice as required by local ordinance, where applicable. If you default by breaching the lease for reasons other than non-payment of rent, we may end your right of occupancy by giving you ten days' written notice to vacate or similar notice as required by local ordinance, where applicable.

Notice may be served by: (1) personal delivery at the apartment to you or any occupant over 13 years old; (2) by certified or registered

mail, return receipt requested—the mailing of same shall constitute delivery; or (3) if no one answers the door, by posting a copy of the notice to the door of the apartment. Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other Lease Contract obligations. After giving notice to vacate or after filing an eviction lawsuit, we may still accept rent or other sums due; the filing or acceptance doesn't waive or diminish our right of eviction, or any other contractual or statutory right. Accepting money at any time doesn't waive our right to damages, or past or future rent or other sums.

Acceleration. All monthly rent for the rest of the Lease Contract term or renewal period will be accelerated automatically without notice or demand (before or after acceleration) and will be immediately due and delinquent if, without our written consent: (1) you move out, remove property in preparing to move out, or give oral or written notice (by you or any occupant) of intent to move out before the Lease Contract term or renewal period ends; and (2) you've not paid all rent for the entire Lease Contract term or renewal period. Such conduct is considered a default for which we need not give you notice. Remaining rent also will be accelerated if you're judicially evicted or move out when we demand because you've defaulted. Acceleration is subject to our mitigation obligations to the extent required by Illinois law.

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 of

\$ _____ per day is due in advance 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) if you fail to vacate the apartment, and we accept subsequent rent, you will become a month to month tenant.

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 11, in addition to other sums due. Upon your default, we have all other legal remedies, including tenancy termination. Unless a party is seeking exemplary, punitive, or personal-injury damages, the prevailing party may recover from the non-prevailing party attorney's fees and all other litigation costs to the extent permitted by state law or local ordinance. All unpaid amounts bear 9% interest 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.

General Clauses

- 33.FULL AND BINDING AGREEMENT. Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract, including addendums as referenced in paragraph 51 (Originals and Attachments), is the entire agreement between you and us. 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. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract. This Lease Contract. This Lease Contract.
- 34.ELECTION OF REMEDIES. All remedies are cumulative. Exercising one remedy won't constitute an election or waiver of other remedies. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our failure to enforce or belatedly enforce writtennotice requirements, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.
- **35.NOTICE REQUIREMENTS.** Except when notice or demand is required by state law or local ordinance, you waive any notice and demand for performance from us if you default. Written or electronic 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. All notices and documents may be in English and, at our option, in any language that you read or speak.
- **36.EMPLOYEES AND AGENTS OF OWNER.** 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. This Lease Contract binds subsequent owners. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract. All notices and documents may be in English and, at our option, in any language that you read or speak. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- **37.SUBORDINATION.** This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- **38.DISCRETIONARY RIGHTS.** All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.

- **39.0BLIGATION 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
- **40.CONTACTING YOU.** By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.
- 41. FORCE MAJEURE: If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

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

- **42.PAYMENTS.** Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments.
- **13.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, you must give our representative advance written move-out notice as provided below. Your move-out notice will not release you from liability for the full term of the Lease Contract or renewal term. You will still be liable for the entire Lease Contract term if you move out early (paragraph 22 Release of Resident) except under the military clause (paragraph 23 Military Personnel Clause). If you intend to vacate the premises on the Lease End Date (as provided at Paragraph 3, "Lease Term") without further liability to us for rent, you must provide us with written notice of your intent not to renew the Lease ["Move-out Notice."] as provided in Paragraph 3 (Lease Term). Should you fail to timely provide said Move-out Notice, you will be liable to us for rent for the number of days that your written Notice is less than the number of days set forth in Paragraph 3 (Lease Term). For example, if you do not provide any written Notice to us and vacate the premises on or before the stated Lease End Date of the Lease, you will be liable to us for rent for the number of days of required Notice as provided at Paragraph 3 (Lease Term) as an Insufficient Notice Charge in addition to any other rent that may be due. Any Insufficient Notice Charge shall not extend the Lease Term beyond the Lease End Date. If you give no Notice and remain in the premises after the Lease End Date, you will be deemed a month-to-month tenant on the same terms and conditions contained herein, except that the monthly rental rate as set forth in the Lease, and said rent may be further increased upon 30 days written notice from us to you. If you wish to later terminate the month-to-month tenancy, you must
- provide 30 days written notice to us. YOUR MOVE-OUT NOTICE MUST COMPLY WITH EACH OF THE FOLLOWING:
- We must receive advance written notice of your move-out date.

 The advance notice must be at least the number of days of notice required in paragraph 3 (Lease Term). Oral move-out notice will not be accepted and will not terminate your tenancy.
- Your move-out notice must not terminate your tenancy sooner than the end of the Lease Contract term or renewal period.

YOUR NOTICE IS NOT ACCEPTABLE IF IT DOES NOT COMPLY WITH ALL OF THE ABOVE. You must obtain from our representative written acknowledgment that we received your move-out notice. If we terminate your tenancy, we must give you the same advance notice—unless you are in default.

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 acceleration of future rent under paragraph 32 (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 vacate 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'll be liable for reasonable cleaning charges.
- for a 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.
- **CHARGES.** Interest on your security deposit will be paid to you if required by Illinois law or ordinance. You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke-detector, carbon monoxide detectors, and/or radon detectors batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under paragraph 27 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local

ordinances relating to smoke detectors, carbon monoxide detectors, and/or radon detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge (not to exceed \$100) for our time and inconvenience in any valid eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract, to the extent allowed by Illinois law or local ordinance.

You'll be liable to us for: (1) charges for replacing all keys and access devices referenced in paragraph 5 (Keys) if you fail to return them on or before your actual move-out date; and (2) accelerated rent if you have violated paragraph 32 (Default by Resident).

49.DEPOSIT AND SURRENDER. 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) plus any applicable interest, and an itemized accounting of any deductions within the time frames and parameters set forth under state law. If you fail to provide us with your forwarding address in writing, as required above, we will send your security deposit refund (less lawful deductions) plus any applicable interest, and an itemized accounting of any deductions to your last known address.

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 have been turned in where rent is paid—whichever date occurs first.

Surrender, abandonment, or judicial eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment.

Severability, Originals and Attachments, and Signatures

Resident or Residents (all sign below)

- 50.SEVERABILITY. If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.
- **51.ORIGINALS AND ATTACHMENTS.** This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. 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.

When an Inventory and Condition form is completed, you should retain a copy, and we should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. This lease is the entire agreement between you and us. You acknowledge that you are NOT relying on any oral representations.

Date form is filled out (same as on top of page 1).

02/24/202

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

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

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

		e.

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

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

6709 N Terra Vista Dr.

Peoria, IL 61614 (309)340-1650 Name and address of locator service (if applicable)

SPECIAL PROVISIONS (CONTINUED FROM PAGE 2) Rent \$ 850.00 + Pet Rent \$ 0.00 + RUBS \$ 25.00 + Parking \$ 0.00 = \$ 875.00 Monthly. *** No cash is accepted at the office. *** No Personal checks after 6th of the month. *** No checks accepted after 2 NSF. *** Please see Buy-Out Addendum as it bertains to the Re-letting Charge / Termination Fees stated on Page 2 of this lease	Light and the state of the stat				
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ASSURANT

EVIDENCE OF INSURANCE

Application Number REN3239605 Effective Dates 02/24/2023 to 02/24/2024 12:01 AM Yearly Premium \$106.00

For Services, call 1-877-900-0344

Agent Address	Company Address
GEICO Insurance Agency, LLC.	American Bankers Insurance Company of Florida
One Geico Blvd	11222 Quail Roost Drive
Fredericksburg, VA 22412	Miami, FL 33157-6596

Insured Name & Mailing Address	Risk Address
MERVEILLE MPUTU	6835 N TERRA VISTA DR
6835 N TERRA VISTA DR 1004	1004
PEORIA IL 61614	PEORIA, IL 61614

Section I Coverage Information	Amount (\$)
CONTENTS	\$10,000
LOSS OF USE	\$2,000
Section I Deductible Information	Amount (\$)
STANDARD DEDUCTIBLE	\$500
Section II Coverage Information	Amount (\$)
PERSONAL LIABILITY	\$100,000
MEDICAL PAYMENTS TO OTHERS	\$1,000
ENDORSEMENTS	
REPLACEMENT COST CONTENTS	
NOTE: ALL COVERAGES ARE SUBJECT TO THE TERMS AND CONDITIONS LISTED IN THE POLICY FORMS.	OLICY FORMS.

