

RESIDENTIAL LEASE AGREEMENT

THE DATE OF THIS LEASE IS 04/27/2022, BETWEEN,

Landlord: St. Laurent 2020

LLC Agent for Landlord: **Peggy Childs**

AND

Tenant(s): **Zillah Simeon »** Occupant(s) «»

The word "Tenant, when used in this Lease, means Tenant, all other occupants of the Leased Unit, Tenant's family and/or any guests of Tenant.

Landlord agrees to rent to Tenant the "Leased Unit" on the following terms and conditions:

1. **ADDRESS OF THE LEASED UNIT.**

1865 Welsh Road, Apt. # **A4**
Philadelphia, PA 19115

2. **TERM.**

Length of Lease: 12 Months
Lease Begins On: 5/1/22 ending 04/30/2023

3. **RENT.**

Total Rent for Lease Term:
\$«15,000.00»

Rent for Each Month:
\$1,250.00»

Last Month's Rent:
\$

Pet Fee:
\$ «0» (non-refundable)
Water Fee:
\$40

Choose an item. : Resident is required to make a non-refundable payment in the amount of **\$ 250** as additional rent for the use, in common with other residents, of common areas and amenities of the community. Owner may require that this fee payment be made as part of the first monthly payment after signing the lease.

Rent must be received via online payments at www.tenantwebpay.com or mail to PO Box 958, Lakewood NJ 08701 no later than the 1st of every month.

This Lease provides that Landlord must receive Tenant's rental payment by the first (1st) day of the month in which it is due. Any rent received after the fifth (5th) day of the month is considered late and Tenant agrees to pay a late fee of **«10% Current Monthly Rent Charge»**. This late fee is due for any month when Tenant's rental account is not current as to all amounts due and owing. If Tenant pays the rent late more than two (2) times in a one (1) year period it is a breach of the terms and conditions of this Lease. If this breach occurs, Landlord

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can end/terminate Tenant's Lease upon seven (7) days notice from the date of the late payment.

If Tenant's check is returned by the bank, Tenant will pay a charge of **\$95.00** as additional rent. It is a breach of this Lease to make a rental payment by a personal check which is not covered by available funds. If Tenant gives Landlord two (2) or more bad checks (checks that are returned for insufficient funds) within a consecutive three (3) month period, it is a breach of the Lease. At that time, Landlord may file an action seeking a money judgment and/or possession for this breach of the Lease.

If Tenant makes a rental payment by personal check that is not covered by available funds or by a bad check, Tenant agrees that Landlord may require the payment of rental sums by certified check or money order.

4. SECURITY DEPOSIT.

Tenant has paid to Landlord a security deposit of **\$1,250.00** as security that Tenant will perform his/her obligations under this Lease. Landlord may use the security deposit to pay for losses or damages caused by Tenant's breach of this Lease. Landlord may also use the security deposit to pay for any damage to the Leased Unit.

Tenant must pay losses or damages that are not covered by the security deposit as additional rent. Tenant may not use the security deposit to pay the rent for the Leased Unit. Landlord may keep the security deposit if Tenant fails to make rental payments or if Tenant leaves before the end of the Lease Term.

Landlord will deposit the security deposit at Sovereign Bank. Tenant must vacate the Leased Unit and give Tenant's new address to Landlord in writing before Tenant is eligible for return of the security deposit.

5. UTILITIES.

Landlord will pay for the following utilities: (Gas).

Tenant will pay for all other utilities (Electric & Water) as additional rent.

Tenant agrees to place all other utilities in the name of Tenant within ten (10) days of move-in, and agrees to pay all bills when due. Landlord is not responsible for any inconvenience or loss caused by interruption of any utilities services.

6. USE AND OCCUPANCY.

(a) Tenant will personally use and continuously occupy the Leased Unit only as residence for « 1 » person(s). Only the following persons may reside in the Leased Unit:

«Zillah Simeon

» »

Other Occupants: »

It is a breach of this Lease to have any person(s) living in the Leased Unit who is/are not listed in this Paragraph.

(b) Tenant will not remove or attempt to remove Tenant's personal property without first paying to Landlord all rent due for the balance of this Lease.

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(c) Tenant will notify Landlord in advance if Tenant intends to be away from the Leased Unit for more than 10 days.

(d) Tenant will comply with all statutes, laws, ordinances and regulations. Tenant will not keep anything that is dangerous in the Leased Unit. Tenant will not conduct any dangerous activity in the building. Tenant will not do anything that might increase the danger to the Leased Unit or to other occupants in the building.

(e) Tenant will not act in any way that reasonably disturbs the peace and quiet of other residents or of Landlord or Agent. Tenant may not act in a manner that disturbs or interferes with Landlord's agents, staff, business invitees or visitors to the building.

(f) **SMOKING POLICY DISCLOSURE:** Smoking of any illegal substance is prohibited anywhere on the property. For purposes of this paragraph "smoking" includes, but is not limited to, pipe smoking, cigarette smoking, and cigar smoking. Smoking of tobacco and/or other legal substances is strictly prohibited in individual dwelling units and on porches and balconies.

7. POSSESSION.

Landlord will make a good faith effort to make the Leased Unit available to Tenant on the day this Lease is scheduled to begin. If any delay does occur, no rent is due until the Leased Unit is available to Tenant.

Tenant can end this Lease by written notice to Landlord by certified mail, return receipt requested, if the Leased Unit is not available within 10 days after the Lease beginning date. Tenant's only remedy is to end the Lease. Landlord is not responsible for any inconvenience, loss or damage if there is any delay in making the Leased Unit available to Tenant.

8. SUB-LETTING.

Tenant may not sublease, transfer or assign this Lease. No person is allowed to occupy the Leased Unit unless specifically named in Paragraph 6(a).

9. ALTERATIONS.

Tenant may not remodel or make any structural changes to the interior or exterior of the Leased Unit. Tenant may not attach or remove any carpeting or fixtures without first obtaining Landlord's written permission.

