

SPRINGHILL APARTMENTS APARTMENTS

RENTAL AGREEMENT

HSL Asset Management, LLC, as Manager and Agent (hereinafter called "Lessor") for the "Owner" rents to Lessee(s), jointly and severally, Apartment No. **01102** of SPRINGHILL APARTMENTS Apartments, located at **8030 E Lakeside Parkway, Tucson, AZ 85730** to be used solely for the purpose of a personal residence by (name of each occupant)

(1) **Zoev Medina**(2) **N/A**(3) **N/A**(4) **N/A**(5) **N/A**(6) **N/A**(7) **N/A**(8) **N/A**

Occupancy is limited to those persons named above. No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than fourteen (14) days per month without prior written consent from Lessor.

- Note - Lessee(s) may obtain a copy of the Arizona Residential Landlord and Tenant Act (ARLTA) from the Arizona Department of Housing website.
- Note - Lessee(s) hereby stipulate(s) and agree(s) that service of any notice pursuant to ARLTA at the above-listed address is sufficient to acquire *in personam* and *in rem* jurisdiction over all of the signors of this agreement regardless of where the signer actually resides.

1. **LEASE TERM:** The initial term of the Lease Contract beginning **March 06, 2023** and ending at midnight on **September 05, 2023 (Initial Term)** for an unfurnished apartment and Lessee(s) shall pay rent, tax, charges and deposits as set forth below. This Lease will automatically renew month-to-month unless either party gives at least sixty (60) days written notice of termination or intent to move out as required by paragraph 33(A), except where the initial lease term is 60 days or less, in which case a 30 day notice shall be required. If there is any agreement to extend the original lease term for less than 60 days, the lease will be subject to the terms and conditions of a month-to-month tenancy. Leases which renew on a month to month basis will be subject to a rent increase and additional month to month fees which shall be effective and due the day following the initial lease term set forth in the lease.

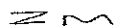
2.

MONTHLY RENTAL CHARGES:

Rent	<u>\$1,046.00</u>
Pet Rent (Does not apply to assistive animals)	<u>\$0.00</u>
Parking Rent, Garage, Storage	<u>\$0.00</u>
Water, Sewer, and Trash Charge	<u>\$0.00</u>
Furniture & Utility Package	<u>\$0.00</u>
Other Charges	<u>\$0.00</u>
Other Discounts	<u>-\$52.30</u>
Subtotal	<u>\$993.70</u>
City Sales Tax (Applicable rate subject to change during lease term)	<u>N/A</u>
TOTAL MONTHLY RENT	<u>\$993.70</u>


OTHER CHARGES AND DEPOSIT (\$):

Security Deposit	<u>\$500.00</u>
Pet Deposit (Does not apply to assistive animals)	<u>\$0.00</u>
NONREFUNDABLE Administration Charge	<u>\$200.00</u>
NONREFUNDABLE Pet Charge (Does not apply to assistive animals)	<u>\$0.00</u>
UTILITIES:	
Electricity:	Paid By: <u>Lessee</u>
Water, sewer & trash charges:	Paid By: <u>Lessee</u>
Other: Telephone, Cable, etc.:	Paid By: <u>Lessee</u>


INITIAL

All payments, including post-dated checks, will be processed and deposited when received unless otherwise rejected by the Lessor. No Cash will be accepted.

- RENT AND CHARGES:** The rent shall be **\$993.70** per month plus applicable sales taxes, payable in advance and without demand at the on-site manager's office on or before the 1st day of each month. Rent is payable with one personal check, cashier's check, certified check or money order in the exact amount due and NO CASH will be accepted. Lessee will pay as additional rent: (1) an initial late charge of **\$50.00** on the 4th day of the month, plus a late charge of **\$10.00 per day** after that date until paid in full; (2) a charge of **\$50.00** for each check returned for non-payment, plus initial and daily late charges from due date until acceptable payment in the form of a certified/cashier's check or money order is received; (3) An administrative fee of **\$25.00** will be assessed for the preparation and service of notices of breach or of termination; (4) the costs of repairs caused by damages due to an act of neglect by Lessee or Lessee's guest; (5) a **\$100.00** assessment for bringing an unauthorized pet on the property AND any applicable pet fee/deposit will be due and payable immediately; (6) all rental taxes and any increases in all rental taxes upon 30 days written notice from landlord. Lessee's failure to pay rent or other charge(s) due may provide basis for termination of this Rental Agreement at the option of Lessor. Lessee further agrees that Lessor has the exclusive right to determine how Lessee's payments are applied towards the various monetary obligations of the Rental Agreement (e.g., rent, unpaid deposits, charges and/or pet permit violations).
 - Lessee understands that Lessor will accept payment for the full amount due for rent, without the inclusion of any late charges, provided that such payment is received on or before the date that the Five (5) Day Notice is scheduled to expire. Late fees at the rate of \$50.00 on the 4th day of the month plus \$10.00 per day after that will accrue until the date that the full amount of rent is received. The following month's rent will not be accepted unless the balance of these late fees has been paid.
 - If payment is NOT received on or before the expiration of the Five (5) day Notice, then late fees will accrue until the date that the full amount of rent plus accrued late fees is received by Lessor. Late fees will be charged to Lessee at the rate of \$50.00 on the 4th day of the month plus \$10.00 per day after that until paid in full. The following month's rent will not be accepted unless the full balance on the account has been paid.
- PERSONAL CHECKS.** Lessor will not accept personal checks for payment on or after the 4th day of the month, nor will Lessor accept payments by more than one check or via a check from a third party. Additionally, if a Lessee has two (2) checks returned for non-sufficient funds or are otherwise dishonored, Lessee will be required to make rental payments by either money order or cashier's check.
 - UTILITY COSTS/SALES TAX ADJUSTMENTS DURING LEASE TERM:** Lessor shall have the right, upon 30 days written notice to Lessee, to increase the total rent due by an amount reasonably related to any increase in the cost of utilities and/or any change or increase in City sales tax. Lessor may change its utility billing method by providing 90 days written notice to Lessee.
 - DISCLOSURE:** HSL Asset Management, LLC is Lessor and agent of the Owner under the lease and service of process can be made through its statutory agent. All other notices must be in writing and delivered to the Manager's Office during regular business hours or sent by registered or certified mail to the Manager's Office, except as may be provided by Addendum to this lease. (Be advised that Lessor and Lessor's employees are agents of and represent the Owner). All monies received from Lessee are posted to and deposited in Owner's account.
 - AGREEMENT AND ACCEPTANCE:** Lessee agrees (1) to live within the spirit and letter of this entire agreement including the Rental Application, the Apartment Inventory and Pet Agreement (if applicable), all of which are attached; (2) that each obligation of this Agreement is material and a violation of any obligation entitles Lessor to terminate this agreement and/or exercise any other legal rights it may possess; (3) that the Lessee shall deliver the total rent due each month to Lessor, occupy the assigned parking space (if applicable) and receive any security refund (if applicable); and (4) that upon written notice from Lessor, this Agreement will convert to a month-to-month tenancy if false and/or misleading information is contained in the Rental Application.

 03/06/2023
 Lessee Signature Date

 Lessee Signature Date

 Lessee Signature Date

 Lessee Signature Date

 Lessee Signature Date

 Guarantor Signature Date

 Lessee Signature Date

 Lessee Signature Date

Amanda Espinoza 03/06/2023
 Lessor (Authorized Agent for the Owner) Date

7. **PARKING/VEHICLE POLICIES:** Lessee agrees that only vehicles identified below may park on the property without separate written consent from Lessor. Trailers and Boats are unauthorized and will be towed if found on the property unless there is separate written consent from Lessor.

MAKE/MODEL	TYPE	YEAR	LICENSE NO.	STATE	SPACE #
Toyota	Prius	2013	AWA2D9	AZ	

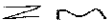
Lessor may assign parking spaces or areas for Lessees and guests. Lessor may also designate: (1) Parking areas; (2) Whether trailers, boats, or campers may park and whether inoperable, abandoned or unauthorized vehicles will be towed at the owner's expense after a 24-hour notice is posted on the vehicle. Vehicles parked in fire lanes, reserved parking or undesignated parking will be towed (with 24 hours notice) at owner's expense. The 24-hour notice does not apply to vehicles that are parked in a space assigned to another Lessee, parked in a marked tow-away or parked to impede traffic or trash collection easements. Vehicles parked in this manner will be towed away immediately without warning at owner's expense. If Lessor pays Lessee's towing expense, such expense shall be deemed as additional rent owed and be immediately due and payable. Guests must only park in designated spaces - never on sidewalks, in landscape areas or apartments and must not damage asphalt, etc. Vehicles parked on the property must park "head in" only and show current registration. Lessor may elect to charge as additional rent a \$100.00 fee for repeat offenders. Please limit your speed within the community to 10 mph.

8. **AUTOMOBILES:** Notwithstanding the Parking/Vehicle Policies set forth above, the following additional restrictions shall apply: (1) One vehicle per licensed Leaseholder; (2) All vehicles must have a current state registration, be in operable condition, and registered in the Lessor office; (3) Inoperable cars (cars with flat tires, broken windows, etc.) will not be permitted on the premises; (4) Any vehicle(s) deemed abandoned in the sole judgment of the Owner or which are not registered will be towed at the vehicle owner's expense after a 24-hour notice has been placed on the vehicle; (5) Any vehicle(s) illegally parked in a fire lane, blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space will be immediately towed, without notice, at the owner's expense; (7) Lessees may **NOT** wash or repair a car in the parking lot or empty ashtrays/trash from their cars into the parking lot or on property; (8) If recreational vehicles are permitted on the property, they must be parked in the area designated by Lessor; (9) Handicapped-designated parking spaces are solely for the use of vehicles displaying the appropriate placards or license plates.
9. **COVERED PARKING:** Lessee acknowledges that carports are reserved for use only by the Lessee renting or assigned to such space. Lessee further understands that unauthorized cars parked in a reserved or an assigned covered parking space by a Lessee, occupant or guest will be subject to towing without notice at the vehicle owner's expense. **Lessees should inform their guests of these provisions.** If an unauthorized vehicle is parked in uncovered parking, please contact the Lessor Office so we may tag the car for 24-hours prior to having it towed at the vehicle owner's expense.
10. **ACCESS:** Except in case of emergency or if it is impracticable to give notice, Lessor will not enter Lessee's apartment without prior notice. Lessee further agrees that a notification to Lessor of a service or maintenance request grants Lessor authority to enter the apartment at all reasonable times for the purpose of that request, and Lessor must have advanced written permission from Lessee to open Lessee's apartment for others (i.e. delivery personnel, service personnel, friends, etc.). Lessee is aware that under these circumstances Lessor is not responsible for lost or stolen articles, damage or doors left unlocked.
11. **FAIR HOUSING ACCOMMODATIONS:** This Community is dedicated to honoring Federal, State and City Fair Housing laws. Accommodations will be made/allowed as reasonably necessary to the rules, policies, practices and services of the community in order to enable Lessees with disabilities to have an equal opportunity to use and enjoy their dwelling. The Community reserves the right to require reasonable medical evidence of the disability and that the requested accommodation is necessary. Persons who need an accommodation because of a disability may contact Lessor to request an accommodation for a disability.
12. **FAIR HOUSING MODIFICATIONS:** Reasonable modifications refer to structural changes that are necessary to permit a person with a disability to use and enjoy a dwelling. Persons who need modifications to their dwelling units must contact management to secure permission for such modifications prior to making them. The Lessee may be required to restore the premises to their prior condition if failure to make restoration would interfere with the Owner's or next Lessee's use and enjoyment of the premises.
13. **OPTION TO RENEW/RENT INCREASE:** At expiration of the initial term of this lease, this lease will automatically renew on a month-to-month basis under the same terms and conditions unless Lessee gives Lessor a Vacate Notice at least sixty (60) days prior to expiration of the initial term of the lease, or unless Lessor, at its sole option, chooses not to renew this lease, and in such cases, Lessee agrees to vacate on the expiration date of the initial term. The rent may increase upon the expiration of the initial term if Lessor provides a sixty (60) day written notice to Lessee. A specific length lease of greater than one month may be required for continued occupancy.
14. **INDEMNIFICATION:** Lessor shall not be liable for any damage or injury to the Lessee(s) or any other person or to any property occurring on the premises, or any part thereof, or in the common areas thereof unless such damage or injury is the result of negligence or unlawful acts of Lessor, its agents or employees. Lessee understands that Lessor's insurance does not protect Lessees against any loss or damage including, but not limited to burglary, vandalism, fire, smoke, water damage or other perils to Lessee's personal property or belongings, or for any personal injury while on or off the premises. Each Lessee is advised to obtain a policy of Renter's Insurance protecting his/her household goods and personal property.
15. **LIMITATIONS OF LIABILITY:** If Lessor or Lessor's representative accepts packages to be delivered to a Lessee as a convenience to the Lessee, Lessor or Lessor's representative shall bear no liability for doing so. The same limitation is extended to include admitting repair service people not affiliated with the property into a Lessee's apartment at Lessee's written request.
16. **SAFETY; LIABILITY; RELEASE; INSURANCE:** Lessee acknowledges that personal and property security and safety of the Lessee and Lessee's occupants and guests is the responsibility of the Lessee and local law enforcement agencies and not the responsibility of management.