HISASEOI-1217

Page 1



ASSURANT

Payment Receipt For Application

REN3239605

Total Yearly Premium

\$106.00

Remaining Balance **Down Payment**

\$17.67 \$88.33

Effective Dates 2023-02-24 12:01 AM to 2024-02-24 12:01 AM

For Service, Call 1-877-900-0344

Agent Address	Company Address
GEICO Insurance Agency, LLC.	American Bankers Insurance Company of Florida
One Geico Blvd	11222 Quail Roost Drive
Fredericksburg, VA 22412	Miami, FL 33157-6596

Insured Name & Mailing Address	Risk Address
MERVEILLE MPUTU	6835 N TERRA VISTA DR
6835 N TERRA VISTA DR 1004	1004
PEORIA IL 61614	PEORIA IL 61614

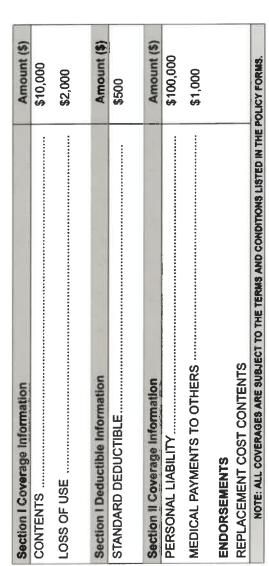
Additional Interest Name & Mailing Address

Hillcrest Apt 40110 N BRANDYWINE DR PEORIA IL 61614



€ 4 4 55%

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HISASEOI-1217

Page 1

ASSURANT

Payment Receipt For Application

REN3239605

\$106.00 \$17.67 \$88.33 Total Yearly Premium Down Payment Remaining Balance Effective Dates 2023-02-24 12:01 AM to 2024-02-24 12:01 AM

For Service, Call 1-877-900-0344

Agent Address	Company Address
GEICO Insurance Agency, LLC.	American Bankers Insurance Company of Florida
One Geico Blvd	11222 Quail Roost Drive
Fredericksburg, VA 22412	Miami, FL 33157-6596
Insured Name & Mailing Address	Risk Address
MERVEILLE MPUTU	6835 N TERRA VISTA DR
6835 N IEKKA VISTA DK 1004	1004
PEORIA IL 61614	PEORIA IL 61614

Additional Interest Name & Mailing Address Hillcrest Apt 40110 N BRANDYWINE DR PEORIA IL 61614



HISASPR-1217

Page 2



LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT



ALALIMENI DESCRIFILION.	SCRIFTION.		'n
Unit No.	1004	6835 N Terra	
Vista Dr. #1004	004		
		(street address) in	
	Peoria		
(city), Illinois,	61614	(zip code).	

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: February 24, 2023	Owner's name: Hillcrest Apartments IL LLC		s (list all residents):	lle M Mputu	2	
Lease Contract Date	Owner's name: Hil		Residents (list all residents):	Merveille M Mputu		

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

- acknowledge that by not maintaining your own policy of fire damage resulting from your negligent or intentional acts or omissions or any other act or omission by you or any other invitees of yours. In no instance, including, but not limited to, payment of rent, shall you or your agents, occupants or invitees, be considered an insured, as a co-insured or an insurance policies or under any self funded risk management programs we may have, if any. You understand that paragraph 8 of the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods of personal liability insurance satisfying the 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 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 hereby assume full and complete liability for any and all loss, costs or damages, including, but not limited to, person permitted to occupy the Premises or any guests or additional insured or otherwise under our property or casualty your occupants or guests) may cause others. requirements listed below, at your sole expense. parties in an amount not less than \$ ACKNOWLEDGMENT က်
- to our property), in a minimum policy coverage amount of \$ 100000.00 , from a carrier with an AM Best rating of A-VII or better, licensed to do business in Illinois. The carrier 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 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. REQUIRED POLICY. 4.

- 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 We may provide you with information of an insurance program that we make available to residents, which your choosing.
- **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. 6
- You have purchased the required personal liability insurance from the insurance company of your choosing listed below that is licensed to do proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide business in this state, and have provided us with written additional proof of insurance in the future at our request. YOUR INSURANCE COVERAGE. ۲.

Insurance Company: Assurant Insurance

- shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled Any default under the terms of this Addendum to exercise all rights and remedies under the law. œ.
- 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. MISCELLANEOUS. 6

CDECIAL DEAVICIONS. 10.

You agree to obtain renter's insurance
with a minimum amount of \$100,000 covering property damage and liability
ne Crossi
RentersAIP@yardi.com listed as an
ave a lapse in coverage wi
insuranc
ally place a forced policy
ty coverage on your account.
Current cost of coverage is \$15 per month
out notice. This charge
coverage is provid
the office. Please note this is liability
ge and does not inclu
coverage for personal contents.

I have read, understand and agree to comply with the preceding provisions. Owner or Owner's Representative	(signs here) Jos kus T iskev	Date of Lease Contract	February 24, 2023
I have read, understand and agree to Resident or Residents	(All residents must sign here)		

LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT



1. APARTMENT DESCRIPTION. Unit No. 1004 6835 N Terra	Non-Monetary Concession. You will receive the following non-monetary concession during the term of
Dr. #1004	
Peoria (city) Illinois 61614 (city code)	
RACT DESCRIPTION.	
Lease Contract Date: February 24, 2023 Owner's name: Hillcrest Apartments IL LLC	4. CONCESSION CANCELLATION AND CHARGE-BACK. The
	concession and discounts indicated above are provide you as an incentive and with the understanding that you fulfill your obligations under the Lease Contract through
Residents (list all residents):	entire term of your Lease.
Merveille M Mputu	It 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.
	5. MARKET RENT. The market rent for this apartment is the
3. CONCESSION/DISCOUNT AGREEMENT. As consideration for your agreement to remain in your apartment and to fulfill your Lease obligations throughout the full term of your Lease, 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{1}{2}\$. This Concession will be credited to your rent due for the month(s) of:	6. SPECIAL PROVISIONS. The following special provisions control over any conflicting provisions of this printed standard form or the Lease Contract.
	1 1
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 apartment. Other Discount/Concession. You will receive the	ir t.
following discount off the rent indicated in the Rent and Charges paragraph of the Lease Contract:	d d
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs here)
Don't	Joshua Fisher
	Date of Lease Contract
	February 24, 2023
	1

LEASE CONTRACT BUY-OUT AGREEMENT



After you

PROSPECTIVE RESIDENTS.