If Tenant makes any improvement or installs any fixtures, at the end of the Lease, Landlord has the right to keep such improvements and/or fixtures or require Tenant to remove them and to return the Leased Premises to its original condition at Tenant's expense.

10. CONDITION OF LEASED UNIT; REPAIR OF DAMAGE.

Tenant has examined the Leased Unit, and is satisfied with its present physical condition. Tenant accepts the Leased Unit as is.

Tenant agrees that Landlord has made no promises to decorate, alter, repair or improve the Leased Unit.

Tenant agrees to maintain the Leased Unit during the term of this Lease in the same condition as it was on the beginning date of the Lease.

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Tenant agrees to return the Leased Unit to Landlord at the end of this Lease in the same condition as it was on the beginning date of this Lease.

Tenant will promptly notify Landlord in writing if the Leased Unit is damaged or repairs are required. Landlord agrees to perform necessary repairs with reasonable promptness after receiving written notice from Tenant.

Tenant agrees to pay as additional rent the cost of the repair of damage caused by Tenant or other permitted occupants or visitors of Tenant. Only Landlord's employees, agents or contractors may make repairs to the Leased Unit.

Landlord is not responsible for any inconvenience or loss caused by necessary repairs to the Leased Unit.

11. CONDEMNATION.

Condemnation is the power of the government to take private property for public use. If the Leased or any part of it is condemned, or voluntarily transferred by condemnation proceedings, this lease will automatically end as to the condemned portion.

If the Lease ends due to condemnation of a part of the Leased Unit, Landlord will reduce the rent accordingly.

If the Leased Unit becomes uninhabitable due to the condemnation, the Lease will end when Tenant pays all rent due until the condemnation date. Tenant will not have any right to any award paid to Landlord by the condemning authority.

12. INTERRUPTED USE OF LEASED UNIT.

Landlord will not reduce the rent if there is a fire, interrupted use of or other damage to the Leased Premises. Landlord will decide whether the Leased Unit can be lived in due to damage. If the Leased Unit becomes uninhabitable for any reason, this Lease will end when Tenant pays all rent due to the date that the Leased Unit is vacated.

Landlord is not responsible for any loss, damage or inconvenience to Tenant caused by fire or other cause.

13. TENANT'S PERSONAL PROPERTY AND INSURANCE.

Landlord is not responsible for any damage to Tenant's personal property. For that reason, Tenant must obtain insurance to protect Tenant's personal property. Tenant is in breach of this Lease if Tenant fails to obtain personal property insurance.

Any personal property left in the Leased Unit after Tenant has vacated or has been evicted is considered abandoned.

Landlord may dispose of this property in any manner without notice to Tenant. Tenant must pay Landlord's cost of disposal of Tenant's property.

Tenant must have comprehensive general liability insurance with an insurance company licensed to do business in Pennsylvania. The insurance must have minimum limits of liability for bodily injury and property damage of a combined single limit of \$300,000. This insurance is to protect Landlord and Tenant against any claim by Tenant's employees, servants, agents, visitors, licensees or family members.

If any insurance coverage maintained by Landlord is found to apply to any loss or damage covered by Tenant's insurance, the following will happen:

(a) Tenant's insurance must be fully used up before any claim can be made against Landlord or against Landlord's insurance coverage.

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(b) Regardless of anything stated in this Lease, Tenant releases Landlord from any injury, loss or damage of personal property or persons from any cause. This Release is effective even if Landlord or Landlord's employees or agents cause the injury, loss or damage.

(c) Tenant waives any right of subrogation by Tenant or by any insurance company that covers Tenant. Subrogation is the right to be repaid for any payments made by Tenant or Tenant's insurance for injury, loss or damage to personal property or persons.

Landlord may require Tenant to produce proof of insurance that is required in this Lease. It is violation of the Lease to fail to have the insurance or fail to produce proof when requested.

14. LIMIT OF RECOVERY AGAINST LANDLORD.

If Tenant obtains a judgment against Landlord, Tenant agrees that payment of the judgment is limited to Landlord's interest in the Property that is the subject of this Lease.

15. ACCESS.

Landlord and anyone allowed by Landlord may enter the Leased Unit after first notifying Tenant. If there is an emergency, Landlord may enter the Leased Unit without giving Tenant advance notice.

Tenant must obtain written approval from Landlord to add or change any lock. Tenant must provide to Landlord keys for any additional or changed locks.

16. END OF LEASE OR RENEWAL.

(a) At the expiration of this lease, the resident shall execute an extension or lease renewal with reasonable changes, if offered by landlord. However, execution of the new lease shall in no way serve as a waiver of the landlord's rights to pursue any and all claims against the resident, including but not limited to, claims for unpaid rent, unpaid additional rent, breach of this lease or the Rules and Regulations and/or any cause of action under State law.

(b) Either party may end this Lease at the end of any Term by written notice, **sent via mail or email**. Landlord or Tenant must receive this notice at least 60 **CALENDAR** days before the end of the Term **and vacate at the end of a month**. This provision shall not be construed to mean that the resident can terminate the lease during a term. If the tenant fails to give the landlord the required two full calendar months written notice, the tenant is required to pay one month's rent as a charge for failure to give the proper notice.

(c) Landlord may increase the rent or change any other term of the Lease for any renewal period by sending written notice to Tenant. Landlord must send this notice at least 60 days before the end of the Term or of any renewal term.

Tenant may reject the renewal terms by sending written notice to Landlord by certified mail, return receipt requested, within 14 days of the date of Landlord's renewal notice. Tenant must then vacate at the end of the current Term. The Lease will renew on the terms set forth in Landlord's renewal notice if Tenant does not send notice ending the Lease. Additionally, applicable month-to-month fees will be charged if the signed renewal is not returned by the lease expiration date noted on the renewal form.

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(d) If neither party ends the Lease or changes the Lease at the end of the original Term or of any renewal term, as set forth in 16(a) or (b), this Lease will automatically renew for one (1) year. Automatic renewal will not change the terms of this Lease except that the rent for each renewal term is increased.