By initialing the appropriate box below, I acknowledge that I understand that the property or liability insurance coverage purchased by the community manager or owner is not intended to protect against loss or damage (i.e. burglary, vandalism, fire, smoke, or any other perils) to my personal belongings or to protect against loss or damage resulting from my or my family's actions. I also understand that I should not expect the community manager or owner to be responsible for such losses.

CHECK ONE OF THE FOLLOWING AND INITIAL BELOW:

- ☒ **I WILL PURCHASE COVERAGE.** I recognize my need for insurance and understand that by making this selection I am not purchasing coverage from the management company. I will independently purchase coverage on my own and provide policy information to the management company.
- ☐ **I HAVE COVERAGE.** I have and will maintain throughout the term of my lease the following coverage:
- | | |
|------------------------|-------------------------|
| Insurance Company: | Policy Number: |
| Property Limit: \$0.00 | Liability Limit: \$0.00 |
- ☐ **I DO NOT HAVE COVERAGE.** Although I recognize my need for insurance, I will not be obtaining such insurance coverage and understand that I am personally responsible for any property or liability damage to my own property, the community manager's, owner's or third party's property.



INITIAL

This section must be completed in full and initialed by the resident(s). Any insurance required or suggested in connection with this lease can be satisfied by a policy purchased through an authorized agent or insurance company in this state.

- A. Lessee shall look solely to the public police force for security protection and Lessee agrees and acknowledges that protection against criminal action is not within the power of Lessor and Owner, and even if from time to time Lessor provides security services, those services cannot be relied upon by Lessee and shall not constitute a waiver of, or in any manner modify the above agreement. Lessor and Owner shall not be liable for failure to provide adequate security services or for criminal or wrongful actions by others against Lessee, Lessee's relatives or Lessee's guests. Lessee recognizes that Lessor does not guarantee or assure the personal safety or security of Lessee or Lessee's occupants or guests and that Lessor's efforts are done in an effort to reduce the risk of crime in the community. In this regard, the presence of any patrol service, gate(s), alarm system and/or other security device is no guaranty as to the personal safety or security of the Lessee or the Lessee's occupants or guests.

- B. If a crime is suspected or is occurring, Lessee must contact the local law enforcement authorities immediately. After first notifying the local law enforcement authorities, Lessee should contact the Lessor Office or the apartment answering service. Lessee is also aware that Owner may engage a patrol service for the sole purpose of protecting the property and not for the security of the Lessee or the Lessee's guests or other Lessees. Lessee agrees that Lessor may alter or cancel any patrol service without notice and that neither Owner nor its Managing Agent has any obligation or liability for the acts or omissions of any patrol service or agent of such patrol service, which may be engaged by or on behalf of Owners. **Any benefit Lessee receives from the patrol service is purely incidental.**
- C. Lessee hereby acknowledges that neither the Lessor nor its agents is or shall be liable for injury, damage or loss to any person or property by reason of the existence, operation, failure to operate properly, absence or otherwise of any patrol service, gate(s), alarm system or other security device and expressly covenants not to sue Lessor or its agents on account of and hereby expressly releases Lessor and its agents from any liability connected with the existence or absence of any patrol service, gate(s), alarm system or other security device.
- D. The property or liability insurance coverage purchased by the community manager or owner does not protect Lessee against loss or damage, including but not limited to personal injury on or off the premises or for burglary, vandalism, fire, smoke, water damage, or other perils, to Lessee's personal property or belongings. **The Lessee is personally responsible for obtaining insurance to cover losses of all types** and is advised to obtain a policy of Homeowner's Insurance protecting his/her household goods and personal property.
- E. Lessee agrees to inspect the apartment Lessee is leasing to determine that the smoke detectors, door locks and latches and other security devices in the apartment are adequate and in good working order. Lessee agrees to inspect and test each of these items and give Lessor prompt written notice if it is determined that any of them need repair or replacement. Lessee understands that the operation of these items is his/her responsibility and will not be checked again by Lessor unless requested in writing by Lessee. If the Lessee or Lessee's guests have damaged the smoke detector, Lessor does not have to inspect or repair the smoke detector unless Lessee pays for it in advance. Lessor is statutorily relieved of any liability if the manufacturer's recommended test procedures for the smoke detectors were not followed by Lessee.
- F. Lessee understands that Lessor encourages Lessees to (1) get to know their neighbors, (2) always lock their apartment door(s) at all times whether at home or away, (3) keep windows and/or screens securely latched, (4) not walk around the property alone at night, and (5) maintain insurance coverage for their own person and their personal belongings.
- G. Lessee understands that only Lessor may re-key or install locks or dead bolts.
- 17. LIMITED ACCESS GATES:** In the event that the Lessor has furnished, or in the future shall furnish, limited access gate(s) on the Property, the existence of such gate(s) shall be for the sole purpose of protecting the Property and not for the security of Lessee's occupants or Lessee's guests. Any benefit that a Lessee, occupant or Lessee's guest may receive from such gate(s) is or shall be incidental. The Lessor may remove the gate(s) at any time and shall have no liability with respect to the existence or proper functioning of the gate(s) and/or call box. The Lessee will, however, be responsible for the cost of repairing any damage to the gate(s) caused by the Lessee or Lessee's guests. Lessee understands that a working landline or mobile telephone number needs to be provided to the Lessor Office for directory access for entry gates, if and when applicable.
- 18. KEYS, ACCESS CARD(S), KEY FOB(S) AND REMOTE(S):** The Lessee will be responsible for replacing lost or stolen keys, key fobs, access cards or remotes which are used for gaining access to apartment homes, mail boxes and common areas such as: exterior gates, pool, fitness center, and home theater. The replacement costs of these items are as follows: **/\$5.00 per key/\$25.00 per lock change**
- Key/ Mail/ Storage Key/ Devices issued: **2Apt/2Maqil/2Common**
- 19. INTRUSION ALARM SYSTEM:** In the event that an intrusion alarm system has been or, during the term of this Lease, is installed throughout the Property, the City in which the Property is located may require that the Lessee apply for and obtain an alarm permit in order to activate the system for the Lessee's unit. The Lessee shall be responsible for obtaining and maintaining such permit and for testing and monitoring the alarm system on a regular basis. In the event of any problem with the alarm system, the Lessee shall contact the Alarm Company that services the system for any necessary repairs or replacements. Lessee understands that they will not have a monitored system without a working telephone number, which needs to be provided to the alarm company.
- 20. WAIVER OF WARRANTIES: LESSEE HEREBY WAIVES ALL WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE GATE (S) OR THE ALARM SYSTEM. LESSEE HEREBY ACKNOWLEDGES THAT THE OWNER DOES NOT GUARANTY (EXPRESSLY OR IMPLIED) OR WARRANT THAT ANY PATROL SERVICE, GATE (S), ALARM SYSTEM OR OTHER SECURITY DEVICE WILL AVERT OR PREVENT OCCURRENCES OR CONSEQUENCES WHICH A PATROL SERVICE, ANY GATE (S), ALARM SYSTEM OR OTHER SECURITY DEVICE MAY BE DESIGNED TO HELP AVERT OR PREVENT.**
- 21. COMBUSTIBLE MATERIALS:** In order to comply with various city ordinances, the following applies:
- A. No person shall knowingly maintain a fire hazard. The Fire Marshall has deemed that the use of outdoor cooking devices in near proximity to combustible material, tall grass and weeds, exterior walls or on roofs, indoors, on balconies or other locations which may cause a fire to start, as being a fire hazard. Barbeques are not permitted on your patio, porch or balcony.
- B. No person shall operate a stove, oven or barbecue pit, upon any lot or premises outside of a building or enclosure when such stove, oven or barbecue pit is located less than ten (10) feet from any building. Flammable or combustible liquids shall not be stored (including stock for sale) near exits, stairways or areas normally used for the egress of people. This would include motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
- C. No person shall block or impede or obstruct any aisle, passageway, hallway or stairway leading to or from an entrance or exit.
- D. The parking of motorcycles and any apparatus using flammable or combustible substances, such as fuel, and the storage of any flammable or combustible substances in or near breezeways, stairways or stairwells, exits, in apartments or areas normally used for the ingress and egress of people, is a fire hazard.
- E. Violations of local fire protection codes could result in substantial fines to the Lessee for each violation of the lease.
- 22. FIREPLACES:** N/A
- 23. OTHER FACILITIES:** The phrase "other facilities" refers to all other facilities within the apartment community including, but not limited to: laundry facilities, fitness centers, business centers, swimming pools, dog park, movie theater, jogging trails and covered parking. Such "other facilities" are to be used wholly at the risk of the person(s) using them.
- 24. WAIVER:** Failure of Lessor to insist upon strict compliance with the terms of this Rental Agreement shall not constitute a waiver of Lessor's right to act on any violation.
- 25. SEVERABILITY:** If any provision of this Rental Agreement is invalid under applicable law, such provision shall be ineffective to the extent of such invalidity only, without invalidating the remainder of this Rental Agreement.
- 26. MILITARY CLAUSE:** Under the following circumstances, Military personnel on active duty may terminate the Rental Agreement by giving Lessor written notice of: (1) change-of-station orders or orders to deploy for at least 90 days (2) deployment to a foreign country as a member of the United States Armed Forces and are not continuing to receive quarters allowance from the military (3) enlistment in the U.S. armed forces Lessee must provide a copy of the official permanent change-of-station orders or a deployment letter or order. Lessee agrees to provide a written Vacate Notice thirty (30) days prior to the periodic rental due date with a copy of the orders when the orders are received by Lessee at least 31 days prior to the order's effective date. In the event that Lessee's orders are received by Lessee less than 30 day from the order's effective date, Lessee will be permitted to terminate the lease on the effective date of the orders provided Lessee delivers a copy of the orders to Lessor within two business days of Lessee's receipt. In that case rent will be prorated from the notice date to move-out date which will be the effective date of the orders. Assignment instructions for the voluntary occupancy of government quarters are not sufficient for termination of the Apartment Rental Agreement.
- 27. FURNITURE EXCHANGE AND REMOVAL POLICIES:** It is Lessor's policy not to exchange or remove furniture from a furnished apartment. If as a result of Lessee's request, Lessor makes an exception, Lessee agrees that the monthly rent will not be reduced as long as any of Lessor's furniture remains in Lessee's apartment.
- 28. ATTORNEY'S FEES:** In the event of legal action to enforce compliance with this Rental Agreement, the prevailing party shall be awarded court costs and reasonable attorney's fees.
- 29. JURY TRIAL WAIVER:** The parties hereby waive their respective rights to trial by jury in any special detainer or forcible entry or detainer action arising out of or in any way connected with this rental agreement.