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AFAKIMENI DESCRIFIION. Juit No. 1004 6835 N Terra Zista Dr. #1004	6. SHOWING UNIT TO PROSPECTIVE RESIDENTS. After you give us notice of buy-out, the Lease Contract gives us the right to hegin showing your unit to prospective residents and telling
	them it will be available immediately after your new
Peoria (zin code).	termination date.
EASE CONTRACT DESCRIPTION.	 COMPLIANCE ESSENTIAL. Our deposit of all amounts due under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If
)wner's name: Hillcrest Apartments IL LLC	you fail to comply with any of the procedures or requirements in this agreement after we deposit such monies, your buy-out right and this agreement will be voided automatically; and
Residents (list all residents):	become part of your security deposit, and (2) the lease will continue without buy-out. Then, if you move out early, you are subject to all lease remedies, including reletting fees and liability for all rents for the remainder of the original lease term.
	48. MISCELLANEOUS. If moving out by the new termination date becomes a problem for you, contact us. An extension may be possible if we have not already relet the apartment to a successor resident. We and any successor residents who may be leasing your unit will be relying on your moving out on or before the new termination date. Therefore, you may not hold over beyond such date without our written consent—even if
	it means you have to make plans for temporary lodging elsewhere. "Default" as used in paragraphs 4(c) and 4(d) of
PURPOSE OF AGREEMENT. The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease	this agreement means default as defined in the Lease Contract. You will continue to be liable for any damages and any sums
Contract early—subject to any special provisions in paragraph 9 below. In order to buy out early, your notice must be signed by all residents listed in paragraph 1 of the Lease Contract	9. SPECIAL PROVISIONS. Your right of buy-out (check one) I is or X is not limited to a particular fact situation. If
and you must comply with all provisions of this Buy-Out Agreement.	limited, buy-out may be exercised only if the following facts (see below) occur and any described documents are furnished
BUY-OUT PROCEDURES. You may buy out of the Lease Contract prior to the end of the lease term and cut off all iability for paying rent for the remainder of the lease term	to us. Any special provisions below will supersede any conflicting provision of this printed agreement. Any false statements or documents presented to us regarding buy-out
fall of the following occur:	win automaticany void your right to buy-out of the bease Contract. The special provisions are:
prior to the new termination date (i.e., your new move-out date), which (check one) X must be the last day of a month	
or unay be during a month; (b) you specify the new termination date in the notice, i.e.,	
the date by which you'll move out; (c) you are not in default under the Lease Contract on the	
date you give us the notice of buy-out; (d) you are not in default under the Lease Contract on the	
new termination date (move-out date); (e) you move out on or before the new termination date and	
(f) you pay us a buy-out fee (consideration) of \$\frac{1750.00}{}; (g) you pay us the amount of any concessions you received	
when signing the Lease Contract; and (h) you comply with any special provisions in paragraph 9 below.	
WHEN PAYABLE. The buy-out fee in paragraph 4(f) is due and payable no later than 30 days after you give us your buy-out notice. The total dollar amount of any concessions	
regarding rent or other monetary lease obligations for the entire lease term is \$ and is due payable on the same day as the buy-out fee, subject to any special provisions in paragraph 9 regarding the amount, calculation method, or payment date.	
Resident or Residents (All residents must sign)	Owner or Owner's Representative $(signs\ below)$
State of the state	Joshua Fisher
	Date of Lease Contract
	February 24, 2023

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UTILITY ADDENDUM



This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated

	February 24, 2023 between Hillcrest Apartments IL LLC
("We"	e" and/or "we" and/or "us") and Merveille M Mputu
("You	("You" and/or "you") of Apt. No. 1004 located at 6835 N Terra Vista Dr. #1004
(stre and i the a this /	(street address) in and conditions in the Lease. This Addendum constitutes an Addendum to the above described Lease Contract for the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.
1. R	1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.
િલ	 Water service to your apartment will be paid by you either: directly to the utility service provider; or water bills will be billed by the service provider to us and then allocated to you based on the following formula: 4 If flat rate is selected, the current flat rate is \$ 8.34 per month. 3rd party billing company if applicable
(q) Sewer service to your apartment will be paid by you either: directly to the utility service provider; or sewer bills will be billed by the service provider to us and then allocated to you based on the following formula: 4 If flat rate is selected, the current flat rate is \$ 8.33 per month. 3rd party billing company if applicable
·o'	 Gas service to your apartment will be paid by you either: A directly to the utility service provider; or Gas bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ 3rd party billing company if applicable
р	 d) Trash service to your apartment will be paid by you either: directly to the utility service provider; or L trash bills will be billed by the service provider to us and then allocated to you based on the following formula: 4 X If flat rate is selected, the current flat rate is \$ 8.33 per month. 3rd party billing company if applicable
ø.	 Electric service to your apartment will be paid by you either: A directly to the utility service provider; or B electric bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ 3rd party billing company if applicable
``	f) Stormwater service to your apartment will be paid by you either: directly to the utility service provider; or stormwater bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ per month. 3rd party billing company if applicable
<i>0</i> 0	g) Cable TV service to your apartment will be paid by you either: A directly to the utility service provider; or Cable TV bills will be billed by the service provider to us and then allocated to you based on the following formula: I fflat rate is selected, the current flat rate is \$ 3rd party billing company if applicable
e e	 h) Master Antenna service to your apartment will be paid by you either: ★ directly to the utility service provider; or ★ master antenna bills will be billed by the service provider to us and then allocated to you based on the following formula: ☐ If flat rate is selected, the current flat rate is \$
·— `	 i) Internet service to your apartment will be paid by you either: X directly to the utility service provider; or Internet bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$
.Ţ	 j) Pest Control service to your apartment will be paid by you either: directly to the utility service provider; or pest control bills will be billed by the service provider to us and then allocated to you based on the following formula: If flat rate is selected, the current flat rate is \$ 3rd party billing company if applicable
**	k) (Other) directly to the utility service provider; or bills will be billed by the service provider to us and then allocated to you based on the following formula: liflat rate is selected, the current flat rate is \$

	Juthery Currence
	 METERING/ALLOCATION METHOD KEY "1" - Sub-metering of all of your water/gas/electric use "2" - Calculation of your total water use based on sub-metering of hot water "3" - Calculation of your total water use based on sub-metering of cold water "4" - Flat rate per month "5" - Allocation based on the number of persons residing in your apartment "6" - Allocation based on the number of persons residing in your apartment using a ratio occupancy formula "7" - Allocation based on the number of square footage of your apartment and the number of persons residing in your apartment "8" - Allocation based on the number of bedrooms in your apartment "9" - Allocation based on the number of square footage of your apartment "9" - Allocation based on a lawful formula not listed here (Note: if method "10" is selected, a separate sheet will be attached describing the formula used)
.2	If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in common areas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.
	If a flat fee method for trash or other utility service is used, Resident and Owner agree that the charges indicated in this Agreement (as may be amended with written notice as specified above) represent a fair and reasonable amount for the service(s) provided and that the amount billed is not based on a monthly per unit cost.
က်	When billed by us directly or through our billing company, you must pay utility bills within days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any new account, monthly administrative, late or final bill fees, you shall pay such fees as indicated below.
	New Account Fee: \$
4.	You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the apartment. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your apartment and may charge a reasonable administration fee for billing for the utility service in the amount of
ស	When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
9	We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the apartment unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the apartment due to such outages, interruptions, or fluctuations.
7.	You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.
œ.	Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
6.	You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
1	10.You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.
Ħ	11. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

12. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and/or the Lease Contract.	ou at or before signing will dendum and/or the Lease C	I become a part of this Utility ontract.
Water, Sewer and Trash are the following rates: 2x1 \$ 25.00	25.00	
Resident Signature	Date	02/24/2023
Resident Signature	Date	
Management Joshua Fisher	Date	02/24/2023

LEASE CONTRACT ADDENDUM FOR SATELLITE DISH OR ANTENNA



reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you and we agree to follow. Under a Federal Communications Commission (FCC) order, you as our resident have a right to install a transmitting or receiving satellite dish or antenna on the leased apartment, subject to FCC limitations. We as a rental housing owner are allowed to impose

7	APARTMENT DESCRIPTION.		6. S
	Unit No. 1004	6835 N Terra	ď
	Vista Dr. #1004		σ
		(street address) in	٠.
	Peoria		S
	(city), Illinois, 61614	(zip code).	
7	2. LEASE CONTRACT DESCRIPTION.		ب ب
	Lease Contract Date: February 24,	2023	
	Owner's name: Hillcrest Apartments IL LLC	ents IL LLC	, t
			. سه
			م ب
	Residents (list all residents):		, ,
	Merveille M Mputu		, 10
	i :		Ъ
			0.
			1 2
			7
			co
			9
			3
			-

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 This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, in the Lease Contract, this Addendum shall control.

