



## LEASE

*This is a legally binding contract. If not understood, seek competent legal advice.*

1. **PARTIES.** This Agreement, made on this date 7/17/2023 by and between IronDoor Management, "LESSOR", and Massey, S. "LESSEE" (jointly and severally). LESSOR hereby leases to LESSEE, 'LEASED PREMISES described as and having a street address of: 200 Sunny Cir Unit B Belton MO 64012-2024 subject to all easements and restrictions of record, and the terms of this LEASE AGREEMENT.

The terms you and yours refer to all LESSEE's listed in this lease. The terms "we, us, and "ours" refer to the LESSOR(s) listed above or to a legally designated agent(s) of the LESSOR(s). The term LESSEOR includes the LESSORs agents, employees, and managers.

- a. AGENT FOR LESSOR: IronDoor Management whose address is 4741 Central Street, Suite 2300, Kansas City, MO 64112 is authorized to manage the premises. LESSOR or agent for service of process and receiving notices is IDM, whose address is 4741 Central Street, Suite 2300, Kansas City MO 64112.

It is agreed that the LESSOR may designate another agent from time-to-time by delivering notice of such change to LESSEE or by mailing notice to LESSEE at the leased premises via U.S. first class mail, postage prepaid.

2. **OCCUPANTS.** Only the designated LESSEE (S) and the following persons shall occupy the premises:

ava Massey

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Anyone who is not named in this paragraph, or who does not sign this lease, may not reside on the premises. Anyone not listed above must not stay on the premises without the LESSORS prior written consent for more than 7 consecutive days or more than twice that many days in any one month. All

persons who wish to reside on the premises must be named in this paragraph, be submitted to our screening and application process and, if over age 18, sign this lease.

If any adults occupy the premises other than those listed herein, the LESSOR shall have the option of pursuing any remedies allowed by law, including terminating the lease, or increasing the rent in the amount of \$ 1200.00 per additional adult.

The provisions of this paragraph do not apply to the LESSEES minor children except that the total number of persons occupying the premises shall not exceed two per bedroom. (Sec. 441.060, R.S. Mo.) Upon request by the LESSOR, the LESSEE shall provide satisfactory proof of his familial relationship to other occupants of the premises or the name and address of any person visiting or temporarily residing on the premises.

The LESSOR is not obliged to allow any other person access to the premises without the LESSEES written instructions.

**3. PREMISES, INITIAL TERM, AND RENEWAL.** LESSOR does hereby lease to the LESSEE in its present condition the previously described premises for the initial term beginning 7/25/2023 and ending at 8/31/2024 midnight UNLESS terminated by either party in writing at least 60 days PRIOR to the expiration of the initial or successive terms. LESSEE shall deliver peaceful possession of unit to LESSOR upon termination hereof for any reason. If the LESSEE remains on the premises after the term of the lease it automatically renews into a 12-month lease and all terms of lease shall remain in effect. LESSEE must provide written notice of vacating 60 days in advance.

**4. RENT, LATE CHARGES AND OTHER CHARGES.** The LESSEE agrees to pay rent in the amount of \$ 1200.00 per month, and a community charge of \$ 75.00. The total amount of \$ 1275.00 is due and payable on the first day of each month, in advance, during the entire term of the lease.

The amount of \$ 288.00 shall be paid as pro-rated rent and the amount of \$ - shall be paid as pro-rated utility charge for the period from 7/25/2023 to the first day of the month beginning after the execution of this lease. The total prorated amount due at move-in is \$ 288.00.

Additionally, LESSEE agrees to pay a late charge of **\$50.00** if LESSEE fails to fully pay rent by the 5<sup>th</sup> day of each month plus an additional late charge of **\$5 per day** until paid in full. LESSOR will accept payment of all sums payable under this lease by cashier's check or money order or by bank check or credit card via the Tenant Online Portal. We reserve the right to refuse cash payments. A convenience fee will be applied for credit card payments. A returned check fee of \$50.00 will be due and payable immediately for each returned check or rejected electronic payment, plus initial and per day late charges from due date until we receive acceptable payment in full

All payments by the LESSEE to the LESSOR shall first be credited to the LESSEE'S outstanding balances, if any, for repair, then for late fees, pet fees, utility charges, then to delinquent rent, and lastly to the current month's rent, regardless of any notations made on the check by the LESSEE.