30. **DEFAULT BY LESSEE:** Default includes, but is not limited to the failure of Lessee to fulfill any obligation under this Lease, the Addendums hereto or under Arizona law. In the event Lessee of default by Lessee and/or Lessee abandons the apartment before the end of the term or the Lease is terminated for any reason not authorized or permitted under the Lease or Arizona law, or if Lessee's right to possession is terminated by Lessor because of a breach of the lease, Lessor may recover from Lessee, all damages that are then owing, including but not limited to unpaid rent, late fees, notice fees, return of concession, costs and attorney's fees that are due as part of an eviction action or any other legal action or collection process. Lessor shall also be entitled to collect from Lessee the amount of rent owing for the remainder of the Lease term subject to Lessor's duty to mitigate. If Lessee's account is turned to a collection agency to collect any amount owed to Lessor, an additional fee of 40% will be charged to Lessee as a collection fee.

31. **ABANDONMENT:** Lessor shall be entitled to all remedies at law or in equity upon abandonment by Lessee. If in the reasonable discretion of Lessor if any personal property is abandoned by the Lessee and determined by Lessor to be of less value than the cost of moving, storing and conducting a sale of such personal property, then Lessor may destroy or otherwise dispose of any or all of the abandoned property. Should Lessee leave any personal property in the apartment after returning possession to Lessor or after Lessor obtains possession of the apartment through any legal process, Lessee agrees that the property shall have no monetary value.

32. **REMEDIES CUMULATIVE:** All remedies under this Rental Agreement or by law or equity shall be cumulative.

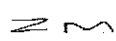
33. **MOVE OUT CHARGES:**

A. **NOTICES OF TERMINATION:** Before surrendering possession of the premises, Lessee must deliver a signed, written "VACATE NOTICE" as provided below. A move-out notice will not release Lessee from liability for the full term of the Lease Contract or renewal term. Lessee will still be liable for the entire lease term if Lessee moves out early except under the military clause. **Please be advised that your move out notice must comply with each of the following:** (1) Vacate Notice must be in writing and have the signature(s) of all leaseholders; (2) It must be received at least **sixty (60) days** prior to the Initial Lease Term date set forth in Paragraph 1; (3) Lessee must fulfill the agreed upon terms of the Rental Agreement. For rental agreements which are month-to-month, Lessee agrees to provide a Vacate Notice at least thirty (30) days prior to the termination date or Lessee will be responsible for an Insufficient Notice Fee equal to the pro-rated rent for the number of days that Lessee's Notice is deficient. All leaseholders must sign notice to vacate.

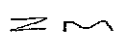
B. **INADEQUATE CLEANING:** If Lessee does not complete the cleaning requirements as listed; Lessee will be charged the amounts listed in this agreement. Lessee may be present for move-out inspection upon request to Lessor. Lessee agrees that move-out charges will be determined as follows:

Clean range/oven	\$20.00	Remove trash (per bag)	\$40.00	Clean ceiling fans (per fan)	\$15.00
exterior and burner are \$10.00/ea		Remove bulk items (per item)	\$50.00	Clean tile floors	\$15.00
Clean oven interior	\$20.00	Clean tub and shower enclosure	\$20.00	Clean toilet (per toilet)	\$15.00
Clean oven shelves	\$15.00	Clean sink (kitchen or bath per sink)	\$15.00	Clean storage area	\$20.00
Clean broiler pan	\$25.00	Empty refrigerator	\$40.00	Clean Microwave, washer/dryer, and fireplace (when applicable) (per area)	\$25.00
Vacuum Carpet	\$40.00	Clean refrigerator	\$25.00	Empty cabinets and drawers (per opening)	\$10.00
				Clean cabinets and drawers (per opening)	\$20.00

*This is not meant to be a complete list and additional charges will be made for damages beyond normal wear, missing items and/or excessive cleaning requirements.

C.  INITIAL

LEASE TERMINATION CHARGES: In addition to all other applicable termination charges set forth in this Lease, Lessee agrees to pay **\$1,569.00** (one point five times the amount of rent (\$1,046.00) stated on this lease) to defray Lessor's administrative and marketing costs if Lessee does either of the following: (1) fails to fulfill the agreed upon term of the Apartment Rental Agreement or (2) fails to deliver a written "VACATE NOTICE" to Lessor at least 60 days prior to the termination date. Lessee agrees that the exact amount of Lessor's damages caused by the breach are difficult to quantify, and therefore this fee constitutes a reasonable liquidation of such damages.

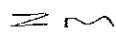
D.  INITIAL

CONCESSIONS: Lessee has received **\$0.00** as a concession/incentive with the understanding that in the event the Lessee does not fully perform under the terms and conditions of this lease for any reason, Lessee agrees to return to Lessor any rent incentives herein accepted by Lessee or reimburse Lessor for concessions or incentives. The Lessee must execute and be governed by the provisions of paragraph 56.

E. **PROPERTY DAMAGE:** Lessee agrees that if apartment is not returned in the same condition as Lessee received it (as shown on APARTMENT INVENTORY) less fair wear and tear as determined by Lessor, Lessee will be charged the costs Lessor incurred to make the repairs. Lessee agrees that any personal property left in the leased premises at the time of voluntary surrender and following issuance of the appropriate Vacate Notice (i.e., excluding abandonment or judicial eviction) may be disposed by Lessor without subsequent accounting.

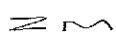
F. **OTHER:** Lessee agrees to pay any unpaid preparation fee, pet cleaning/sanitizing fee, late charges, NSF check charges, lost key charges or other unpaid charges at time of move out.

34. **MAXIMUM OCCUPANCY STANDARDS:** 2 persons in a studio, 3 persons in a 1 bedroom/1 bath, 5 persons in a 2 bedroom/1 or 2 bath, 7 persons in a 3 bedroom/2 bath. In the event the occupancy exceeds the maximum stated herein all Lessees and occupants must either transfer to a larger unit or a notice of lease violation may be delivered to the Lessees, guests and those unauthorized.

35.  INITIAL

ELECTRIC SERVICE: Lessee hereby agrees to pay the electric bills unless included for the apartment-leased, beginning on the move-in date specified in the lease Agreement. Lessee understands and agrees to the following:

- It is the Lessee's responsibility to notify the local electric service company and must provide Tucson Electric Power Account number and service in the Lessee's name prior to taking possession of the apartment. Electric Account number **2311592106**.
- Failure to notify the local electric service company as mentioned above may result in NO ELECTRIC SERVICE.
- Lessor may withhold Lessee's mailbox key until notified of the Lessee's account number for electric service.
- Lessee will notify Lessor of any termination of electric service for any reason, including vacating the apartment.
- Lessee indemnifies Lessor against all charges for electric service during the term of Lessee's occupancy of the apartment.
- Lessee must keep the electricity on throughout the entire lease term or any renewal thereof, otherwise Lessee is subject to immediate termination of Lessee's lease rights, yet shall remain liable to Lessor for Lessee's lease obligations.

36.  INITIAL

UTILITIES: A bill for utilities will be issued monthly to you. Based on the design of the system at this community, your utility charges are calculated as follows:

- The utility charges for the property will first be reduced by a Common Area Deduction (CAD) of 2.0% for water and sewer, 0.0% for Gas, and 100.0% for Common Area Electric and will be paid by management. The remaining monthly utility costs will be allocated to each apartment on the following basis:
- 50% of the bill will be based upon the number of occupants and 50% on the apartment's square footage.
- Trash will be billed as a flat rate, evenly divided between all apartments at the property.
- TIMELY PAYMENTS:** The utility billing will be mailed and/or generated as an eStatement on or around the 18th of each month. With the first billing on or around 45 days from move-in. If payment is not received by the due date, Resident will be liable for all late fees and legal fees as stated in Paragraph 2 of the lease. Other fees included are a \$4.99 monthly billing fee. Payments of your utility bill should be made directly to the leasing office with the monthly rent.
- Resident represents that all occupants that will be residing in the Premises are accurately identified in the Lease. Resident agrees to promptly notify Lessor of any changes in such number of occupants. Resident's unit currently has 1 occupants.

- F. APPLICATION OF PAYMENT: Unless otherwise specified and notwithstanding any other provisions in this lease agreement, Resident agrees that payments made by him/her or on his/her behalf shall be designated to be applied first to utilities (water, sewer, trash, gas, electric) and then to rent. All unpaid bills will be forwarded by YES Energy Management to the management office for collection. In the event payment is not made when requested by the management office the Resident will be notified by legal notice of eviction for the Lease violation and non-compliance to agreed terms.
- G. Vacant Recovery will be billed as \$25.00 for the first offense and \$50.00 every offense thereafter.
- H. Occupant Count will be factored as follows:

Actual Occupant	Occupant Usage Factor
1	1.0
2	1.6
3	2.2
4+	0.4 / Additional Person