- NUMBER AND SIZE. You may install 0 satellite dish(es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR 1.4000 are prohibited. S 8
- **LOCATION.** Your satellite dish or antenna must be located: (1) inside your apartment; or (2) in an area outside your apartment such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any parking area, roof, exterior wall, window, residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that window sill, fence or common area, or in an area that other is leased to you for your exclusive use.
- except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior patio railing); or (3) any other method approved by us in writing. No other methods are allowed. We may require reasonable safety standards; (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to our telecommunication systems; and (4) may not be connected to our electrical system that lies within your leased premises (such as a balcony or Your installation: (1) must comply with all applicable ordinances and laws and all it must be safely secured by one of three methods: (1) securely reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception. SAFETY AND NON-INTERFERENCE. 'n

- on a balcony, patio, etc.), the signals received by it may be ransmitted to the interior of your apartment only by the ollowing methods: (1) running a "flat" cable under a door he door or window; (2) running a traditional or flat cable hrough a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables through a window pane," similar to how an external car y a device glued to either side of the window—without rilling a hole through the window; (4) wireless transmission INTENNA TO INTERIOR OF APARTMENT. You may not amage or alter the leased premises and may not drill holes atellite dish or antenna is installed outside your apartment he premises and does not interfere with proper operation of ntenna for a cellular phone can be connected to inside wiring if the signal from the satellite dish or antenna to a device TRANSMISSION FROM EXTERIOR DISH OR hrough outside walls, door jams, window sills, etc. If your am or window sill in a manner that does not physically alter nside the apartment; or (5) any other method approved by
- company approved by us. Our approval will not be reasonably withheld. An installer provided by the seller of trength and type of materials used for installation must be pproved by us. Installation must be done by a qualilied person he satellite dish or antenna is presumed to be qualified. In order to assure AFETY IN INSTALLATION. inreasonab
- You will have the sole responsibility for maintaining your satellite dish, antenna and all related MAINTENANCE. φ.
- repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of **REMOVAL AND DAMAGES.** You must remove the satellite dish or antenna and all related equipment when you move you must pay for any damages and for the cost of repairs or your satellite dish, antenna or related equipment. You will out of the apartment. In accordance with the Lease Contract, not be responsible for normal wear. 6
- insurance (if available) to protect us against claims of is an amount reasonably determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation above ground level, potential wind velocities, risk of the dish/antenna becoming unattached for the satellite dish, antenna and related equipment. If the dish or antenna is installed at a height that could result in injury to others if it becomes unattached and personal injury and property damage to others, related You must take full responsibility falls, you must provide us with evidence of liability to your satellite dish, antenna and related equipment. The insurance coverage must be \$ and falling on someone, etc. LIABILITY INSURANCE. 10.

installation of your satellite dish, antenna or related equipment only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 10 of this addendum; and (3) received our written approval of the installation materials and the person or company that will do the installation, which approved may not be unreasonably withhald	13. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
12. MISCELLANEOUS. If additional satellite dishes or antennas are desired, an additional lease addendum must be executed.	
Resident or Residents (All residents must sign here)	Owner or Owner's Representative (signs here) Joshua Fishev
	Date of Lease Contract February 24, 2023

ILLINOIS 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.

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APARTMENT UNIT DESCRIPTION.	6. ADDITIONAL FEE. You must also pay a one-time non-
, 6835 N Terra	refundable fee of \$
	support animals. Service animals are excepted from this
fcity), Illinois, 61614 (zip code).	requirement.
RACT DESCRIPTION.	 LIABILITY NOT LIMITED. The additional monthly rent and additional security deposit under this Animal Addendum
Lease Contract Date: February 24, 2023 Owner's name: Hillcrest Apartments IL LLC	do not limit residents' liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.
	8. DESCRIPTION OF ANIMAL(S). You may keep only the animal(s) described below. You may not substitute any other animal(s) Neither you nor your guests or occurrence.
it al	anniaries), retries you not your guests of occupants may bring any other animal(s)-mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect-into the apartment or apartment
Merveille M Mpucu	community. Animal's name: None at time of move in
	Type: Breed:
	Veight: Age:
	City of license:
	Date of last rabies shot: Housebroken?
	Animal owner's name:
The term of this Addendum is as follows:	
Begins on and	Animal's name:
Elius oui	Type:
	Color:
and is hereby incorporated into and made a part of such Lease	Weight:Age:
Contract. Where the terms or conditions found in this	se:
Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	License no.: Date of last rabies shot:
A. X. NO APPROVED ANIMALS. If this box is checked you	Housebroken?
are not allowed to have animals (including mammals, reptiles,	Animal owner's name:
birds, fish, rodents, and insects), even temporarily, anywhere in the anathment or anathment community unloce universely.	
anthorized so in writing. We will authorize support and/or	Animal's name:
service animals for you, your guests, and occupants pursuant	Type:
to the parameters and guidelines established by the Federal	Breed:
and incusing act, itop regulatory guidelines, and any applicable state and/or local laws.	Weight: Age:
B. CONDITIONAL AUTHORIZATION FOR ANIMAL.	se:
If this box is checked, you may keep the animal that is described	License no.:
below in the apartment until the Lease Contract expires. But	Date of last rables shot: Househooken?
we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our indement you	Animal owner's name:
and your animal, your guests, or any occupant violate any of	
ANIMAI DEPORIT Event for comice animals under the	Animal's name:
Animals paragraph of the Lease Contract, an animal deposit	Type:
	Breed:
consider, or XI will not consider this additional security	Weight: Age:
deposit the general security deposit for all purposes, the security deposit amount in the Security Deposit paragraph	se:
of the Lease Contract [check one] \(\begin{array}{c} does, or \begin{array}{c} \begin{array}{c} does not \end{array} \)	License no.: Date of last rabies shot:
include this additional deposit amount. Refund of the animal	Housebroken?
in the Lease Contract regardless of whether it is considered	Animal owner's name:
part of the general security deposit.	
ADDITIONAL MONTHLY RENT. Your total monthly rent fas stated in the Lease Contract will be increased by	
\$ 25.00 The monthly rent amount in the Rent and	
Charges paragraph of the Lease Contract [check one]	
🔲 includes 🕱 does not include this additional animal rent,	

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SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	an
Pets will be an additional \$25.00 for one pet and \$40.00 for two pets, per month and	rei
	loc 11 App
There is a	
\$250.00 for one pet and \$300.00 for	a will
as snakes, rodents, unce	12. VIOI viola
reptiles, insects, ferrets and spiders, etc. will not be permitted.	(bas
	your with all of inclu
	13. COM
	we r
	anin
. ANIMAL RULES. You are responsible for the animal's actions at all times. You agree to abide by these rules:	14. LIA ETC
 The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the apartment. 	liabl anin This
• Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.	carp furn impi repa
• Inside, the animal may urinate or defecate <i>only</i> in these designated areas:	Payr are
• Outside the snimal manusinate or defende only in those	As o amo
	anyo
 Animals may not be tied to any fixed object anywhere outside the apartments, except in fenced yards (if any) for your exclusive use. 	If you or un evic
 You must not let an animal other than support animals 	15. MOV
into swimming-pool areas, laundry rooms, offices, clubrooms, other recreational facilities, or other	deoc fron anin
anal chiritics,	

10.

ur exclusive use), you'll be responsible for immediately moving the waste and repairing any damage. Despite ything this Addendum says, you must comply with all ywhere on our property (including in a fenced yard for al ordinances regarding animal defecation.