(e) If Tenant vacates the apartment prior to the end of the lease term and thereby breaches the lease agreement, Tenant shall pay an Early Lease Termination Charge. This charge shall be in addition to any damages to Tenant's apartment incurred by Landlord during occupancy of Tenant. The charge shall be equal to two (2) times the regular Base Monthly Rent. The Early Termination Charge and any outstanding rent or other charges must be paid no later than the day you vacate the Apartment and provide the keys to the Landlord, thereby returning possession of the Apartment to the Landlord. This charge is based on the present inability to determine the exact damages, lost rent or other costs that the Landlord would incur by the early termination of the lease by Tenant. It is agreed between the parties that this fee is reasonable based on Landlord allowing the Tenant to terminate the lease and vacate the premises prior to its termination date.

(f) Should the Tenant fail to vacate at the end of the term, or should the Tenant fail to vacate after the resident gives notice that they will vacate (whether they are in breach of this lease or not), resident shall pay double the last monthly rent charge. Tenant will be responsible for damages flowing from the breach of this lease by the resident's failure to vacate in accordance with the lease. Such damages shall be deemed collectable as additional rent. The landlord can also pursue all remedies available at Law.

(g) This Lease will not automatically renew if Tenant is in default at any time within seventy (70) days from the date of the end of the term. In that event, the Lease will automatically end at the end of that term.

17. **LANDLORD'S REMEDIES.**

Tenant is in breach of this Lease if Tenant fails to make rental payments when due or fails to comply with any other provision of this Lease. If Tenant breaches this Lease:

(a) Tenant must immediately pay all rents for the balance of the term of this Lease and Landlord may sue for this rent.

(b) Landlord may end this Lease.

(c) Landlord may evict Tenant.

(d) Landlord may sue Tenant to collect any monies due including but not limited to legal fees and costs to enforce lease terms. Tenant agrees to pay all legal fees and costs.

(e) To the extent allowed by law, Landlord may discontinue any utility services to the Leased Unit.

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(f) Landlord may exercise any one or more of the other remedies available to it under law or in equity.

(g) Tenant agrees to waive any notice including the 10 or 30 day notice period which is contained in Section 501 of the Landlord and Tenant Act of 1951, as amended, 68 P.S. 250.501, or any other notice period established by law. LANDLORD MAY FILE SUIT AGAINST TENANT TO ENFORCE THE TERMS OF THE LEASE WITHOUT NOTICE TO TENANT.

(h) Tenant must pay Landlord's costs of enforcing this Lease including legal fees, whether or not suit is begun, as additional rent.

18. VACATING LEASED UNIT.

(a) Tenant must notify Landlord and must return all keys at the time that Tenant vacates the Leased Unit. If Tenant does not vacate on the last day of the month as per paragraph 16, Tenant will be charged for a minimum of 5 days. If not vacated by the 5th of the month, Tenant will be charged for half of the month. If tenant does not vacate by 15th of month, Tenant will be charged for the full month's rent.

(b) When vacating, the resident shall remove all the resident's property, repair all damage to the premises and return the apartment to the landlord in the same condition as it was at the beginning of the term, except for normal wear and tear. The premises must be broom clean.

19. NO WAIVER BY LANDLORD.

If Landlord does not exercise any of its rights under this Lease, Landlord may still exercise these rights at a later date. Acceptance of past rent is not a waiver of Landlord's rights to enforce other terms under this Lease.

20. SUBORDINATION.

This Lease and Tenant's rights under this Lease are subordinate (inferior) to all existing and any future financing, loans or leases on the building or land. Among other things, this means that the new owner or mortgage may end this lease if there is a foreclosure sale of the property. Tenant agrees to waive rights by permitting the buyer at a foreclosure sale to end this Lease.

Tenant agrees to all financing and to sale of the Leased Unit or property subject to this Lease. Tenant authorizes Landlord to sign any papers on behalf of Tenant that are necessary to confirm the terms of this Paragraph. These are additional waivers of Tenant's rights.

21. RELEASE OF LANDLORD.

Landlord is not responsible for any injury, property or loss sustained by Tenant or Tenant's guests.

Tenant agrees to release Landlord from responsibility for any damage, loss or injury caused by any other person occupying the Property, or by Landlord or Landlord's agents or employees. Tenant agrees that this release includes losses or damages that result from any of Tenant's acts or failures to act. Tenant expressly waives all claims against Landlord for any damage, loss or injury.

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22. **NOTICE TO TENANT.**

THIS LEASE CONTAINS WAIVERS OF CONSUMER RIGHTS. TENANT WAIVES CERTAIN RIGHTS BY SIGNING THIS LEASE.

23. **NO JURY TRIAL.**

Landlord and Tenant waive and give up any right to any jury trial for any claim or matter concerning this Lease or the Leased Unit.

24. **BANKRUPTCY.**

If Tenant files a petition in bankruptcy, rent and charges will be prorated for the month in which the bankruptcy petition is filed. The rent for the remainder of that month (prorated) is due and payable within two (2) days after the filing of the petition in bankruptcy. This paragraph does not change any other rights or obligations of Tenant.

25. **INCORRECT INFORMATION IN APPLICATION.**

If Tenant provided incorrect information in the Application, it is a breach of this Lease. Landlord may end this Lease and/or sue Tenant for possession and/or any losses or money damages if the Application contained incorrect information.

26. **JOINT AND SEVERAL.**

Each person who signs this Lease is fully responsible to do what is stated in the Lease. Each signer is responsible to pay the rent in full.

27. **NOTICE TO CO-SIGNERS/GUARANTORS.**

Landlord has the right but not the obligation to contact any co-signer/guarantor and/or to provide notice to any co-signer/guarantor of any breach of this Lease by Tenant.

28. **ADDITIONAL RENT.**

All payments due under this Lease are either rent (paragraph 3) or additional rent.

29. **ADDITIONAL TERMS AND CONTITIONS.**

The Rules and Regulations that are attached are part of this Lease. Violation of any of the "Rules and Regulations" is a breach of this Lease.

30. **SEVERABILITY.**

If one or more of the paragraphs of this Lease are determined to be invalid the remainder of this Lease will remain in effect.