37. **COMMUNITY POLICIES:** The community policies are for the mutual benefit of all Lessees and are deemed a part hereof of this Rental Agreement and violations or breaches of any community policy shall constitute a default under the Rental Agreement. Notice of modifications to community policies will be given to Lessees at least 30 days prior to their effective date.
- A. Trash containers are located at designated places throughout the community. These dumpsters are provided for your convenience. Do not place trash on the ground if these are full. Simply proceed to the next dumpster to dispose of your trash. Do not leave trash outside of your door, on your patio or litter on the grounds as this attracts insects and other pests as well as being unattractive and a potential health hazard to your neighbors.
 - B. Lessee further agrees to comply with state statutes and city ordinances, which are applicable to the premises.
 - C. Lessee has carefully inspected the premises and finds them to be in a clean, rentable, undamaged condition except as may be noted otherwise in the Apartment inventory. Lessee agrees to exercise reasonable care in the use of the premises and maintain and redeliver the same in a clean, safe and undamaged condition.
 - D. Lessee shall show due consideration for his/her neighbors and not interfere with other Lessee's quiet enjoyment, and Lessor shall be sole judge of acceptable conduct. Noisy, disorderly or offensive conduct or conduct annoying or disturbing to other Lessees, including, but not limited to the volume of stereos, TV's, foot traffic, voice levels and musical devices, shall be grounds for termination of occupancy.
 - E. Lessee is responsible for the conduct of all occupants, guests, or visitors.
 - F. Lessees are not permitted to smoke in common amenity areas of the community. Areas where smoking is prohibited include the following: Pool; Spa and Deck; Fire Pits; Barbecue Areas; Playgrounds; Dog Park Areas; and Common Areas in or near the Outdoor Clubhouse and the Outdoor TV viewing areas. Smoking refers to inhaling, exhaling, breathing or carrying and lighted cigar, cigarette, or other tobacco product, or any E-cigarette, vapor cigarette or any other similar lighted product in any manner or any form.
 - G. Users of the communities Internet shall not use the system for any illegal purpose or to send any material that is obscene or defamatory, or material that is intended to annoy, harass or alarm another person which serves no legitimate purpose. Material of a pornographic nature, copyrighted materials, illegal software, and any other illegal programs may not be shared on the "Network Neighborhood."
38. **RESTRICTIONS ON ALTERATIONS:** (A) Lessee shall not paint or otherwise alter the apartment, patio or balcony area, change door locks, add a new lock, have a waterbed, or sublet or park a motorized vehicle in the apartment, without written permission from Lessor. Lessees may use nails and regular hangers, mirrors, etc. Please DO NOT use adhesive hangers as they damage the wallboard. Any window coverings hung by Lessee must be on the interior of the existing window coverings and shall have a white backing.
39. **SKATEBOARDS,** roller blades, motorcycles, bicycles and other similar vehicles:
- A. May not be stored in entryways or under stairs.
 - B. May not be ridden on sidewalks.
 - C. May only be used in designated or approved areas for such items.
 - D. Are the responsibilities of the Lessee if stolen or vandalized.
40. **WATER FURNITURE:** Water furniture will be accepted only under the following conditions:
- A. Permitted on the ground floor only.
 - B. Not permitted in buildings with pier and beam construction.
 - C. Lessor provided with copy of current waterbed insurance.
41. **RECREATIONAL FACILITIES:** All recreational facilities are for the exclusive use of the Lessees. These facilities, including the pool, may be closed at any time at the discretion of Lessor for mechanical, chemical or other needed maintenance. Lessor is not responsible for accidents or injuries suffered in connection with the use or misuse of any recreational facility, listed above or otherwise on property. All persons using recreational facilities and/or equipment do so at their own risk and sole responsibility. Lessor will not be responsible for any loss of or damage to any personal property. Any property damage will be charged to the responsible party. The Lessee agrees that in consideration for the use of recreational facilities, no claim will be made against Lessor and ownership will be "held harmless" from liabilities and action of any nature by guests of the Lessee resulting from use of recreational equipment, facilities, or areas.
- A. **POOLS/ SPA: No lifeguard will be on duty.** Dial 911 for emergency or police service. Lessor is not responsible for accidents or injuries suffered in connection with the use or misuse of the pool or spa. All persons using the pool or pool area do so at their own risk and sole responsibility.
 - 1. Rules and regulations regarding use of the swimming pool are posted and strictly enforced.
 - 2. **Persons under the age of 14 must be accompanied by a Lessee/guardian that is at least 18 years of age at all times.**
 - 3. **Persons under the age of 14 are not allowed in the spa at any time.**
 - 4. A Lessee must accompany guest(s) and should not have more than two (2) guests per Lessee.
 - 5. No glass containers are allowed in the pool enclosure, at any time.
 - 6. Please refrain from using excessive suntan oils or lotions, wearing hairpins, rollers, etc. or other items that can damage pool equipment
 - 7. For the protection of every Lessee, no one may use the pool(s) if he/she has an infectious disease, sore or inflamed eyes, a cold, and nasal or ear discharge, open sores or bandages of any kind.
 - 8. Please use provided receptacles for beverage cans, pop-top lids and other trash.
 - 9. Because of health regulations, pets are FORBIDDEN in or around the pool and amenity areas.
 - 10. Bathing suits must be worn at all times. NO CUT OFFS, street clothes or thong bikinis.
 - 11. Ropes, life rings, etc. are provided for lifesaving purposes only. Do not hang or play on the pool ropes.
 - 12. Profanity, horseplay, running, diving, bicycle riding, skating, loud music or harassment of others at the pool(s) will not be permitted.
 - 13. In addition to the above, Lessees must abide by any other policies and regulations posted in the pool and amenity areas.
 - B. **FITNESS CENTER:** Rules and regulations regarding use of the fitness center are strictly enforced.
WARNING: The Fitness Center is not supervised. If Lessee(s) is unfamiliar with the use of any equipment, please do not use the equipment until proper instruction on such use has been obtained.
 - 1. No loud music. Headphones only.
 - 2. Exercise at your own risk. Follow your doctor's advice at all times. The Lessee assumes all responsibility for personal injury.
 - 3. Lessee will not hold Lessor or Owner responsible for personal injury or theft of personal property.
 - 4. Persons under the age of 14 must be accompanied by an adult (who is a Lessee of the community).
 - 5. Guests will not be permitted to use the fitness center unless accompanied by a Lessee at all times.
 - 6. Shoes and appropriate workout clothing are required at all times.
 - 7. Weight Room and Fitness Room doors must not be propped open.
 - 8. Report any faulty or damaged equipment as soon as possible.
 - 9. No glass containers. No alcoholic beverages are permitted in the fitness center.
 - 10. In addition to the above, Lessees must abide by any other policies and regulations posted in the pool and amenity areas.
42. **BUSINESS CENTER:** N/A

43. **MOVIE THEATER:** N/A
44. **ADDITIONAL DISCLOSURE:** The "Owner" (Lessor) is SPRINGHILL APARTMENTS Properties, LLC.
45. **LAUNDRY ROOMS:** N/A
46. **BIKE RENTALS:** N/A
47. **PATIOS/BALCONIES:** Patios/balconies are to be kept clean and orderly at all time; plants and patio furniture are acceptable items. Do not hang, screen, shades, bathing suits, clothes, brooms, mops, rugs, towels, etc. on your balcony/patio or in the front of your apartment. Do not place items on ledges or railings of patio or balconies.
48. **WINDOW COVERINGS:** Tin foil, sheets, blankets, or any type of coverings over the windows to darken rooms is not permitted. Lessees may hang their own drapes PROVIDED THEY HAVE A WHITE BACKING to maintain the uniform appearance of the community.
49. **EQUIPMENT USAGE:** The equipment in the bathrooms and kitchens shall not be used for any purposes other than those for which they were constructed. Sweepings, rubbish, rags, disposable diapers, sanitary napkins, tampons, ashes or other obstructive substances must be placed in the trash. Do not place metal, string, grease, coffee grounds, nutshells, glass, olive or fruit pits, corncobs, paper wire, bones or non-food in the disposal. Lessee shall be responsible for any repairs or damage resulting from misuse of equipment and shall reimburse Lessor for necessary expenses incurred in the repair of such equipment. Lessees are NOT allowed to install their own washers, dryers, dishwashers, refrigerators or stoves.

50. **ANIMALS.**
- a. I WILL HAVE A PET ON PROPERTY: ☐ YES ☒ NO
- b. I WILL HAVE AN ASSISTIVE ANIMAL ON PROPERTY: ☐ YES ☒ NO

INITIAL

If yes, please complete the following:

ASSISTIVE	TYPE	BREED	COLOR/MARKING	WEIGHT	AGE	NAME
-----------	------	-------	---------------	--------	-----	------

- A. **ADDITIONAL TERMS: *Note Assistive Animals are not considered as pets. Assistive animals are subject to approval.**
- No more than two (2) pets per apartment.
 - Lessee stipulates that pet(s) is currently licensed and up to date on required vaccinations and spay/neutered.
 - Pets that are solely and completely confined to cages or terrariums will not be required to pay pet rent or a non-refundable fee, but a refundable deposit may be required.
 - The following breeds or any mix thereof are prohibited: Dobermans, Shepherds, Pit Bulls/American Stafford Shire Terrier, Bull Terriers, Huskies, Akitas, Chows and Rottweilers.
 - If your dog looks like he/she may be 50% one of these breeds, a Veterinarian statement showing that he/she is not will be required for your file.
 - Ferrets, snakes, potbelly pigs and other exotic animals that are not 100% caged are prohibited.
- B. The following must be paid in full prior to pet(s) being allowed on the premises:
Refundable pet deposit of \$0.00 for one (1) pet or \$0.00 for two (2) pets
Non-refundable pet fee of \$300.00 for one (1) pet or \$400.00 for two (2) pets
- C. Lessee will be responsible for a monthly charge of **\$0.00** pet rent
\$35.00 monthly fee for one (1) pet or \$50.00 for two (2) pets
The monthly pet rent is to be paid in conjunction with and considered subject to all the same stipulations as Lessee's monthly apartment rent.
- NOTE: Lessor recognizes that animals that are primarily there to provide services to persons with disabilities are not pets and are not subject to size and breed limitations that are applicable to pets. Lessor further agrees that such service or assistive animals are not subject to lessor's rules regarding pet deposits and pet rent. Owners of service or assistive animals are required to take responsibility for their animals, as set forth below, and are liable for any damages caused to the property or to other persons by their service or assistive animals. Lessees who want to keep a service or assistive animal must contact management to request an accommodation pursuant to Lessor's reasonable accommodation policy.
- D. The refundable deposit shall be subject to full inspection of the apartment upon Lessee's move out and shall not be considered an additional deposit pursuant to the rental agreement by and between Lessee and Lessor. Lessee shall be liable for all damages or expenses incurred by or in connection with his/her animal(s) and shall hold Lessor harmless and indemnify Lessor for any and all damages or costs in connection with Lessee's animal. In the event of default by Lessee of any of the terms, Lessee agrees, within ten days, or any other time period as provided by law, after receiving written notice of default by Lessor, to cure the default if applicable or in the event of a material and irreparable breach vacate the premises. Lessee agrees Lessor may revoke permission to keep said animal(s) on the premises by giving Lessee a 30 day written notice except as otherwise provided under this Lease or Arizona law.
- E. In order to keep the grounds clean and sanitary, all animals must be taken to the specified areas of the property for their toilet purposes. Arizona law requires Lessees to pick up and properly dispose of animal waste. Any Lessee found not properly picking up and disposing of their animal's waste will be fined \$50.00 per occurrence.
- F. It is NOT acceptable to use the balcony, patio or porch area as a toilet area. Lessees may NOT simply "turn your animal out" to use the bathroom and recall it at your convenience. All animal(s), including cats, must be on a leash and under control at all times when outside the apartment. Animals are not to be tied or staked outside the apartment. Lessees may not leave an animal on balconies, porches or patios unattended. Do not leave pet food on your balcony, porch or patio as it attracts pests.
- G. Lessee will be asked to remove any animal that disturbs the quiet enjoyment of other Lessees, whether inside or outside, or constitutes a problem or obstruction to the agents and employees of the Lessor or Owner from properly performing their job duties and responsibilities. If Lessee fails to comply with the above policies and does not remove said animal following a request from Lessor, the Lease may be terminated.
51. **WILDLIFE:** Lessee(s) agree and understand that the apartment community is located in the desert. As part of the natural desert habitat, it is common that various animals, rodents, insects, and other wildlife may be present at and about the community. Lessee(s) understands that he/she is responsible for his/her own safety regarding all wildlife. If Lessee(s) desire to limit his/her risk regarding incidents with wildlife, Lessee is specifically hereby notified and accepts responsibility to contact the appropriate wildlife agency for instruction on whatever action is necessary to insure against potential loss. Lessee(s) acknowledges that Lessor does not have any control over wildlife and does not have the responsibility for anything to do with animals, rodents, insects or any other wildlife that relates to Lessee(s), Lessee's occupants, and Lessee(s) guests. Lessee(s) and occupants hereby waive and release Lessor regarding any encounters or incidents with animals, rodents, insects, or any other wildlife. Lessee(s) understands that there may be natural runoff areas, washes, creeks, stream beds and/or arroyos on or near the property (Hereinafter referred to as "Natural hazards". Lessee(s), their occupants, guests and any other person affiliated with the Lessee(s), shall not play in or around these Natural Hazards. Lessee(s) understand the dangers and risk associated with washes, creeks, stream beds and/or arroyos and Lessee(s) shall be responsible for Lessee(s), their occupants and guests safety in and around these areas. Lessee(s) shall hold harmless and release Lessor, it's Owners, employees and all those associated with the Lessor, from any liability, claim, demand or suit for damages related to any injury sustained by Lessee(s), their occupants, guests or other person associated with Lessee(s) incurred at or near any Natural hazard.