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- ITIONAL RULES. We have the right to make reasonable ges to the animal rules from time to time if we distribute tten copy of any changes to every resident who is allowed ive animals.
- LATION OF RULES. If you, your guest, or any occupant ates any rule or provision of this Animal Addendum ed upon our judgment) and we give you written notice, nust permanently remove the animal from the premises in the time period specified in our notice. We also have her rights and remedies set forth in the Lease Contract, iding damages, eviction, and attorney's fees.
- permanently remove the animal from the premises if You must immediately eceive a reasonable complaint from a neighbor or other we, in our sole discretion, determine that the ial has disturbed neighbors or other residents. PLAINTS ABOUT ANIMAL. lent or if
 - You and all co-residents will be jointly and severally e for the entire amount of all damages caused by the iture, appliances, as well as landscaping and other outside ovements. If items cannot be satisfactorily cleaned or BILITY FOR DAMAGES, INJURIES, CLEANING, ial, including all cleaning, defleaing, and deodorizing. provision applies to all parts of the apartment, including ired, you must pay for us to replace them completely, nent for damages, repairs, cleaning, replacements, etc. ets, doors, walls, drapes, wallpaper, windows, screens, lue immediately upon demand.

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

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

- lorizing, and shampooing to protect future residents n possible health hazards, regardless of how long the will arrange for these When you move out, you'll pay for defleaing, not you nal was there. We /E-0UT. services,
- 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. 16. JOINT AND SEVERAL RESPONSIBILITY.

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 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

fenced area.

Your animal must be fed and watered inside the apartment.

11. This Animal Addendum and the animal rules are has been executed in multiple originals, one for you and one You acknowledge that no other oral or written provisions noted in paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing, as described under paragraph considered part of the Lease Contract described above. It agreement exists regarding animals. Except for or more for us. GENERAL. 17.

take the animal off our property for that purpose. If we allow animal defecation inside the apartment in this

Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates You are legally bound by this document. Please read it carefully.

Resident or Residents	(All resident's must sign)
~	Z.

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(All L	
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Owner or Owner's Representative (Signs below)

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Date of Signing Addendum

Joshua Fisher

02/24/2023





Your



Your







United States Consumer Product Safety Commission



United States Department of Housing and Urban Development

March 2021

Are You Planning to Buy or Rent a Home Built **Before 1978?**

Protect

Did you know that many homes built before 1978 have lead-based paint? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

How lead gets into the body

Family

From

- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

Lead in

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
 - Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
 - Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

Home

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

Read EPA's pamphlet, The Lead-Safe Certified Guide to Renovate Right, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.

- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
 - Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or stateapproved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

· Nervous system and kidney damage

- Learning disabilities, attention-deficit disorder, and decreased intelligence
 - Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, Problems exposure to high amounts of lead can have (Adults) devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

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Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot (µg/ft²) and higher for floors, including carpeted floors

100 µg/ft² and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
 - 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

9

[&]quot;Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm³), or more than 0.5% by weight.

[&]quot;Lead-containing paint" is currently defined by the federal gove dried paint in excess of 90 parts per million (ppm) by weight.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint inspection tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
- Portable x-ray fluorescence (XRF) machine
- Lab tests of paint samples
- A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
- Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
- Sample dust near painted surfaces and sample bare soil in the yard
- Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call 1-800-424-LEAD (5323) for a list of contacts in your area.³

³ Hearing- or speech-challenged Individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust, Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
 - - When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in Iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.

state-

To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

10

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- $10\,\mathrm{micrograms}$ per square foot (µg/ft²) for floors, including carpeted floors
- 100 μg/ft² for interior windows sills
- 400 µg/ft² for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, The Lead-Safe Certified Guide to Renovate Right



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- Avoid renovation methods that generate large amounts of lead-contaminated dust. Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
- Open-flame burning or torching
- Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - · Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide* to *Renovate Right.*

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Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested. Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula.
 Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes. Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

other For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have or questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this nu by calling the Federal Relay Service at 1-800-877-8339. 13

Other Sources of Lead, continued

- Lead smelters or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old toys and furniture may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.4
- Food and liquids cooked or stored in lead crystal or lead-glazed pottery or porcelain may contain lead.
- Folk remedies, such as "greta" and "azarcon," used to treat an upset stomach.

In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other
information about lead hazards on the Web at epa.gov/lead and
hud.gov/lead, or call 1-800-424-LEAD (5323).

EPA's Safe Drinking Water Hotline For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to
report an unsafe consumer product or a product-related injury, call
1-800-638-2772, or visit CPSC's website at cpsc.gov or
saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to leadbased paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at 1-800-424-LEAD.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at 1-800-877-8339.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Mai New Hampshire, Rhode Island, Vermont)

Region 6 (Arkansas, Louisiana, N Oklahoma, Texas, and 66 Tribes)

quare, Suite 100, OES 05-4 109-3912 Regional Lead Contact U.S. EPA Region 1 5 Post Office Square, Suit Boston, MA 02109-3912 (888) 372-7341

Regional Lead Contact
N.S. EPA Region 6
10.5 EPA Region 6
Dallas, TX 75202-2733
(214) 665-2704

"oowa, Kansas, "Jonal Lead Contact U.S. Ept Region 7 11201 Renner Blvd. Lenexa, KS 66219 (800) 223-0425

Regional Lead Contact U.S. EPA Region 2 S890 Woodbridge Avenue Building 205, Mail Stop 225 Edison, NJ 08837-3679 (732) 906-6809

igion 2 (New Jersey, Ne

egion 8 (Colorado, A akota, South Dakota

Region 3 (Delaware, Maryland, Virginia, DC, West Virginia)

Jukoop: Jenver, CO 802((303) 312-6°

egion 9 (Ariz

Philadelphia, PA 19103 (215) 814-2088

labama, Florida, Georgía, lississippi, North Carolina, Sout messee)

Region 4 (Alaba Kentucky, Missis: Carolina, Tennes:

agion 10 (Alaska, Idaho, Oregon, Regional Lead Contact U.S. EPA Region 9 (CMD-4 Street CA 94105 /> Hawmorne S San Francisco, C (415) 947-4280

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Alr and Toxics Enforcement Sec
1200 Sixth Avenue, Suite 155
Seartle, WA 98101
(206) 553-1200

Regional Lead Contact U.S. EPA Region 5 (LL-17.) 77 West Jackson Boulevard Chicago, IL 60604-3666 (312) 353-3808

16

Consumer Product Safety Commission (CPSC)

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The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

4330 East West Highway Bethesda, MD 20814-4421 1-800-638-2772

cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD) HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

AUD H

451 Seventh Street, SW, Room 8236 Washington, DC 20410-3000 (202) 402-7698

hud.gov/lead

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U. S. EPA Washington DC 20460 U. S. CPSC Bethesda MD 20814 U. S. HUD Washington DC 20410

EPA-747-K-12-001 March 2021

IMPORTANT!