31. **RIDERS.**

The following Riders are attached to and made part of this Lease:
(SEE ALL ATTACHED)

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32. **LEASE CHANGES.**

The terms and conditions of this Lease may only be changed if in writing and signed by both Landlord and Tenant. No oral changes or agreements are permitted.

33. **ACKNOWLEDGEMENT**

I acknowledge that have Received from Landlord and Read "Partners for Good Housing", "Protect Your Family from Lead in Your Home" booklets and the Certificate of Rental Suitability as required by the Law.

TENANT(S):

(JOINT AND SEVERAL) _

Zillah Simeon

Zillah

DATE

4/28/22

LANDLORD:

By: St. Laurent 2020 LLC, **DATE**

Peggy Childs 4/28/22

Peggy Childs

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THE FOLLOWING ARE ADDENDUMS TO LEASE DATED 4/27/22 BETWEEN ST. LAURENT 2020 LLC , ("LANDLORD") AND «Zillah Simeon », ("TENANT(S)") WHO CURRENTLY RESIDE(S) AT «1865 WELSH ROAD APT. A4» ("APARTMENT"). TO THE EXTENT THERE IS ANY CONFLICT BETWEEN ANY PROVISION OF THE LEASE AND THESE ADDENDUMS, THE TERMS OF THESE ADDENDUMS SHALL CONTROL.

Lease Addendum A

I understand that Tenant is not allowed to install or store Washing Machine in The Unit. Tenant will be responsible for all damages incurred or possibly caused by such Machines and may lead to eviction if not complied with.

All cars in parking lot must have current registration and insurance. Any vehicle that does not have current registration and insurance or is in inoperable condition will be towed at owner's expense. Additionally, all vehicles must be removed immediately upon vacating unit or they will be towed at owner's expense.

No satellite dishes allowed where visible from ground. Absolutely no protrusions are allowed to be made in Landlord's building. Tenant will be responsible for all damage made by them or their representative, up to full roof or brick replacement.

Landlord will make best effort to remove snow but cannot accept liability.

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Lease Addendum B

Tenant agrees and understands that the superintendent (and any other worker supplying services to the tenant) is an employee of the tenant in addition to being an employee of the Landlord/Owner. 1% of the monthly rent will serve as the tenant's remuneration for same. This clause/agreement may be terminated by the Landlord/Owner upon 30 days written notice.

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Lease Addendum C - LOCKOUT FEES

There will be a lockout fee of \$50.00 for after hour service payable at the time of call out and a \$25.00 lockout fee during business hours.

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Lease Addendum D – PETS

Tenant is not permitted to have any pets or other animals upon the leased premises without the written permission from landlord. Tenant agrees that in the event landlord provides permission to tenant to have said animal/pet, Tenant will:

- Pay a one-time \$**0** nonrefundable pet fee per pet
- Pay ongoing pet fee of \$**0** per month per pet
- Sign Landlord's Pet Addendum
- Provide Landlord with a Photo of pet/animal
- Provide Landlord with all required Vaccination documents

The following breeds are not permitted: Akita, Chow, Doberman, Pit Bull, Bull Terrier, Rottweiler, American Staffordshire Terrier, English Staffordshire Bull Terrier, Mastiff, Bullmastiff, Malamute, German Shepard, Tosa Inu, Siberian Husky, Presa Canario, American Bull Dog, Great Dane, St. Bernard, Wolf hybrid or any breed with dominant traits geared towards aggression. Dogs of other breeds mixed with any of the restricted breeds stated above are not allowed.

All service pets and emotional support pets are allowed in all units and are exempt from fees. Documentation will be required.

Tenant(s)'s failure to comply with the terms of this pet addendum shall constitute a material breach of the lease agreement and subject the Tenant(s) to eviction proceedings.

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Lease Addendum E – CRIMINAL ACTIVITY

Neither Tenant nor any member of Tenant's household, guests or other persons under Tenant's control shall:

A. Engage in criminal activity, including drug-related criminal activity, on or near community premises.

B. Engage in any act intended to facilitate criminal activity on or near the premises.

C. Permit the dwelling to be used for, or to facilitate, criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

D. Engage in acts of violation or threats of violation, including but not limited to, unlawful discharge of firearms, on or near the community premises.

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ILLEGAL DRUGS AND TRANSACTIONS INVOLVING ILLEGAL DRUGS ARE STRICTLY PROHIBITED.

The Head of Household shall not do or permit any act which violates any law concerning illegal drugs.

These acts include, without limitation, possession, use distribution, transportation, sale manufacture and storage of illegal drugs. Doing any such acts or any other act involving illegal drugs is a violation of the Lease and is grounds for *immediate eviction* from the property. The Head of Household shall be responsible for his or her own acts, the acts of members of his or her household, the acts of guests of his or her household and for any of such acts involving illegal drugs done in the leased apartment or elsewhere on the Landlord's property.

The Landlord Tenant Act of 1951 states that any of the following shall be grounds for removal of the tenant:

The Landlord Tenant Act of 1951 states that any of the following shall be grounds for removal of the tenant:

1. The first conviction for an illegal sale, manufacture or distribution of any drug in violation of the Act of April 14, 1972 (P.L. 233, No. 64) known as 'The Controlled Substance, Drug, Device and Cosmetic Act'.
2. The second violation of any of the provisions of 'The Controlled Substance, Drug, Device and Cosmetic Act'.
3. The seizure by law enforcement officials of any illegal drugs on the leased premises.

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Lease Addendum G – BED BUG ADDENDUM

It is our goal to maintain the highest quality living environment for our Residents. The Owner/Agent has inspected the unit prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting its spread. It is important to underscore that travelers are mainly responsible for the transfer of bed bugs.

Resident(s) represent(s) that all furnishings and other personal property that will be moved into the unit are free of bedbugs.

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Resident agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation in the premises.

Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident shall practice good housekeeping, including the following:

- Resident shall **check for hitch-hiking bedbugs**. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs *before* you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation. After guests visit, inspect beds, bedding, and upholstered furniture.