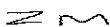
52. **MOLD:** Lessees agree to inform Lessor of any water penetration, leaks, floods, or moisture problems. Following are suggestions for minimizing the potential of mold growth:
- Keep the apartment clean, especially in kitchens and baths. Clean any mold accumulation around tub on tile and grout surfaces, using a household biocide, such as Lysol disinfectant®, Pine-Sol disinfectant®, Tilex Mildew Remover® or Clorox Cleanup®.
 - Clean or remove any visible moisture from surfaces such as windows, walls, ceilings, floors, cabinets and countertops as soon as possible.
 - Leave bathroom doors open after showering to allow moisture from surfaces such as windows, walls, ceilings, floors, cabinets and countertops to dry as soon as possible.
 - IMMEDIATELY notify Lessor of any leaks from air-conditioning, heating or plumbing systems within your apartment.
 - IMMEDIATELY notify Lessor of any water penetration around windows, doors and ceilings.
 - IMMEDIATELY notify Lessor if you see or smell mold on walls, ceilings, inside closets or cabinets.
 - If personal belongings have been exposed to prolonged moisture and mold is suspected, the following is suggested:
 - After drying, use a vacuum cleaner with a HEPA (high-efficiency particulate air) filter to remove mold products from porous surfaces such as upholstered furniture, rugs, carpet and drapes.
 - Wash or dry-clean clothing and linens (such as bedding and towels) to remove mold.
 - Complying with these recommendations will help prevent unnecessary mold growth in your apartment, as well as give Lessor timely communications to correct any problems that might lead to mold growth. Remember that we can't repair problems in your apartment unless we know about them. Although we will respond to verbal requests for water problems (when quick response is needed), please follow-up your request in writing.
 - Failure to comply with this policy can result in your being held responsible for: Damage to owner's property and/or Damage to other Lessee's property and liability for resulting health problems.

53. **CRIME FREE HOUSING**

Lessee(s), any member of the Lessee's household, a guest or any other person affiliated with the resident, at or near the resident premises:

- Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21U.S.C. 802]).
- Shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or about the said premises.
- Will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
- Shall not engage in unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in A.R.S. 13-3451, at any locations, whether on or near the dwelling unit or premises.
- Shall not engage in any illegal activity, as set forth by applicable law, on or about the dwelling unit or premises, including but not limited to, prostitution as defined by A.R.S. 13-3211, criminal gang activity as defined by A.R.S. 13-105 and A.R.S. 13-2308, threatening or intimidating as prohibited in A.R.S. 13-1202, assault as prohibited by A.R.S. 13-1203, including but not limited to the unlawful discharge of a weapon on or near the dwelling unit premises, or any breach of the Rental Agreement that otherwise jeopardizes the health, safety, and welfare of the Owner/Lessor, his agent, or other Lessee or involving imminent or actual serious property damage as defined in A.R.S. 33-1368.
- Violation of the above provisions shall be a material and irreparable violation of the lease and good cause for immediate termination of residency. A single violation of any provisions of this addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under A.R.S. 33-1377, as provided in A.R.S. 33-1368. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.
- Lessee agrees the Lessor or Owner may use any police generated report as direct evidence without objection in any court action, including but not limited to eviction.
- In case of conflict between the provisions of this policy and any other provisions of the lease, the provisions of the crime free housing, section 53 shall govern.

54.



INITIAL

INSTALLATION OF SATELLITE DISHES

On November 20, 1998, the Federal Communications Commission ("FCC") ruled that a Lessee living in an apartment home can install over-the-air reception devices (satellite dishes) inside or on that portion of the apartment home the Lessee actually leases and is under the Lessee's direct possession and control. The FCC ruling also allows the Landlord to reasonably restrict the use of satellite dishes for reasons such as safety or to protect from excessive damage to the apartment home. To both honor the FCC ruling and to maintain the safety and appearance of the Apartment Community, Landlord requires that Lessee abide by the following rules.

- Lessee must notify Landlord that Lessee wants to install a satellite dish in the Premises 10 or more days before the date Lessee wants to install the dish. Lessee must tell Landlord where Lessee wants to install the dish. A maintenance person will visit the Premises to confirm that the location conforms to FCC regulations and Landlord's satellite dish policy. The maintenance person will also periodically inspect the dish after it is installed to ensure continued compliance with FCC regulations and Landlord's satellite dish policy.
- Lessee must install the dish in the Premises. Lessee's dish cannot extend beyond the Premises including the boundaries of any window, balcony or patio. Lessee may not install the dish in any common area such as a hall or hall window, tree or common grounds. Additionally, Lessee's dish cannot be installed near a power line or fire exit.
- Lessee's dish must be mounted to a freestanding tripod. Lessee's dish may not encroach into any common area, and the method of attachment is Lessee's sole responsibility. Lessee is prohibited from drilling into the roof or any exterior wall or through the balcony railings or any windowsill as such drilling is unsafe and causes excessive property damage.
- To prevent possible damage from the elements and excessive utility bills (as well as to aid in Lessee's safety), Lessee must not continuously leave any door or window ajar for the coaxial cable that extends from Lessee's satellite dish to the box on the television.
- Landlord may require painting the dish to preserve the appearance of the Apartment Community. Landlord will provide the paint.
- Lessee must pay a fee of \$25.00, which covers the costs incurred by Landlord for approving the dish location and inspecting the dish from time to time to ensure continued compliance with FCC regulations and Landlord's satellite dish policy.
- ASSUMPTION OF RISK: LESSEE ASSUMES ALL RISK AND RESPONSIBILITY FOR ANY PERSONAL INJURY OR PROPERTY DAMAGE CAUSED BY THE INSTALLATION, OPERATION OR REMOVAL OF THE DISH, INCLUDING ANY INJURY OR DAMAGE CAUSED BY A FAILURE TO SECURELY ATTACH THE DISH TO THE PREMISES.**
- RENTER'S INSURANCE: BECAUSE SATELLITE DISHES ARE SUSCEPTIBLE TO WIND OR BEING KNOCKED OVER BY OCCUPANTS IN THE APARTMENT COMMUNITY, LESSEE MUST HAVE RENTER'S INSURANCE THAT COVERS ANY AND ALL LOSSES FROM THE INSTALLATION, OPERATION AND REMOVAL OF THE DISH. LESSEE MUST PROVIDE LANDLORD WITH EVIDENCE OF SUCH COVERAGE.**

55. **COVERED PARKING SPACE/GARAGE RENTAL:**

Lessee(s) are renting an additional:

Covered Parking Space #

For the additional monthly rental amount of: \$0.00/month.

Garage/Storage Space #

For the additional monthly rental amount of: \$0.00/month.

Garage/Storage Space #

For the additional monthly rental amount of: \$0.00/month.

- Lessee(s) understand that this space or garage must be used exclusively for the parking of personal vehicle(s). Lessee shall not use said garage or parking space for storage or park any recreational vehicle(s), or trucks larger than one ton or similar vehicle that is too large for said space. Lessee also agrees not to use the garage space as storage for equipment, personal items, containers, vehicle parts, or inoperable vehicles without prior permission from Lessor. In addition, Lessee will not, under any circumstances use the garage or storage space for flammable or toxic chemicals and/or waste. The garage will not be used for occupancy. Garage doors must be closed at all times.
- If Lessee violates these requirements Lessee agrees to immediately reimburse the Lessor for any costs associated with the removal of the unauthorized materials, immediately vacate this rented space and forfeit any deposits and or rental costs associated with this space. Lessee further agrees to be liable for any and all damage caused by Lessee's carelessness or negligent driving, which may result in the destruction of the garage space, garage doors, or to any other vehicle near garage space.
- The Lessor shall not be liable for any loss, theft, damages and/or destruction of any personal property contained in said garage or parking space. Nor shall the Lessor be held liable for or held responsible for any injury to Lessee or any guest of Lessee using said garage and/ or parking space. It is recommended, by the Lessor that Lessee acquire the necessary insurance required to cover all personal property.
- The garage or remote control deposit will be refunded if all keys, remote control and space are returned and the garage space is left in a clean and undamaged condition. The Lessee will be required to give a prior thirty- (30) day notice to vacate garage space.

56. **MILITARY DISCOUNT/CONCESSION AGREEMENT:**

It is understood that any concession(s) and/or monthly discount below market rate (\$1,046.00) is contingent upon Lessee(s) full completion of the lease term dated March 06, 2023 to September 05, 2023. Should Lessee(s) transfer to another HSL community, he/she agrees to reimburse the prorated amount of the concession and/or monthly rental discount as outlined below to Lessor. Should Lessee (s) cancel such lease before the expiration he/she agrees to reimburse the full amount of the concession and/or rental discounts as outlined below to Lessor.

- One time concession: \$0.00 off of 1st Month's Rent for Move In Special.

In order to receive and remain eligible for the Military Discount, one Lessee must remain on active status in the military. Lessee understands that it is his/her duty and obligation to inform Lessor if he/she becomes ineligible for the discount during the lease term.

*If this is a Renewal, please attach verification of continued service in the military.

-\$52.30 off the market rental amount of \$1,046.00 on a monthly basis.

57. **LIMITED ACCESS GATE AGREEMENT:** It is agreed that the following referenced access device(s) have been assigned to the corresponding Lessee (s) and that these access devices are and will remain the property of SPRINGHILL APARTMENTS.

- A. Lessee(s) agrees that should a device need to be replaced due to loss, theft or damage, Lessee(s) agrees to pay a fee of replacement. This fee shall be due prior to a new device being issued.
- B. Upon vacating, Lessee(s) agrees that ALL devices assigned to apartment will be returned. Lessee(s) will be responsible for collecting and returning all devices listed above. Lessee(s) will be charged .
- C. GATE INFORMATION: The Visitor Call Box will be programmed to a local landline or mobile phone number only. Phone #_ and will be listed with your first and last name, unless otherwise directed.
 - a. HOW TO USE:
When your guests arrive, they can call the above phone number by locating your name and pressing the call button.
After you answer your phone, press and hold down the number 9 or 5 (depending on location of residence) on your phone.
This will open the gate for your guest.

- D. Does Lessee(s) wish to be anonymous in the Visitor Call Box? (Please initial) ☐ YES ☐ NO ☒ N/A

 INITIAL

Note: If a resident chooses to be anonymous his/her name will not be listed in the gate system)

- a. Name Substitution Code: (only to be used if Lessee(s) wishes not to be listed by name in the gate system)
Note: This is not a code that will open the Gate.
 - b. This code will only call the apartment phone number listed above. This gives the resident(s) the ability to have visitors contact them from the visitor call box while keeping the resident(s) name private. After guests type in your code, the system will call your phone. After you answer your phone, press and hold down the number 9 or 5 (depending on location of residence) on your phone. This will open the gate for your guest.
- E. The gate system provides controlled access to the property. Access devices listed above are the responsibility of the Lessee(s) of the apartment. Please do not distribute these to anyone not listed on the lease. Should it be necessary to deny access to a person with an access device, please inform the community manager immediately in writing.