Around Your Home Can Be Dangerous if Lead From Paint, Dust, and Soil in and Not Managed Properly

- Children under 6 years old are most at risk for lead
- Lead exposure can harm young children and babies even poisoning in your home.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.

before they are born.

- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

nt 1. **Lead Warning Statement** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health

hazards ifnot managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.	eisespecially se the presen eive a federa	harmful to young children and pregnar ce of known lead-based paint and/or l illy approved pamphlet on lead poison	twomen. Before ead-based paint ing prevention.
Lessor's Disclosure (a) Presence of lead-based paint and/or lead-based paint hazards (<i>check (i) or (ii) below</i>): (i) L Known lead-based paint and/or lead-based paint hazards are present in the hore	l-based pain sad-based pa	re id-based paint and/or lead-based paint hazards (<i>check (i) or (ii) below</i>): lead-based paint and/or lead-based paint hazards are present in the housing (explain)	ıg (explain).
(ii) X Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing (b) Records and reports available to the lessor (check (i) or (ii) below):	based paint or (check (i)	and/or lead-based paint hazards in to or (ii) below):	ne housing.
(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).	th all availab	ne records and reports pertaining to l ng (list documents below).	ead-based paint
(ii) X Lessor has no reports or records puthe housing.	ertaining to	Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.	paint hazards in
Lessee's Acknowledgement (initial)			
(c) MM Lessee has received copies of all information listed above.	of all inform	ation listed above.	
(d) M Lessee has received the pam	ıphlet Prote	Lessee has received the pamphlet Protect Your Family from Lead in Your Home.	ъ.
Agent's Acknowledgement (initial)			
(e) # Agent has informed the lessor of the lessor's o of his/her responsibility to ensure compliance.	or of the les ensure com	Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.	2d and is aware
Certification of Accuracy The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.	rmation abo accurate.	ove and certify, to the best of their knc	wledge, that the
Hillcrest Apartments IL LLC, 6835	35 N Terra	ra Vista Dr. #1004 #1004	
	,		
& unit number OR street	address of dv 02/24/2023	welling City	
Lessee (Resident) Da	Date	Lessee (Resident)	Date
Lessee (Resident) Da	Date	Lessee (Resident)	Date
Lessee (Resident)	Date	Lessee (Resident)	Date
Hillcrest Apartments IL LLC			

02/24/2023

V Blue Moon eSignature Services Document ID: 360312163

Joshus Fisher Agent

Lessor (Owner)

Date

ASBESTOS ADDENDUM



Date: February 24, 2023

(when this Addendum is filled out)

1. APARTMENT DESCRIPTION. Init No. 1004 6835 N Terra	4. FEDERAL RECOMMENDATIONS. The United States Fuvironmental Protection Agency (FDA) has determined that
Dr. #1004	the mere presence of asbestos materials does not pose a health
(street address) in	risk to residents and that such materials are safe so long as
(city), Illinois, 61614 (zip code).	they are not dislodged or disturbed in a manner that causes the asbestos fibers to be released. Disturbances include
oTION. ary 24, 2023	sanding, scraping, pounding, or other techniques that produce dust and cause the asbestos particles to become airborne. The EPA does not require that intact asbestos materials be
Owner's name: Hillcrest Apartments IL LLC	removed. Instead, the law simply requires that we take reasonable precautions to minimize the chance of damage or disturbance of those materials.
Residents (list all residents):	5. COMMUNITY POLICIES AND RULES. You, your families, other occupants, and guests must not disturb or attach
Merveille M Mputu	anything to the walls, ceilings, floor tiles, or insulation behind the walls or ceilings in your apartment unless specifically allowed in owner's rules or community policies that are
	separately attached to this Lease Contract. The foregoing prevails over other provisions of the Lease Contract to the contrary. Please report any ceiling leaks to management promptly so that pieces of acoustical ceiling material or ceiling tiles do not fall to the floor and get disturbed by people walking on the fallen material.
	6. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
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. ASBESTOS. In most apartments which were built prior to 1981 and in some built after that, asbestos was commonly used as a construction material. In various parts of your apartment, asbestos materials may have been used in the original construction or in renovations prior to the enactment of federal laws which limit asbestos in certain construction materials.	
Resident(s) (All residents must sign)	Date of Signing Addendum
Sports.	02/24/2023
Owner or Owner's Representative	Date of Signing Addendum
Goshua Fosker	02/24/2023

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 apartment. That is why this addendum contains important information for you, and responsibilities for both vou and us.

									'n
responsibilities for both you and us.	1. APARTMENT DESCRIPTION. Unit No. 1004 6835 N Terra Vista Dr. #1004	(city), Illinois, 61614 (zip code).	 LEASE CONTRACT DESCRIPTION. Lease Contract Date: February 24, 2023 	Owner's name: Hillcrest Apartments IL LLC	Residents (list all residents):	Merveille M Mputu			

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.

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

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

used to help remove non-visible mold products from porous items, such as fibers in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

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

8. COMPLIANCE. Complying with this addendum will help prevent mold growth in your apartment, 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 apartment and any health problems that may result. We can't fix problems in your apartment unless we know about them.

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

Resident or Residents	l residents must sign here)
Re	(All re

TED		

Owner or Owner's Representative (Signs here)

a come a

February 24, 2023

Date of Lease Contract

BED BUG ADDENDUM

(when this Addendum is filled out)



Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your apartment or surrounding apartments. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

] _	A DA RTMENT DESCRIPTION		Z VCEE
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	Vista Dr. #1004		apartm
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	Owner's name; Hillcrest Apartments IL LLC	I ILC	apartm
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	Residents (list all residents):		have yo
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Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control. 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 This Addendum

- This Addendum modifies the Lease Contract and addresses situations related to bed bugs (cimex lectularius) which may be discovered infesting the apartment or personal property in the apartment. You understand that we relied on your representations to us in this Addendum. PURPOSE. 8
- BY SIGNING THIS INSPECTION AND INFESTATIONS. ADDENDUM, YOU REPRESENT THAT: 4.
- 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

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.

furniture, clothing, personal property, or possessions. You also acknowledge that you have fully disclosed to us any 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, previous bed bug infestations or bed bug issues that you have

φ.

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

PEST AND S FOR INSPECTION

insed pest control professional to treat the apartment ilding. We can select the method of treating the ent, building and common areas for bed bugs. We can wed by law. You and your family members, occupants, and invitees must cooperate and will not interfere spections or treatments. We have the right to select pect and treat adjacent or neighboring apartments to estation even if those apartments are not the source e of the known infestation. Unless otherwise prohibited you are responsible for and must, at your own expense, our own personal property, furniture, clothing and sions treated according to accepted treatment methods st do so as close as possible to the time we treated the ent. If you fail to do so, you will be in default, and we ve the right to terminate your right of occupancy and e all rights and remedies under the Lease Contract. ee not to treat the apartment for a bed bug infestation st allow us and our pest control agents access to the ent at reasonable times to inspect for or treat bed bugs shed by a licensed pest control firm that we approve.

- ICATION. You must promptly notify us: y known or suspected bed bug infestation or presence e apartment, or in any of your clothing, furniture or onal property.
 - any recurring or unexplained bites, stings, irritations, 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 apartment.
- 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.
- 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 must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated If we confirm the presence or infestation and treat the apartment and building that are infested. You the apartment. Any items you remove from the apartment 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 apartment, we have the right to require you to temporarily vacate the apartment 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. COOPERATION. ۲.
- vacate your apartment, you may be responsible for the cost of cleaning and pest control treatments. If we must move of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform apartments. 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 You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your apartment for bed bugs. If we other residents in order to treat adjoining or neighboring apartments to your apartment, you may be liable for payment pest control treatments to eradicate infestations in other terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and obtain immediate possession of the apartment. If you fail to move out after your right of occupancy has been terminated, you will be liable for confirm the presence or infestation of bed bugs after you holdover rent under the Lease Contract. RESPONSIBILITIES.

10. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	cument, Please read it carefully. Owner or Owner's Representative (Signs below)	Date of Signing Addendum 02/24/2023
apartment in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.	You are legally bound by this document. Please read it carefully. Resident or Residents (All residents must sign) (Signs b	

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

A Guide for Rental Housing Residents **BED BUGS**

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 the bugs assume a distinctly blood-red hue until digestion is of humans and warm-blooded animals—their sole food source

Bed bugs don't discriminate

decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been Bed bugs increased presence across the United States in recent 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 presence. This serves only to enable the spread of bed bugs. residents, out of shame, to avoid notifying owners

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

In fact, federal agencies tasked with addressing pest of public 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 There exists no scientific evidence that bed bugs transmit disease. health concern, namely the U.S. Environmental Protection Agency disease are false.

Identifying bed bugs

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

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

- areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination by bed bugs often times appear in succession and on exposed of such markings often go misdiagnosed. However, welts caused 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, 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 it is extremely important to be mindful of bed bugs when away 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

- hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand reason a seemingly nice looking leather couch, for example, is Do not bring used furniture from unknown sources into your apartment. Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of secondfurniture is bed bug-free, residents should assume that the 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.
 - circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides Do not attempt to treat bed bug infestations. Under no poses too great a risk to you and your neighbors.
- must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management Do comply with eradication protocol. If the determination is made that your unit is indeed playing host to bed bugs, you



INVENTORY AND CONDITION FORM



APARTMENT DESCRIPTION. Unit No.	1004 , 6835 N Terra Vista Dr. #1004
Peoria	(street address) in fcity). Illinois. 61614 (zip code).
LEASE CONTRACT DESCRIPTION. Lease Contract date: Apartments IL LLC	February 24, 2023 Owner's name: Hillcrest
Residents (list all residents):	
Merveille M Mputu	
Within 40 hours office account	
Within 48 hours after move-in, you must note on this form all defects, damage, or sal return it to our representative. Otherwise, everything will be considered to be in a clean, Please mark through items listed below or put "none" if the items don't exist. This forn and us (the owner). We'll use it in determining what should and should not be considere out. You are entitled to a copy of this form after it is filled out and signed by you and us.	Within 48 hours after move-in, you must note on this form all defects, damage, or safety or pest-related concerns and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition. Please mark through items listed below or put "none" if the items don't exist. This form protects both you (the resident) and us (the owner). We'll use it in determining what should and should not be considered your responsibility upon moveout. You are entitled to a copy of this form after it is filled out and signed by you and us.
Resident's Name: Merveille M Mputu Home Phone: (Work Phone: ()
Resident's Name:	Work Phone: ()
.e:	Wzl. Pl ()
Je:	WOLN FILDLIE: []
nome rnone: () Resident's Name:	Work Phone: ()
Home Phone: ()	Work Phone: ()
Resident's Name: Home Phone: ()	Work Phone: ()
X Move-In	or
Living Room Walls	Refrigerator Light, Crisper Dishwasher, Dispensers, Racks
Wallpaper	Microwave
Plugs, Switches, A/C Vents	Plumbing Leaks or Water Stains on Walls or Ceilings
Woodwork/ Baseboards Ceiling	Other
Light Fixtures, Bulbs	General Items
riooi) cai per	Thermostat
Doors, Stops, Locks	A/C Filter
Windows, Latches, Screens Window Coverings	Washer/Dryer
Closets, Rods, Shelves	Geiling Fans
Closet Lights, Fixtures Lamps. Bulbs	Exterior Doors, Screens/Screen Doors, Doorbell
Water Stains on Walls or CeilingsOther	FireplaceOther
Kitchen Walls	Dining Room
YALIS	Walls
wallpaper Plugs, Switches, A/C Vents	Wallpaper
ork/Baseboa	Plugs, Switches, A/L Vents Woodwork/Baseboards
Ceiling Light Fixtures, Bulbs	Ceiling
Floor/Carpet	Light Fixtures, Bulbs
Doors, Stops, Locks	Doore Stone Locks
Windows, Latches, Screens	Windows, Latches, Screens
Cabinets, Drawers, Handles	Window Coverings
Countertops	Closet Lights, Fixtures
Stove/Oven, Trays, Fans, Snerves Vent Hood	Water Stains on Walls or Ceilings
Refrigerator, Trays, Shelves	Other

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	Stopper	Stopper	ets, Drawers, Handles	Reyless Deadbolts
			, Paper Holder	Keyless Bolting Devices
Stopper			ub, Enclosure, Stopper	Sliding Door Latches

Walls
Wallpaper
Plugs, Switches, A/C Vents
Woodwork/BaseboardsCeiling
Light Fixtures, Bulbs
Exhaust Fan/Heater
Floor/Carpet
Doors, Stops, Locks
Windows, Latches, Screens
Window Coverings
Sink, raucet, nangles, stopper Countertops
Mirror
Cabinets, Drawers, HandlesToilet, Paper Holder
TilePlumbing Leaks or Water Stains on Walls or Ceilings
Bedroom (describe which one):
Walls
Wallpaper Plugs, Switches, A/C Vents
Woodwork/Baseboards
Ceiling Light Fixtures. Bulbs
Floor/Carpet
Doore Stone Looke
Windows, Latches, Screens
Window Coverings
Closets, Rods, Shelves
closet Lignts, Fixtures Water Stains on Walls or Ceilings
Other
Bath (describe which one):
YALIS
Wallpaper
Woodwork/Baseboards
Ceiling
Light Fixtures, Bulbs
Floor/Carpet
Doors, Stops, Locks Windows, Latches, Screens
Window Coverings
Sink, Faucet, Handles, Stopper
Countertops
Cabinets, Drawers, Handles
Tollet, Paper Holder Bathtub, Enclosure, Stopper
wer, Doors, Rod
Plumbing Leaks or Water Stains on Walls or Ceilings
Other
Safety-Related Items (Put "none" if item does not exist)
Door Knob Locks
Keyless Deadbolts
Keyless Bolting Devices
Sliding Door Latches

Sliding Door Pin Locks Gard(s) Doorviewers Other	ard(s)
lights (push button to test) rs (look at charge level-BUT DON'T TEST!)	Date of Move-In: 02/24/2023 or
Garage Door Opener	
SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	g provisions of this printed form:
Acknowledgment. You agree you will complete and submit this form in accordance with this Lease and our Community Policies. You acknowledge you will inspect and test all safety-related items in the apartment, including smoke alarms and any other detector(s), and confirm that they are working as your as noted on want or noted on want of the second of t	ce with this Lease and our Community Policies. ncluding smoke alarms and any other detector(s),
and commentations are worming, except as noted on your completed inventory and conductor from thems win be considered to be in good and working condition unless otherwise noted. You acknowledge you will receive written operating instructions on the alarm system and gate access entry systems (if there are any). You acknowledge that you will inspect the apartment and confirm	nd Condition Forms. An items will be considered a will receive written operating instructions on that you will inspect the apartment and confirm
no signs of bed bugs or other pests are present, or, if bugs are present, that you will promptly report any bed bug or pest issues on this Inventory and Condition Form and through a written work order or other written repair request. You agree that this returned condition Form and through a written work order or other written repair request.	I promptly report any bed bug or pest issues on ten repair request. You agree that this returned
Compress inventory and condition form accurately reflects the condition of the apartment of purposes of defermining any refund of deposit due to you when you move out. You acknowledge that if you do not return the form within 48 hours after move-in, we will consider the apartment to be clean, safe, free of pest or insect infestations, and in good working condition for purposes of determining any refund of deposit due to you at move-out.	artment for purposes of determining any refund form within 48 hours after move-in, we and in good working condition for purposes of
In signing below, you accept this inventory as part of the Lease Contract and agree that it accurately reflects the condition of the premises for purposes of determining any refund due to you when you move out.	ree that it accurately reflects the condition of e out.
Resident or Resident's Agent:	Date of Signing 02/24/2023
Resident or Resident's Agent:	Date of Signing
Resident or Resident's Agent:	Date of Signing
Resident or Resident's Agent:	Date of Signing
Resident or Resident's Agent:	Date of Signing
Resident or Resident's Agent:	Date of Signing
Owner or Owner's Representative: Joshus Fisher	Date of Signing 02/24/2023

CRIME/DRUG FREE HOUSING ADDENDUM

2.