- Resident shall **remove clutter**. Bed bugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.

- Resident shall **keep the unit clean**. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bed bugs, and report these immediately.

- Resident shall **arrange furniture to minimize bed bug hiding places**. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as three inches.

- Resident shall **cover mattresses and box springs with zippered covers that are impermeable to bed bugs**. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer.

- Resident shall **avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bedbugs**. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bedbugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bedbugs. Never take discarded items from the curbside.

2. Resident shall report any problems immediately. Specifically, Resident shall:

- **Report any signs of bed bugs immediately. Do not wait.** Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.

- **Report any maintenance needs immediately.** Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.

3. Resident shall cooperate with pest control efforts. If your unit (or a neighbor's unit) is infested with bed bugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if your unit is properly prepared. Resident shall comply with the recommendations from the pest management professional, including:

- **Removing all bedding** (bed skirts too), drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.

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• **Checking mattresses carefully;** those with minimal infestation may be cleaned, encased in vinyl covers, and returned to service. Heavily infested mattresses are not salvageable; seal these in plastic and dispose of them properly.

• **Emptying dressers, nightstands, and closets.** Remove all items from floors and surfaces. Inspect every item for signs of bed bugs. Using sturdy plastic bags, bag all clothing, shoes, boxes, toys, stored goods, etc. Bag washable and non-washable items separately. Take care not to tear the bags, and seal them well. Used bags must be discarded properly.

• **Vacuuming floors, including inside closets.** Pay special attention to corners, cracks, and dark places.

• **Vacuuming all furniture,** including inside drawers and nightstands. Vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.

• **Carefully removing vacuum bags,** sealing bags in plastic, and discarding.

• **Cleaning all machine-washable bedding drapes, clothing, etc.** Use the hottest water the machine provides, and dry at highest heat setting. Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.

• **Moving furniture toward the center of the room,** so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Resident agrees to indemnify and hold harmless the Owner/Agent from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Owner/Agent may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

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Lease Addendum H – MOISTURE AND MOLD

1. The Tenant is responsible to maintain the apartment in clean and sanitary condition and as set forth in the Lease. Such responsibility includes, but is not limited to, preventing the build-up and/or accumulation of moisture in the apartment, particularly in the kitchen and bathrooms.

2. The tenant shall take all steps to prevent the accumulation of moisture in the apartment. Such moisture can exist on the walls, windows, floors, ceilings and bathroom fixtures. In the event moisture exists in the apartment, the Tenant shall promptly remove and eliminate the moisture. After showering or bathing, all moisture must be eliminated from the walls, floors, ceilings, fixtures and doors. In the event of a spill, it must be mopped up immediately and thoroughly dried. The Tenant must use the exhaust fans in the kitchen and bathroom.

3. In order to assist in the prevention of mold growth, the Tenant should use household cleaning solutions, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, Clorox, a combination of water and bleach and/or any other appropriate household cleaning solutions.

4. IN THE EVENT ANY OF THE CONDITIONS LISTED BELOW EXIST IN THE APARTMENT OR COMMON AREAS, THE TENANT SHALL PROMPTLY NOTIFY THE LANDLORD IN WRITING VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED AND REGULAR MAIL.

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- A water leak, water infiltration, excessive moisture, or standing water;
- Any air conditioning or heating system leak, malfunction or problem;
- Mold growth in the apartment that persists after the Tenant has tried to remove it with household cleaning solutions;
- Moisture or mold growth in the common areas; and
- Any other condition that could lead to the growth and/or proliferation of mold.

5. TENANT HEREBY AGREES AND UNDERSTANDS THAT THE TENANT MUST COMPLY WITH ALL OF THE PROVISIONS OBTAINED IN THIS ADDENDUM AND THE LEASE. If the Tenant breaches any provisions of this Addendum and the Lease, such conduct shall constitute a material and substantial breach of the Lease. In such event, the Landlord shall be entitled to exercise all rights and remedies it possesses against the Tenant at law or in equity, which includes, but is not limited to, eviction and/or an action for damages. Furthermore, TENANT AGREES TO INDEMNIFY AND HOLD THE LANDLORD HARMLESS FOR ANY INJURY AND/OR DAMAGE THAT OCCURS TO THE TENANT, TO OTHERS OR TO THE APARTMENT OR COMMON AREAS AS A RESULT OF THE TENANT'S NEGLIGENCE AND/OR TENANT'S FAILURE TO COMPLY WITH THE TERMS OF THIS ADDENDUM AND THE LEASE.

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I (WE) ACKNOWLEDGE THAT I (WE) HAVE EXAMINED, UNDERSTOOD AND AGREE TO THE TERMS AND CONDITIONS OF ADDENDUMS A THROUGH H.

4/28/22
Zillah Simeon DATE

Zillah Simeon

LANDLORD: St. Laurent 2020 LLC,

Peggy Childs 4/28/22
Peggy Childs DATE

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LEAD BASED PAINT

Every Lessee of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavior problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Lessor of any interest in residential property is required to disclose to the lessee the presence or absence of any lead based paint and/or lead based paint hazards. In residential housing constructed prior to 1978, a comprehensive lead inspection or risk assessment for possible lead based paint and/or lead based paint hazards is recommended prior to lease.

The Philadelphia Department of Public Health has determined that most housing built in Philadelphia before 1978 contains dangerous lead paint. This property was built before 1978, therefore, without a comprehensive lead inspection, conducted by a certified lead inspector, showing there is no lead paint or there are no lead based paint hazards, you can assume that this property contains lead based paint. The Landlord does not know of any lead based paint or lead based paint hazards on the Property unless stated below:

Every lessee of any interest in residential property is notified that any residential dwelling, regardless of construction date, may have a lead water service line or lead plumbing components. Regardless of the construction date, the Lessor of any interest in residential real property is required to disclose to the lessee the known existence of a lead water service line. You are advised to read the pamphlet containing information of lead water service lines and lead plumbing components provided at the time of entering the lease.