58. **GENERAL PROVISIONS:** No oral promises, representations or agreements have been made by Owner or Lessor. This lease is the entire agreement between the parties and Lessor (including employees, leasing personnel and other personnel) has no authority to waive, amend or terminate this lease or any part of it and no authority to make promises, representations or agreements which impose duties of security or other obligations on Owner or Lessor unless done in writing. A copy of the Arizona Residential Landlord and Tenant Act may be obtained from the Arizona Department of Housing website. Lessee acknowledges that agents of Lessor may receive referral fees or commissions from third-party vendors, that these fees or commissions may be derived from services Lessee obtains related to or in conjunction with Lessee's possession of the leased premises, and that Lessor hereby agrees that any such fees or commissions do not affect, materially or of a *de minimis* nature, Lessee's acquisition of these services or the terms and conditions of this Lease.

I have read and understand all the rules and regulations and I agree to comply with these conditions, policies and procedures as set forth above.

<u> </u> Lessee Signature	<u>03/06/2023</u> Date	<u> </u> Lessee Signature	<u> </u> Date	<u> </u> Lessee Signature	<u> </u> Date
<u> </u> Lessee Signature	<u> </u> Date	<u> </u> Lessee Signature	<u> </u> Date	<u> </u> Lessee Signature	<u> </u> Date
<u> </u> Lessee Signature	<u> </u> Date	<u> </u> Guarantor Signature	<u> </u> Date	<u>Amanda Espinoza</u> Lessor (Authorized Agent for the Owner)	<u>03/06/2023</u> Date

Deposit Waiver Purchase Agreement

This document is an agreement (this "Agreement") between SPRINGHILL APARTMENTS Apartments (the "Property") and Zoey Medina (the "Resident"). Pursuant to this Agreement, Resident is electing to purchase a Deposit Waiver (a "Waiver") as indicated herein with respect to the Lease Agreement, dated March 06, 2023 between SPRINGHILL APARTMENTS (the "Property") and Zoey Medina (the "Resident") for the premises located at 8030 E Lakeside Parkway, Tucson, AZ 85730.

- 1. Resident agrees to purchase the Waiver and to pay the monthly Waiver Fees **directly to the Property** for the duration of time Resident occupies the unit, as an alternative to any applicable Lease Agreement requirements to place with the Property certain security deposits, pet security deposits, and/or sourcing a co-signer or guarantor as conditions to lease approval and execution. Should Resident not purchase the Waiver, Resident shall, instead, seek to place security deposit(s) with the Property in accordance with any applicable security deposits policy of the Property. Should any conflict exist between the provisions of the Lease Agreement and this Addendum, the provisions of this executed Addendum shall control.
- 2. Resident's purchase of the Waiver shall not otherwise modify, waive, or alter any other terms or conditions of the Lease Agreement, which shall remain in full force and effect unless otherwise agreed upon in writing by the parties.
- 3. Pursuant to and limited only by the relevant laws of the state, municipality, or controlling jurisdiction under which the Property is located, Resident agrees to all Waiver Fees set forth hereunder. Resident shall remit the Waiver Fees as indicated below:

Resident shall remit the Security Deposit Waiver Fee on a **monthly basis**, for the duration of time the Resident occupies the unit, as itemized in the Resident's lease billing statement, in the amount of **\$ 36.00**.

- 4. Resident certifies the understanding of, and agreement to, the following terms of Waiver(s) purchase (Initial Each):

 INITIAL
I agree to remit on-time Waiver Fee payments to the Property in order to maintain a current account (i.e., not delinquent). I understand that a failure to remit any Waiver Fee when due will be deemed a material violation of the Lease Agreement which may result in adverse action, including the possibility of eviction.

 INITIAL
I understand that any Waiver Fee is NOT a Security Deposit, and that any Waiver Fee that I pay is NOT refundable.

 INITIAL
I accept and understand that no "deposit" funds will be held by the Property on my behalf or to my benefit to pay for physical damage to the unit or premises or for unpaid rent, and that the Property may receive a benefit as a result of my Deposit Waiver purchase.

 INITIAL
I understand that the Waiver Fee is NOT a Security Deposit nor is it a payment, current or in advance, for the expenses that the Property may incur which would normally be covered by funds held as a Security Deposit.

 INITIAL
I understand that the Property is contracted with third parties and may share my information with such third-parties in order to facilitate the Deposit Waiver purchase.

 INITIAL
I understand that I will remain responsible to the Property for any unpaid rent and damage charges, per the Lease Agreement, and that the Property shall have the right to assign and transfer its collection rights and activities for any unpaid rent and damage charges to any party.

 INITIAL
I understand that the Waiver(s) is NOT Resident's insurance, that I am NOT purchasing any type of insurance from the Property, that I am not the beneficiary of any insurance program, and that neither the Property nor any third-party provides any insurance which covers me, the Resident.

 INITIAL
I have had ample opportunity to ask all questions that I may have about this Deposit Waiver program, and I agree to participate in the program with my full understanding of its functions, purposes, and limitations.

RESIDENT(S) SIGNATURES – All Residents must sign

<u> </u>	03/06/2023				
Lessee Signature	Date	Lessee Signature	Date	Lessee Signature	Date
<u> </u>		<u> </u>		<u> </u>	
Lessee Signature	Date	Lessee Signature	Date	Lessee Signature	Date
<u> </u>		<u> </u>		<u> </u>	
Lessee Signature	Date	Guarantor Signature	Date	<u>Amanda Espinoza</u>	03/06/2023
				Lessor (Authorized Agent for the Owner)	Date

LEASE ADDENDUM FOR PEST CONTROL

This Lease Addendum for Pest Control (hereinafter "Addendum") is hereby entered into, on the date first identified below, by and between SPRINGHILL APARTMENTS Apartments (hereinafter "Management") and Zoey Medina (hereinafter "Resident"), the leaseholder for the premises known as 01102 on 03/06/2023.

REPRESENTATIONS

WHEREAS bedbugs have become a problem facing the owners of residential rental properties, their agents in managing those residential rental properties, and the residents of those same residential rental properties; and

WHEREAS the owners and residents agree that policies need to be established to control these pests; and

WHEREAS the owners and residents desire to clearly define their roles in handling incursions by these pests

NOW, THEREFORE, the parties to this Addendum agree to add the following terms and conditions to the residential lease contract that exists between these parties to set forth a clear understanding of the responsibilities of both Resident and Management under the Lease Agreement with the desire that by setting forth these mutual responsibilities as part of the Addendum, the parties can minimize the costs, inconveniences and misunderstandings that often result from pest infestation

TERMS AND CONDITIONS

1. This Addendum hereby supplements and modifies the Lease Agreement between the parties, and it shall be incorporated as a part of the Lease Agreement. Where there are provisions that conflict between this Addendum and the Lease Agreement, the provisions set forth herein shall supersede and be controlling.

2. For purposes of this Addendum, "bedbugs" or "pests" means any insect of the genus *cimex* (including, but not limited to, *cimex lectularius*), and/or its eggs. "Pest infestation" means the presence of pests that may materially affect the health and safety of residents and their guests.

3. Management and Resident will be honest in their communications regarding the presence of pests at the property. In that regard, Management will not enter into any Lease Agreement to lease a unit that Management knows is infested.

4. Resident agrees that he/she has read the bedbug educational materials handout provided by Management and states one of the following:

☒ Resident is not aware of any infestation or presence of bedbugs in your current or previous apartment, home or dwelling. Resident agrees that he/she is not aware of any bedbug infestation or presence in any of his/her furniture, clothing, personal property or possessions. Resident further agrees that he/she has not been subjected to conditions in which there was any bedbug infestation or presence.

☐ Resident agrees that if he/she previously lived anywhere that had a bedbug infestation that all of his/her personal property (including furniture, clothing and other belongings) have been treated by a licensed pest control professional. Resident agrees that such items are free of further infestation. If Resident discloses a previous experience of bedbug infestation, Management may review documentation of the treatment and may inspect Resident's personal property and possessions to confirm the absence of bedbugs. Resident previously experienced a bedbug infestation as follows:

5. The parties agree that any failure to respond truthfully to paragraph 3 above constitutes a material misrepresentation of the Lease Agreement and is grounds for termination of tenancy pursuant to A.R.S. § 33-1368(A)(2).

6. If Resident fails to report any pest infestation and/or problems with the Premises within seven (7) days of move-in, it shall be an acknowledgement by Resident that the premises are acceptable, in good condition and pest free.

7. After move-in, Management will take immediate steps to address any identified pest infestation problem. Resident acknowledges that time is of the essence in dealing with issues of potential pest infestation. Because of this need for prompt action to avoid any further infestation, Resident shall report any actual or suspected infestation within forty-eight (48) hours of discovery. Pursuant to the requirements of the Arizona Residential Landlord and Tenant Act, all such reports must be in a written or electronic format.

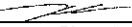
8. Resident may be required to pay all reasonable costs of cleaning and pest control treatments incurred by management to treat Resident's dwelling unit for bedbugs. If Management confirms the presence or infestation of bedbugs after Resident vacates the dwelling, Resident may be responsible for the cost of cleaning and pest control treatments. If Management must treat adjoining or neighboring dwellings to Resident's dwelling due to the bedbugs in Resident's dwelling, Resident may be liable for payment of any lost rental income and other expenses incurred by Management to relocate the neighboring residents and/or to clean and perform pest control treatments to eradicate infestations in those other dwellings. Resident agrees that if he/she fails to pay Management for any costs for which Resident is liable, Resident will be in default of his/her lease and Management will have the right to terminate Resident's right of occupancy and exercise all other rights and remedies under the lease agreement.

9. Resident acknowledges that used or second-hand furniture is the primary way that bed bugs are spread. Resident agrees that he/she will not knowingly or recklessly bring onto the property furniture or other belongings that are infested with bedbugs. Resident further agrees to exercise caution when acquiring used or second-hand furniture and shall examine any such items thoroughly before bringing them into the dwelling. Resident further agrees that Resident shall not bring into the dwelling those used or second-hand furniture items that have been abandoned or discarded in such areas as roadsides, trash rooms, and disposal receptacles.