]	TENT DESCRIPTION.		4. Violatio
	Unit No. 1004 , 6835 N Terra Vista Dr. #1004		posses
			the use
	(city), Illinois, 61614 (zip code).		or marri of any
2.	RACT DESCRIPTION.		violatio
	Lease Contract Date: February 24, 2023		5. Engagi
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	Kesidents (list all residents): Merveille M Mputu		Owner
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			B. AGREE TH
			LEASE CO
	This Addendum constitutes an Addendum to the above		OF TENAI this Adde
	described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease		material
	Contract. Where the terms or conditions found in this		terminati
	in the Lease Contract, this Addendum shall control.		foregoing tenancy fo
8	ADDENDUM APPLICABILITY. In the event any provision		with or w
	in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above-	ທ່	CRIMINAL C
	mentioned Lease Contract, then the provisions of this		provided by not require
	term "Premises" shall include the apartment, all common	9	SPECIAL PR
	areas, all other apartments on the property or any common areas or other apartments on or about other property owned		collició over
	by or managed by the Owner. The parties hereby amend and sunplement the Lease Contract as follows:		
4.	CRIME/DRUG FREE HOUSING. Resident, members of the		
	Resident's household, Resident's guests, and all other persons affiliated with the Resident:		
	A. Shall not engage in any illegal or criminal activity on or about the premises. The phrase, "illegal or criminal activity"		
	shall include, but is not limited to, the following:		
	 Engaging in any act intended to facilitate any type of criminal activity. 		2
	2. Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity.		
	regardless of whether the individual engaging in such activity is a member of the household, or a guest.		
	3. The unlawful manufacturing, selling, using, storing,		
	keeping, purchasing or giving of an inegal or controlled substance or paraphernalia as defined in city, county,		\$0: K.
	state or federal laws, including but not limited to the State of Illinois and /or the Federal Controlled Substances		
	Act,		
	Resident or Residents (sign here)		
V	Ser Control		
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1		Ţ	
	Owner or Owner's Representative (signs here)		
all	Joshua Fisher	I	

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
the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation of any such federal law shall constitute a material violation of this rental agreement.
5. Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with his or her unit.
6. 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 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
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
foregoing comments, Owner may terminate Resident's tenancy for any lawful reason, and by any lawful method,
CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall
not require a criminal conviction. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
Date of Signing Addendum 02/24/2023
Date of Signing Addendum 02/24/2023

E-SIGNATURE CERTIFICATE

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



DOCUMENT INFORMATION

Status Signed	360312163	Submitted 02/24/23	35	Lead Hazard Disclosure Addendum, Apartment Lease Form, Inventory and Condition Form, Animal Addendum, All-In-One Utility Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Asbestos Addendum, Lease Contract Buy-Out Agreement, Satellite Dish or Antenna Addendum, Addendum for Rent Concession, Renter's or Liability Insurance Addendum Crime/Drug Free Housing Addendum
Status	Document ID 360312163	Submitted	Total Pages 35	Forms Included

PARTIES

Merveille Mputu signer key: b3b456279762452d923a4b67372cb47b IP address: 98.46.110.127

signing method: Blue Moon eSignature Services authentication method: eSignature by email merveillemputu104@gmail.com browser: Mozilla/5.0 (Linux; Android 13; SM-S908U) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/107.0.0.0 Mobile Safari/537.36



Joshua Fisher signer key: 0d9a2b25e895f62a2488049af5d1948e IP address: 10.100.10.170

signing method: Blue Moon eSignature Services authentication method: eSignature by email hillcrest@pmrcompanies.com browser: PHP 7.3.29/SOAP

Joshua Fisher

(Property Manager)

DOCUMENT AUDIT

ted Consumer Disclosure	Merveille Mputu initialed Lead Hazard Disclosure Addendum	Merveille Mputu initialed Lead Hazard Disclosure Addendum	Merveille Mputu signed Lead Hazard Disclosure Addendum	Merveille Mputu dated Lead Hazard Disclosure Addendum	d Apartment Lease Form	Merveille Mputu signed Inventory and Condition Form	Merveille Mputu dated Inventory and Condition Form	d Animal Addendum	Merveille Mputu signed All-In-One Utility Addendum	Merveille Mputu dated All-In-One Utility Addendum	d Bed Bug Addendum	Merveille Mputu signed Mold Information and Prevention Addendum	d Asbestos Addendum	Asbestos Addendum
Merveille Mputu accepted Consumer Disclosure	Merveille Mputu initialed L	Merveille Mputu initialed L	Merveille Mputu signed Le	Merveille Mputu dated Lea	Merveille Mputu signed Apartment Lease Form	Merveille Mputu signed In	Merveille Mputu dated Inv	Merveille Mputu signed Animal Addendum	Merveille Mputu signed Al	Merveille Mputu dated All-	Merveille Mputu signed Bed Bug Addendum	Merveille Mputu signed M	Merveille Mputu signed Asbestos Addendum	Merveille Mputu dated Asbestos Addendum
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DOCUMENT AUDIT CONTINUED

5T Merveille Mputu signed Lease Contract Buy-Out Agreement	5T Merveille Mputu signed Satellite Dish or Antenna Addendum	5T Merveille Mputu signed Addendum for Rent Concession	ST Merveille Mputu signed Renter's or Liability Insurance Addendum	ST Merveille Mputu signed Crime/Drug Free Housing Addendum	5T Merveille Mputu dated Crime/Drug Free Housing Addendum	To Merveille Mputu submitted signed documents	5T Joshua Fisher initialed Lead Hazard Disclosure Addendum	5T Joshua Fisher signed Lead Hazard Disclosure Addendum	ST Joshua Fisher dated Lead Hazard Disclosure Addendum	5T Joshua Fisher signed Apartment Lease Form	5T Joshua Fisher signed Inventory and Condition Form	5T Joshua Fisher dated Inventory and Condition Form	ST Joshua Fisher signed Animal Addendum	ST Joshua Fisher dated Animal Addendum	ST Joshua Fisher signed All-In-One Utility Addendum	ST Joshua Fisher dated All-In-One Utility Addendum	ST Joshua Fisher signed Bed Bug Addendum	ST Joshua Fisher dated Bed Bug Addendum	ST Joshua Fisher signed Mold Information and Prevention Addendum	ST Joshua Fisher signed Asbestos Addendum	ST Joshua Fisher dated Asbestos Addendum	ST Joshua Fisher signed Lease Contract Buy-Out Agreement	ST Joshua Fisher signed Satellite Dish or Antenna Addendum	ST Joshua Fisher signed Addendum for Rent Concession	ST Joshua Fisher signed Renter's or Liability Insurance Addendum	ST Joshua Fisher signed Crime/Drug Free Housing Addendum	ST loshua Eisher dated Crime/Drug Eree Housing Addendum	
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