Please be advised that you (lessee) have a ten (10) day period following the signing of this lease, to obtain, at your own expense, a comprehensive lead inspection and risk assessment from a certified lead inspector. Should the inspection reveal lead-based paint or lead-based paint hazards on the premises; or in the case of any residential housing, should the inspection reveal a lead service line or lead plumbing components, you (lessee) may terminate the lease within two business days of the receipt of the inspection report, with all moneys paid on account to be refunded to you (lessee). Failure of the lessee to obtain such inspection within the permitted ten days and/or failure to terminate the lease upon a finding of lead-based paint or lead-based paint hazards or a lead service line or lead plumbing components within the two-day period will constitute a waiver of the right to conduct an independent inspection and the lease will remain in full force and effect.

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TENANT ACKNOWLEDGES RECEIPT OF A CURRENT PAMPHLET PRODUCED BY THE CITY THAT DESCRIBES THE BEST PRACTICES FOR REDUCING THE RISK OF LEAD EXPOSURE FROM LEAD SERVICE LINES AND LEAD PLUMBING COMPONENTS.

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TENANT ACKNOWLEDGES THAT LANDLORD HAS DISCLOSED THE EXISTENCE OF ANY KNOWN LEAD SERVICE LINE.

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IN THE EVENT THAT A CHILD AGED 6 OR UNDER IS LIVING IN THE LEASED PREMISES, TENANT ACKNOWLEDGES RECEIPT OF A CERTIFICATION THAT THE PROPERTY IS LEAD SAFE, AND THAT SAID CERTIFICATION WAS BASED ON AN INSPECTION NO MORE THAN 24 MONTHS PRIOR TO THE DATE OF THIS LEASE. FOR A CERTIFICATION THAT THE PROPERTY IS LEAD FREE, SAID CERTIFICATION MAY BE BASED ON AN INSPECTION ANY TIME PRIOR TO THE DATE OF THE LEASE. LANDLORD ACKNOWLEDGES THAT SAID SIGNED CERTIFICATION HAS ALSO BEEN PROVIDED TO THE DEPARTMENT OF PUBLIC HEALTH.

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Lessor's Disclosure (initial)

____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

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

☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the Housing.

____ (b) Records and reports available to the lessor (check one below):

☐ Lessor has provided the lessee with all available records and reports pertaining to the lead-based paint and/or paint hazards in the housing (list documents below).

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

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Supplement to Partners in Good Housing, p. 10

The following information is provided by the Philadelphia Water Department and Department of Public Health:

Old plumbing fixtures and solder, and the service pipe connecting a residential property to the public water main, may contain lead that can enter the drinking water. The City treats its drinking water to reduce the risk of exposure from lead materials used in home plumbing. Using fresh water from the main will further reduce the risk of lead exposure from your plumbing, so if the water tap has not been used in more than six hours it is recommended that you run the water for at least three minutes before drinking or cooking with it. This time may need to be longer depending on how far the tap is from the water main. Also, you should always use cold water for drinking, cooking, or making baby formula. For more information, visit the Philadelphia Water Department website at www.phila.gov/water/lead.

Effective April 1, 2017

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PHILADELPHIA BED BUG ADDENDUM

Resident: «Zillah Simeon» Property Address:
«1865 Welsh Road, Apt A4 , Philadelphia, PA
19115»

- I. The history of bed bugs in your unit during the previous 120 days is as follows:
(check one)
- A. « x » There has been no history of bed bug infestation.
- B. « » There was a report of bed bugs. Appropriate remediation was performed, and the unit is now deemed clear of any bed bug infestation. Documentation of the remediation is available for review in the Management Office.
- C. Resident acknowledges having received the informational notice regarding bed bugs prepared by the City of Philadelphia, a copy of which is attached hereto.
- II. Owner has developed, maintained and is following a bed bug control plan as required by City of Philadelphia ordinance Section 9-4500 et seq.
- III. Owner and Resident acknowledge their responsibilities as set for the in City of Philadelphia Ordinance Section 9-4502, including the following:
- A. Landlord obligations: Upon notification by a person who finds or reasonably suspects an infestation of bed bugs in a rental unit, the landlord shall:
- 1) acknowledge the complaint within five business days of notification of the suspected infestation;
 - 2) obtain investigatory and remedial services from a pest management professional within ten business days of notification;
 - 3) upon a determination of an infestation, provide remedial services until such time as a pest management professional determines that no evidence of bed bugs can be found in the unit;
 - 4) in buildings of four or more units, obtain investigatory services of such a professional in connection with any unit directly adjacent to, above or below the unit from which the original report came;
 - 5) provide tenants with no less than 24-hours' notice in advance of entering a unit for purposes of inspection, remediation or monitoring in connection with a bed bug complaint;

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- 6) provide all tenants of units affected by a bed bug complaint with written notice of the pest management professional's determination in connection with such unit within five business days of receipt of information from the professional. Similar notification shall be provided to all tenants in connection with determinations made regarding a common area of a building;
- 7) obtain reasonable monitoring services for a period of 12 months after no evidence of bed bugs can be found in connection with any unit determined to be infested. If the unit is leased to a new tenant during the monitoring period, the landlord must fully explain the monitoring activities to the new tenant and continue monitoring during such period; and
- 8) maintain a written record of all complaints and control measures provided, including reports of chemicals applied and other remedies provided by the pest management professional or other person and any other reports or receipts prepared by the pest management professional. Such records shall be maintained for two years.


B. Tenant Obligations.

- 1) A tenant shall not knowingly bring into the building personal furnishings or belongings that are infested with bed bugs.
- 2) A tenant that finds or reasonably suspects a bed bug infestation in the tenant's dwelling unit or a common area of the building shall notify the landlord within five business days of finding or suspecting the infestation.
- 3) A tenant that notifies a landlord of a suspected infestation, or that is advised by a landlord in writing of a suspected infestation in the building, shall cooperate with reasonable recommendations provided by a pest management professional hired by the landlord to investigate and remediate the infestation, including by:
 - (a) granting access at reasonable times to the tenant's unit for purposes of inspection and remediation, upon reasonable notice by the landlord;
 - (b) not interfering with inspections or remediation efforts;
 - (c) carrying out reasonable preparations, such as cleaning or moving furniture, before treatment, in accordance with the recommendations of the pest management professional; and
 - (d) carrying out other reasonable recommendations of the pest management professional.