10. In the event that there is a bedbug infestation in Resident’s apartment, Resident agrees to cooperate fully with and to undertake all efforts and tasks required by Management, and in Management’s sole discretion, or by Management’s pest control company, employed to eradicate pests. Resident’s full cooperation includes but is not limited to reporting any suspected pest infestation to Management in a written or electronic format within forty-eight (48) hours of discovery, making the premises available for entry to complete pest inspection and eradication treatment(s), completing all required pre-treatment activities, evacuating the premises during and after treatment for the required time frame, completing all required post-treatment activities, and immediately reporting ineffective treatment or re-infestations to Management in writing.
11. Resident and Management further agree that any violation of this Addendum constitutes a material violation of the Lease, and Management may terminate Resident’s right to possession upon issuance of a five (5) day notice for a health and safety violation. Conduct that constitutes such a material health and safety breach includes failure to promptly notify Management of evidence of any pest infestation, refusal to permit Management to enter to inspect for infestation or to perform eradication treatments, and failure to complete all required pre-treatment and post treatment activities, including a failure to report ineffective treatment or re-infestations. Proof of the violation of this Addendum shall be by a preponderance of the evidence.
12. Resident may request reasonable extermination services at any time. All requests must be in writing. Upon notification from Resident, Management shall visually inspect the unit for household pests, preferably within forty-eight (48) hours, and should a pest infestation be identified, shall begin the process of controlling the household pests within ten (10) days of such notice. When Management requires access to a dwelling unit for purposes of inspecting for the presence of a household pest or controlling the presence of a household pest, Management shall provide at least twenty-four (24) hours notice to Resident, in writing, that Management requires such immediate access. Management will notify Resident in advance of each pest inspection, including providing a preparation sheet. If Resident notifies Management of a possible infestation and requests extermination services, the notice from Resident constitutes permission to enter the dwelling unit for the sole purpose of acting on the inspection or extermination request. Management will not abuse the right to access or use it to harass Resident and will enter only at reasonable times.
13. Except in those situations where Management has been grossly negligent, and/or as provided by law, Owner, Management, and its employees, officers, and/or directors are not liable to Resident for any damages caused by pests, including, but not limited to, personal expenses, replacement of furniture, and/or other personal items, including clothing, medications or medical expenses, or for the costs to treat, clean, replace and/or protect Resident’s personal belongings. Owner, Management, and its employees, officers, and directors, are not responsible for any damage done to Resident’s unit or personal items during pest control inspections and/or treatments. Renter’s insurance is strongly recommended and/or required, but it may also exclude coverage related to pest infestation issues.
14. Resident acknowledges that Management’s adoption of this Addendum, and the efforts to provide a pest free environment, does not in any way change the standard of care that Management owes Resident under the Lease. Resident further acknowledges that Management does not guarantee or warranty a pest-free environment. Resident acknowledges and understands that Management’s ability to police, monitor, or enforce the agreements of the Addendum is dependent in significant part on Resident’s voluntary cooperation and compliance.
15. Management agrees that it will attempt to make reasonable accommodations in the event that any disabled Resident requests such an accommodation in connection with pest control service. Any Resident requesting such an accommodation is requested to provide notice to Management at the time that the pest control service is requested or when Resident receives notice that it will be provided, whichever is earlier. Resident understands that in some circumstances, because of the nature of a particular pest or infestation, there may not be alternative, effective means of eradication, and in those circumstances, Management must use the eradication services that are effective in dealing with the infestation.
16. In case of any conflict between the provisions of the Lease and this Addendum, the provisions of this Addendum shall govern. This Addendum is incorporated into the Lease executed or renewed between the Management and Resident.

ACCEPTANCE

BY SIGNING BELOW, all parties (1) agree to be bound by this Addendum, and (2) acknowledge that Management has provided to Resident(s) a copy of the bedbug educational materials handout advising them how to identify bedbugs, describing risk factors for infestations, and presenting measures that may be taken to prevent and control an infestation.

	03/06/2023				
Lessee Signature	Date	Lessee Signature	Date	Lessee Signature	Date
Lessee Signature	Date	Lessee Signature	Date	Lessee Signature	Date
Lessee Signature	Date	Guarantor Signature	Date	<i>Amanda Espinoza</i>	03/06/2023
				Lessor (Authorized Agent for the Owner)	Date

Renters Insurance

We are happy that you’ve chosen to call our community home, and we want you to know that we are committed to providing you the best in apartment living. That is why we want to remind you of about the importance of *Renter’s Insurance*. You may not have considered renter's insurance before, but it is important.

The apartment community is not responsible for and does not insure your personal property against loss or damage.

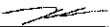
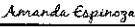
Can you afford to replace everything in your apartment?

Renters today have valuable belongings. Flat screen TV’s, computers, electronics, sports equipment. Have you ever thought about what it would cost to replace everything in your apartment if it was stolen or damaged? Dishes, linens, clothes, furniture, jewelry. It all adds up to a substantial number very quickly.

What happens if your neighbor overflows the tub in the apartment above you? Renters are exposed to the risk of damage or loss from accidents caused by others and you may be responsible for damage caused by your own negligence. The apartment community is not responsible for replacing your possessions and does not insure your personal property.

Please take an opportunity to look in to *Renter's Insurance*. You'll be surprised at how easy it is to get a quote and sign up from a number of national carriers online or by contacting your local insurance agent.

I understand that having renter’s insurance is important to protect my personal property and the damage I may cause to my apartment and to other parties in the community.

	03/06/2023				
Lessee Signature	Date	Lessee Signature	Date	Lessee Signature	Date
Lessee Signature	Date	Lessee Signature	Date	Lessee Signature	Date
Lessee Signature	Date	Guarantor Signature	Date		03/06/2023
				Lessor (Authorized Agent for the Owner)	Date

Document Information

Document Reference Number: 1738979

Document Pages: 15

Signatures: 10
Initials: 17

Status: Completed

Signature SummarySignatureInitialsTimestampSigning Status

Zoey MedinaZM03/06/2023 12:55:26 PM ESTCompleted

Document Started: 03/06/2023 12:53:20 PM EST
Email Address: zoeytaylor.k@gmail.com




Amanda EspinozaAE03/06/2023 01:11:54 PM ESTCompleted

Document Started: 03/06/2023 01:10:58 PM EST
Email Address: amanda.espinoza@myhslhome.team

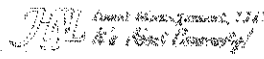
Signature DetailsPageSignature/InitialsSigning StatusTracking Details

Zoey Medina	1	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:53:34 PM EST User Agent: Safari on iPhone
Zoey Medina	1		Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:53:36 PM EST User Agent: Safari on iPhone
Zoey Medina	2	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:53:41 PM EST User Agent: Safari on iPhone
Zoey Medina	4	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:53:45 PM EST User Agent: Safari on iPhone
Zoey Medina	4	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:53:45 PM EST User Agent: Safari on iPhone
Zoey Medina	4	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:53:48 PM EST User Agent: Safari on iPhone
Zoey Medina	4	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:10 PM EST User Agent: Safari on iPhone
Zoey Medina	6	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:15 PM EST User Agent: Safari on iPhone
Zoey Medina	7	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:19 PM EST User Agent: Safari on iPhone
Zoey Medina	8	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:23 PM EST User Agent: Safari on iPhone
Zoey Medina	8		Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:28 PM EST User Agent: Safari on iPhone
Zoey Medina	10	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:36 PM EST User Agent: Safari on iPhone
Zoey Medina	10	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:39 PM EST User Agent: Safari on iPhone
Zoey Medina	10	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:40 PM EST User Agent: Safari on iPhone
Zoey Medina	10	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:42 PM EST User Agent: Safari on iPhone

This document is digitally signed using RENTCafe eSignature services. Document ID: 1738979

Zoey Medina	10	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:44 PM EST User Agent: Safari on iPhone
Zoey Medina	10	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:45 PM EST User Agent: Safari on iPhone
Zoey Medina	10	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:47 PM EST User Agent: Safari on iPhone
Zoey Medina	10	ZM	Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:48 PM EST User Agent: Safari on iPhone
Zoey Medina	10		Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:54:50 PM EST User Agent: Safari on iPhone
Zoey Medina	12		Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:55:02 PM EST User Agent: Safari on iPhone
Zoey Medina	13		Completed	IP Address: 172.56.80.16 Timestamp: 03/06/2023 12:55:10 PM EST User Agent: Safari on iPhone
Amanda Espinoza	1	Amanda Espinoza	Completed	IP Address: 174.76.45.215 Timestamp: 03/06/2023 01:11:40 PM EST User Agent: Chrome on Windows
Amanda Espinoza	8	Amanda Espinoza	Completed	IP Address: 174.76.45.215 Timestamp: 03/06/2023 01:11:44 PM EST User Agent: Chrome on Windows
Amanda Espinoza	10	Amanda Espinoza	Completed	IP Address: 174.76.45.215 Timestamp: 03/06/2023 01:11:47 PM EST User Agent: Chrome on Windows
Amanda Espinoza	12	Amanda Espinoza	Completed	IP Address: 174.76.45.215 Timestamp: 03/06/2023 01:11:51 PM EST User Agent: Chrome on Windows
Amanda Espinoza	13	Amanda Espinoza	Completed	IP Address: 174.76.45.215 Timestamp: 03/06/2023 01:11:55 PM EST User Agent: Chrome on Windows

Resident Ledger



Date: 05/12/2023

Code	t0429351	Property	shill	Lease From	03/06/2023
Name	Zoey Medina	Unit	01102	Lease To	09/05/2023
Address	8030 E Lakeside Pkwy Apt 1102	Status	Current	Move In	03/06/2023
		Rent	1046.00	Move Out	
City	Tucson, AZ 85730	Phone (H)		Phone (W)	

Date	Chg Code	Description	Charge	Payment	Balance	Chg/Rec
02/19/2023	appfee	Application Fee(s)	50.00		50.00	7444072
02/19/2023	admin	Non-refundable Processing Fee	200.00		250.00	7444073
02/20/2023		chk# 40193292018632 :CHECKscan Payment		250.00	0.00	4281354
03/06/2023	rent	Rent for 25 days	871.67		871.67	7487342
03/06/2023	deposit	Security Deposit	500.00		1,371.67	7487343
03/06/2023	mildisc	Discount - Military for 25 days	(43.58)		1,328.09	7487344
03/06/2023		chk# 40195097323016 :CHECKscan Payment		328.08	1,000.01	4300621
03/06/2023		chk# 40195097323007 :CHECKscan Payment		500.00	500.01	4300622
03/06/2023		chk# 40195097322998 :CHECKscan Payment		500.00	0.01	4300623
03/14/2023	cleanup	Move In Costs pro-rated discrepancy. JT	(0.01)		0.00	7495187
04/01/2023	rent	Monthly Rent (04/2023)	1,046.00		1,046.00	7519418
04/01/2023	mildisc	Military Discount (04/2023)	(52.30)		993.70	7519419
04/01/2023		chk# 179983213 Debit Card On-Line Payment ; Mobile Web - Resident Services		993.70	0.00	4318097
04/28/2023		chk# 183276105 Debit Card On-Line Payment ; Mobile Web - Resident Services		1,037.03	(1,037.03)	4336447
05/01/2023	yesrubs	yesrubs for 26 Days 03/01/23 to 03/31/23	43.33		(993.70)	7555352
05/01/2023	rent	Monthly Rent (05/2023)	1,046.00		52.30	7569295
05/01/2023	mildisc	Military Discount (05/2023)	(52.30)		0.00	7569296

RENTAL QUALIFICATION ACKNOWLEDGEMENT

A rental application must be processed on all prospective residents 18 years of age or older, and a non-refundable application fee paid for each applicant. Any person who turns 18 years while living in an HSL community must be added to the lease. All prospective residents will be qualified on the following three (3) criteria:

INCOME:

Gross monthly income per apartment must meet the following criteria. If employment income does not meet these criteria documentation of other supplemental income/funds must be provided, i.e. savings, stocks/bonds, social security, trust fund income, educational grants, etc.

- The gross monthly income per apartment must be a minimum of **two and one half (2 1/2) times** the monthly rental amount.
- Other verifiable funds equaling two and one half (2 1/2) times the total amount of rent due for the applicable lease term.
- Verifiable income includes income confirmed by employer, trust officer, tax returns, or other satisfactory documentation as required.
- In the event of multiple residencies applicant must make four (4) times the monthly rent in order to be qualified.
- In the event an applicant is not able to produce verifiable income the applicant must obtain a fully qualified Guarantor. An additional security deposit will NOT be offered in lieu of a Guarantor in circumstances where the applicant is not able to produce any verifiable income.

RESIDENCY:

- Rental history will be verified for each applicant.
- Must have a minimum of one (1) year verifiable rental history within the last three (3) years or proof of home ownership.
- No more than four (4) late payments in a 12-month period.
- No more than two (2) NSF's in a 12-month period.

CREDIT:

- All applicants must have not less than 50% positive credit.
- Medical, dental, student loans and paid collection accounts are excluded from the credit calculation.
- In order to obtain a credit report, every applicant must show proof of a valid social security number and corresponding United States or state-issued photo identification; OR a valid and verifiable visa establishing that applicant is legally permitted to reside in the United States.

If an applicant fails to meet any of the above three (3) criteria, he/she may be asked to pay an additional security deposit up to but not exceeding 1½ times the monthly rent or they may be given the option of obtaining a Guarantor.

If all three criteria are met, the application will be approved with a regular deposit.

GUARANTOR: In order for a Guarantor to qualify they must meet three (3) criteria qualifications.

*Verifiable Residency *Income equal to 4 times the monthly rent *75% positive credit history

APPLICANTS WILL BE DENIED FOR THE FOLLOWING REASONS:

- Prior or pending eviction with unresolved judgment and/or any outstanding monies owed to an apartment community or landlord within the last three (3) years.
- One unpaid housing debt within the last three (3) years.
- Unpaid housing debt or eviction from an HSL community within any timeframe.
- Multiple unpaid housing debts within any timeframe.
- Rental history of non-compliance issues that resulted in non-renewal or eviction within the last three (3) years.
- Pending or unresolved bankruptcy.
- Conviction of applicant/occupant related to homicide, methamphetamine productions and distribution, or sex crimes subject to lifetime registration.
- Falsification of information on the application.
- No verifiable income and unable or unwilling to obtain a fully qualified Guarantor.

APPLICANTS MAY BE DENIED FOR THE FOLLOWING REASONS:

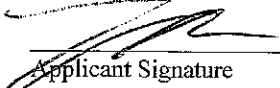
Conviction of applicant/occupant related to harm caused to a person or property, including but not limited to: arson, assault, intimidation, drug-related offenses, theft, dishonesty, weapons, violence, children, gangs, prostitution, or related violations.

OCCUPANCY STANDARDS: must not exceed designated allowance per floorplan:

2 persons in a studio, 3 persons in a 1 bedroom/1 bath, 5 persons in a 2 bedroom/1 or 2 bath, 7 persons in a 3 bedroom/2 bath.

Equal Opportunity Housing: HSL Asset Management, LLC will not discriminate against any person based on race, color, religion, sex, disability, familial status or national origin, sexual orientation, marital status, and age.

I have read, understand and accept the above qualifying policies of this community from which my application will be approved.

 19 Feb 23
Applicant Signature Date

 2/19/23
Representative of Management Date



Application for Rental

HSL Asset Management, L.L.C.

Date Completed: _____

Please Tell Us About Yourself (Fill In All Spaces):

Full Name (as listed on Government issued ID): First: Zoey Middle: T. Last: Medina
Date of Birth: 11 Feb 2003 Social Security # 1045-84-4310 Government Issued ID: 40581515 State: TX
E-mail Address: Zoeytaylor.k@gmail.com
How did you hear about us? previous resident Present Phone No. (832) 385-8865
What is your reason for moving? have to move off base

How many people will be living in your apartment? 1

Information about other occupants (Separate Application Required for all Adults (any occupant 18 years or older).

Name	Relationship	Date of Birth	Social Security No.
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____

Animal Information

Will a pet of any type live in your apartment? Yes ☐ No ☒ If Yes, please describe:

Type _____ Age _____ Weight (Full Grown) _____ Color _____ Spay/Neuter: Yes ☐ No ☐
Breed (If mixed, provide all significant blood lines) _____ Name _____ Gender _____

Will an assistive animal of any type live in your apartment? Yes ☐ No ☐ If Yes, please describe:

Type _____ Age _____ Weight (Full Grown) _____ Color _____ Spay/Neuter: Yes ☐ No ☐
Breed (If mixed, provide all significant blood lines) _____ Name _____ Gender _____

Residence Information (Please provide residence history for a minimum of the last three (3) years):

Current Residence: Address 2821 Bennet Ct. apt# _____ City/State TUCSON, AZ Zip Code 85708How long have you lived at this address? Move In: Aug 21 to Feb 23 Move-Out Monthly Payment: \$ 1,300

Name of Landlord/Apt. Complex/Mgt.Co _____ Phone # Landlord/Apt. Complex/Mgt.Co (____) _____

If less than three (3) years at your present address, list previous addresses below:

Previous Residence: Address _____ apt# _____ City/State _____ Zip Code _____

How long have you lived at this address? Move In: _____ to _____ Move-Out Monthly Payment: \$ _____

Name of Landlord/Apt. Complex/Mgt.Co _____ Phone # Landlord/Apt. Complex/Mgt.Co (____) _____

Previous Residence: Address _____ apt# _____ City/State _____ Zip Code _____

How long have you lived at this address? Move In: _____ to _____ Move-Out Monthly Payment: \$ _____

Name of Landlord/Apt. Complex/Mgt.Co _____ Phone # Landlord/Apt. Complex/Mgt.Co (____) _____

Employment Information: (Please provide employment history for the last two (2) years):

Currently Employed by: US Airforce Address Davis Mountain AFBPhone # (520) Position Operator Date of Hire Dec 21 Monthly Income: \$ 3,000

If you have other source(s) of Income that you want considered, please list, including amount and when received: _____

If less than two (2) years at your present employer, list previous employer below:

Employed by: _____ Address _____

Phone # (____) _____ Position _____ Dates of employment _____ Monthly Income: \$ _____

Vehicle(s) that you plan to park on Property (Automobile, Truck or Motorcycle):

Make	Model	Year	Color	License Plate #	State
TOYOTA	PRIUS	2013	White	AWA 230 209	AZ

Please give us the following information:

Do you have charges pending against you for any criminal offense(s)? Yes ☐ No ☒

Have you ever been convicted of a felony or any crime related to harm caused to a person or property, including but not limited to arson, assault, intimidation, sex crimes, drug-related offenses, theft, dishonesty, prostitution, obscenity or related violations?

Yes ☐ No ☒ If "Yes" to either of these questions, give details and dates: _____

Any litigation, such as: evictions, suits, judgments, bankruptcies, foreclosures, liens, ect. (including those that have been satisfied)?

Yes ☐ No ☒ If "Yes", give details and dates: _____

Have you ever left an apartment community or rental home without fulfilling the lease or owing a balance? Yes ☐ No ☒

If "Yes" to the above question, give details and dates: _____

Person to notify and person you authorize to take possession of your personal property in case of an emergency:

Name Melody Parks Relationship Mother Home Phone (832) 340-3516 Work Phone () _____
Address 429 Decoster Blvd City/State Arlington, TX Zip 77511

Note: Management is NOT responsible for damage to residents' property unless caused by neglect on the part of management or an employee of management. Residents are strongly advised to obtain renters insurance to cover loss or damage to their property.

Please read carefully and sign below:

RESERVATION AGREEMENT

I am requesting you reserve Apt # 1102 for me until 2/21 2023.
I agree to pay the sum of \$ 200 as an administration fee which I understand becomes non-refundable 72 hours from today, at 0 am/pm and the sum of \$ 50, which is a **non-refundable application fee(s)** required for administrative processing. All monies received are deposited the same day. If applicant cancels within the specified cancellation period, or is declined, a refund check equal to the amount of the administration fee will be mailed within 14 business days. All returned checks are subject to a returned check fee of \$50.00. Cancellation after this time will result in forfeiture of my administration fee. I must pay rent on or before my "rent start date" or my administration fee will be forfeited and the apartment rented. I understand that Management and Management's employees are agents of and represent the owner.

***Please refer to your move-in cost sheet for itemized rental agreement information.**

Applicant represents that all the above statements are true and complete, and hereby authorizes verification of above information, references and credit records. Applicant acknowledges that false information contained herein constitutes grounds for rejection of this Application if discovered before move-in. Applicant acknowledges that management may not be able to complete a comprehensive evaluation of this Agreement before move-in. Management reserves the right to verify Application information after move-in and may convert the proposed Rental Agreement to a month-to-month term if false or misleading information is contained in this Application. Applicant agrees to the terms of the "Reservation Agreement". This Application is preliminary only and does not obligate owner or owner's representatives to execute a lease or deliver possession of the proposed premises.

Photo ID checked

Yes ☒ No ☐

[Signature]

Applicant/Guarantor Signature

19 Feb 23

Date

[Signature]

Representative of Management

2/19/23

Date



EQUAL HOUSING
OPPORTUNITY

SPRINGHILL APARTMENTS
8030 E Lakeside Parkway
Phone: (520) 885-8030/ Fax: (520) 721-0934
Springhill@myhslhome.com/www.HSLSpringhill.com

RESIDENT VERIFICATION FORM & RELEASE

Fax Number: _____ Sent to: _____ Sent By: _____

Applicant Name: Zoey Medina

I/We, the undersigned, do hereby authorize any current or prior landlord/apartment community, to completely and accurately answer the following questions. I hereby release them from any liability for the answers provided.



Applicant Signature _____ Date _____ Co-Applicant Signature _____ Date _____

Please complete and fax back to: **(520) 721-0934 or email to: springhill@myhslhome.com**
The above named applicant(s) states s/he/they rented from you at the following address:

ADDRESS _____ APT # _____ CITY _____ STATE _____ ZIP CODE _____

From _____ to _____
(Move In Date) (Move Out Date)

1. Are the dates of residency correct? ☐ Yes ☐ No

If No, correct date(s) are: _____ to _____
(Move In Date) (Move Out Date)

2. Was the full term of the lease fulfilled? ☐ Yes ☐ No

If no, please explain: _____

3. Did Resident provide adequate Notice to Vacate: ☐ Yes ☐ No

If no, please explain: _____

4. Rental Rate during residency: \$ _____ /month

5. Number of Times Resident Paid Late: _____

6. Number of Returned Checks: _____

7. Were there any lease or community policy violations during their residency? ☐ Yes ☐ No

If yes, how many violations & nature of these violations: _____

8. Was the applicant(s) the subject of a forcible detainer action? ☐ Yes ☐ No

If yes, what were the grounds? _____

9. Did the applicant(s) ever have a bedbug infestation during their residency? ☐ Yes ☐ No

If yes, was the bedbug infestation successfully remediated? _____

10. Did the applicant(s) ever have a roach infestation during their residency? ☐ Yes ☐ No

If yes, was the roach infestation successfully remediated? _____

11. Was the deposit or any portion thereof withheld or charges due at move-out due to damage of the unit?

☐ Yes ☐ No

12. Were there any charges at move-out due to property damage? ☐ Yes ☐ No

13. Would you re-rent to this resident? ☐ Yes ☐ No

Comments: _____

Information Obtained from/by*: _____, 20____
Name Title Date

*If verified by phone, leasing agent must complete above and sign.

FOR OFFICE USE ONLY

CONTACT LOG: 1ST ATTEMPT DATE/TIME _____ TYPE OF CONTACT _____ (FAX OR PHONE)
2ND ATTEMPT DATE/TIME _____ TYPE OF CONTACT _____ (FAX OR PHONE)
3RD ATTEMPT DATE/TIME _____ TYPE OF CONTACT _____ (FAX OR PHONE)