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C. Responsible Party.

- 1) If tenant notifies landlord in writing within 365 days after the lease commencement date that tenant found or reasonably suspects a bed bug infestation, or within 180 days of discovery of a bed bug infestation in an adjoining unit in the building, landlord shall be responsible for the costs of investigating and remediating the infestation.
- 2) If tenant notifies the landlord in writing more than 365 days after the lease commencement date that tenant found or reasonably suspects a bed bug infestation, landlord shall be responsible for investigating and remediating the infestation, provided that tenant shall share in the responsibility for the reasonable costs thereof. Tenants shall not be responsible to share in costs in connection with properties managed by the Philadelphia Housing Authority or properties for which rent is paid through a government housing subsidy or voucher program.



Zillah Simeon **DATE**
4/28/22

DATE

LANDLORD:

By: St. Laurent 2020 LLC **DATE**



Peggy Childs

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A Guide to Bed Bug Safety

The Basics

Protect your belongings!

Bed bugs like to ride on personal items like jackets and bags. Bed bugs rarely climb onto a moving body.

Limit the number of items you carry with you. If you enter an area you think might have bed bugs, do not place your belongings on the floor or on furniture. Seal these items in plastic bags or plastic bins when you stay in a suspected area for any length of time.

Place clothing and belongings in a clothes dryer when you get home to kill any bed bugs and their eggs. Keep the dryer on high heat for at least 20 minutes.

For More Information

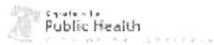
The Centers for Disease Control & Prevention, or CDC, has information about bed bugs here:

<https://www.cdc.gov/parasites/bedbugs/index.html>

The Environmental Protection Agency, or EPA, has information about bed bugs here:

<https://www.epa.gov/bedbugs/>

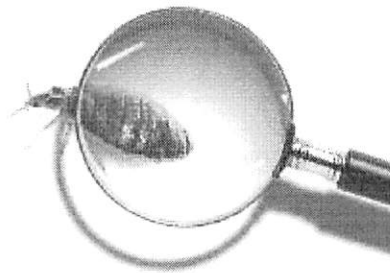
December 26, 2020



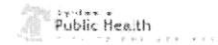
About Bed Bugs

Bed bugs (*Cimex lectularius*) are small insects that feed on human and animal blood. They are most active when people are asleep. Bed bugs can get into your home by attaching themselves to used furniture and personal items like bags and clothing.

You may not notice bed bugs because they hide in cracks when they are not feeding. Bug sprays and pesticides alone are not enough to get rid of bed bugs. The best way to treat a bed bug problem is to use both non-chemical and chemical methods.



December 26, 2020



How Do I Recognize Bed Bugs?

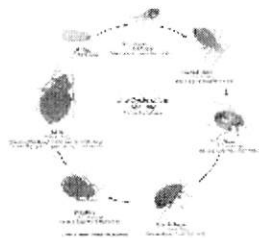
You can recognize bed bugs from their:

- Droppings and blood stains on mattresses or furniture
- Appearance

Bed bugs have three basic life stages: egg, nymph, and adult.

An adult bed bug is about the size of an apple seed, oval shaped, rusty brown in color, wingless, and as thin as a credit card. Bed bug nymphs are smaller and clear or tan in color. Bed bugs that have just fed will be swollen and stretched out. All bed bugs have six legs and two antennae.

Many common household insects can be mistaken for bed bugs. Proper identification is required to provide the correct treatment.



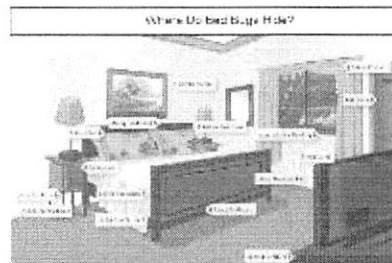
December 26, 2020



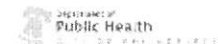
How Do I Inspect My Home For Bed Bugs?

Despite their name, bed bugs do not live only in beds. They can be found almost anywhere in your home that provides a place to hide. Any crack or crevice with an opening as thin as a credit card can provide a hiding place.

You can often find where bed bugs are hiding by looking for black or brown spots on and around surfaces where they rest. Eggs and shed skin casings will also be found near these areas. Bed bugs do not hide in brightly lit areas. Be sure to use a flashlight, magnifying glass, and crevice tool to help you with your inspection.



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Places Bed Bugs Are Commonly Found

- Mattresses and box springs
- Bed frames & head boards
- Night stands and dressers
- Curtains
- Window and door frames
- Pictures and picture frames
- Loose wallpaper and peeling paint
- Hard and upholstered furniture
- Behind baseboards and electrical outlets
- Joints in hard wood floors
- Cracks behind molding
- Any other places that provide a dark, narrow crevice

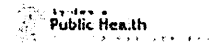
December 19, 2020



How Do I Find A Reliable Pest Control Professional?

- Call several licensed and insured pest management companies and get written estimates.
- Insist on and check references.
- Look for companies that offer both chemical and non-chemical control.
- Insist on pre-inspection as part of the estimate process.
- Technicians should be willing to talk with you about treatment options and guarantees.
- An effective bed bug control plan should take multiple treatments and inspections. Make sure these are covered in the estimate.
- Compare warranties and guarantees.
- The best way to get rid of bed bugs is to hire a professional pest control company with experience in bed bug control. If you do not use a professional, you can use products or procedures described on the following pages to control bed bugs.

December 19, 2020



What You Can Do to Help Your Pest Control Professional

Vacuuming

Vacuum cracks and crevices on a regular basis. Take your time. Use the crevice tool attachment to remove the largest number of bugs and eggs. Do not use a bristle attachment, which may transfer eggs from one room to another. You should also vacuum mattresses before you purchase mattress encasements (see below). Vacuums do not kill bed bugs or their eggs, so be sure to empty the bag or canister into a sealed trash bag after you vacuum.

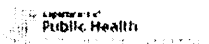
Sealing

Bed bugs can travel between row homes through small openings and areas with wires and cables. Protect yourself by sealing wall/floor junctures with caulk to prevent bed bugs from traveling through. Install foam padding behind electrical outlet faceplate covers to create a tight seal.

Mattress Encasements

It is a bad idea to throw out your mattress at the first sign of bed bugs. Bed bugs will follow you wherever you sleep. It is a better idea to use the money you would need to buy new mattress to hire a professional pest management company. You can use bed bug encasements to protect both mattresses and box springs. Encasements reduce hiding spots and make it easier to detect an infestation. Be sure to purchase an encasement made for bed bugs. Allergen covers will not work. Always check the encasement from time to time for any rips or tears.

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What You Can Do To Help Your Pest Control Professional (continued)

Cleaning

When you see a blood spot, clean it up right away. Cleaning up blood spots will make it easier to detect new bed bugs and provide a more sanitary home environment.

General cleaning will also remove bed bugs and eggs. Cleaning can also help you to tell the difference between roaches and bed bugs. Bed bug excrement will smear reddish brown before washing away.

Laundry

Laundrying items on the hottest setting will kill bed bugs and eggs. You should allow items to dry on the hottest setting for at least 20 minutes after they appear to be fully dry. Pillows, comforters and other thick items may take longer. After laundering, store items in airtight bags to prevent re-infestation.

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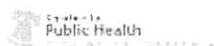
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How Do I Control Bed Bugs?

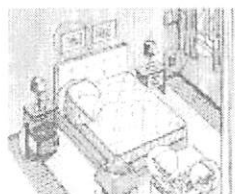
- Do not bring discarded bed frames, mattresses, box springs or upholstered furniture found on the street into your home.
- Check all used or rented furniture for bed bugs.
- While traveling, inspect the bed and furniture.
- Keep suitcases off the floor and bed, and inspect them before you leave.
- If you suspect you have been around bed bugs, immediately wash and dry your clothing on the hot settings.

December 26, 2020

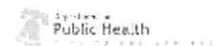


What Not To Do When Dealing With Bed Bugs

- Do not relocate to another area of the house. Bed bugs will follow their host and may infest new areas of your house.
- Do not use a total release fogger for bed bug control. Foggers will spread an infestation to other areas of your home and possibly to neighboring properties.
- Do not turn up the thermostat to kill bed bugs. A home furnace will not reach the required temperatures to kill bed bugs.
- Do not bag up furniture and leave it outside during winter months. Freezing temperatures may not kill all bed bugs and their eggs.
- Do not throw out your furniture at the first sighting of bed bugs. Most furniture can be treated by a professional to remove bed bugs and eggs.



December 26, 2020



What Must Landlords Do?

If you are a landlord, to rent a property in Philadelphia you must:

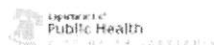
- Develop a written Bed Bug Control Plan that follows best practices as defined by the National Pest Management Association and follow it;
- Give this brochure to your tenant before you enter into a new lease; and;
- Inform the tenant in writing before you enter into a new lease about any bed bug infestation in the rental unit in the previous 120 days and what steps were taken to remediate it. If there was no infestation during that time, you must inform the tenant of this in writing.

If you are a landlord and you receive a complaint that one of your rental units is (or is reasonably suspected to be) infested with bed bugs, you must:

- Acknowledge the complaint within five days;
- Have a pest management professional investigate the rental unit for the presence of bed bugs within 10 days;
- If there is an infestation, remediate the rental unit until a pest management professional determines that there is no evidence of bed bugs in the unit;
- In buildings with four or more units, have a pest management professional investigate the rental units above, below, and adjacent to the unit about which you received the complaint;

(continued on next page)

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What Must Landlords Do? (continued)

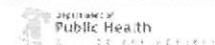
- Provide tenants with at least 24-hours notice before entering a unit to inspect, remediate or monitor it for bed bugs;
- Provide any tenants in units affected by a bed bug complaint a written notice of the pest management professional's determination of whether there is a bed bug infestation within five business days of when you receive it;
- Provide all tenants in a building notification of results of an investigation of the presence of bed bugs in common areas of that building;
- Obtain bed bug monitoring services for 12 months after an infestation has been remediated, and if the unit is leased to a new tenant during the monitoring period, explain the monitoring activities to the new tenant and continue monitoring; and
- Maintain a written record for two years of all bed bug complaints and control measures provided, including reports of chemicals and other remedies used by the pest management professional and any other reports prepared by the pest management professional.

Who Must Pay for Remediation?

The landlord is responsible for hiring pest control professionals to investigate bed bug complaints and eliminate infestations. The landlord is responsible for the full cost if the infestation is reported within 365 days after "lease commencement" (the first day you are permitted to live in the rental unit) or within 180 days after bed bugs were found in an adjoining unit. After this time period, the landlord and tenant share in reasonable costs for the pest control services.

Exception: A tenant who lives in housing managed by the Philadelphia Housing Authority or who pays rent with government vouchers or subsidies is not responsible for a share of the costs.

December 26, 2020



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What Must Tenants Do?

In Philadelphia, if you are a tenant, you must:

- Not knowingly bring into the building furniture or other personal items that are infested with bed bugs;
- Notify your landlord in writing within five business days if you suspect that your unit or a building common area is infested with bed bugs;
- Cooperate with any reasonable recommendations made by a pest management professional hired by the landlord to investigate and remediate a bed bug infestation, including:
 - Allowing the pest management professional to come into your rental unit at reasonable times to inspect for bed bugs or remediate the bed bugs;
 - Not interfering with the pest management professional's inspections or remediation efforts;
 - Preparing your unit for treatment, such as cleaning or moving furniture, as recommended by the pest management professional; and
 - Carrying out other reasonable recommendations of the pest management professional.

December 29, 2020



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