The LESSEE shall not withhold or offset rent unless authorized by statute.

**Concessions are lost if you pay late. If rent is ever paid after the 5<sup>th</sup> day of the month, any concession such as free rent or reduced rent will be removed from this agreement and any free rent already credited will become due from LESSEE.**

5. **SECURITY DEPOSIT.** LESSEE agrees to deposit with LESSOR the sum of \$ 550.00 in addition to the rent herein provided, as security to LESSOR for the performance of this agreement. The deposit shall not bear interest. The above deposit shall secure compliance with the terms and conditions of this agreement and shall be refunded to LESSEE within 30 days after the premises have been completely vacated less any amount necessary to pay LESSOR; a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to LESSEE within 30 days of move-out. If deposits do not cover such costs and damages, the LESSEE shall pay on demand said additional costs for damages to LESSOR. Security deposits may not be used to pay rent. SM  
INITIALS

6. **NON-REFUNDABLE MOVE IN FEE.** LESSEE agrees to pay a NON-REFUNDABLE move in fee in the amount of \$ -. LESSEE acknowledges that this fee is a NON REFUNDABLE administrative fee and any monies due the LESSOR at the termination of this lease for a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement will be billed to the LESSEE, the LESSEE shall immediately pay said additional costs for damages to LESSOR.

7. **KEYS.** LESSEE will be provided 1 door key(s), - mailbox key(s), and - other key(s) for -.

Any occupant who has permanently moved out according to a remaining LESSEE's written notification is (at our option) no longer entitled to occupancy or keys. LESSEE agrees to deliver all keys and copies thereof to LESSOR at termination of the tenancy. The LESSEE shall be responsible for all rents and other charges provided in this lease until delivery of all keys to LESSOR. The return of the deposit is contingent upon the LESSEE surrendering all keys including but not limited to mailbox keys, garage door openers, and storage keys. The LESSEE agrees not to make any copies of the key(s) or change any locks without the LESSOR's written permission. If such permission is given, the LESSEE will notify the LESSOR of the name and address of the person who has possession or use of such copy. Changing locks without the LESSOR's written permission will result in a lease violation. LESSOR reserves the right to change and/or dismantle unauthorized locks at the sole expense of the LESSEE.

8. **INSURANCE.** The Landlord and Tenant understand that the owner's insurance does not cover the Tenants personal property and that the terms of lease require that the tenant has the required coverage for the duration of the lease. The owner's insurance only provides coverage for the building and the owners property. It does not cover damage to the Tenants personal property. If any damage occurs to the residence or if a guest is injured in the residence, the Tenant can be held personally responsible for the damages or injuries. Renters insurance provides liability coverage to protect the Tenant in the event of his/her negligence or liability.

Your lease requires that you must maintain at least \$100,000 of personal liability insurance. The most common way to do this is with a renter's insurance policy. When acquiring insurance please note:

All adult residents living in the unit must be named on the policy.

You must name the landlord as an additional INSURED on this policy. This means the insurance company would notify the landlord in the event of a lapse or cancellation. Additional Insured is the only

acceptable designations. The additional interest should read as follows IronDoor Management, 4741 Central St, Ste 2300, Kansas City, MO. 64112

**You are required to provide a copy of the declarations page of your policy meeting the requirements listed above prior to moving in (or renewing your lease.)**

This is an important component of your lease. Failure to keep the required coverage in force will be considered a breach of the lease, result in a fine of \$250 and is subject to any and all of the same remedies due a breach of lease.

By initialing <sup>DS</sup>here Tenant(s) indicate his/her intent to secure his/her own renter's/personal property insurance. SM INITIALS.

**9. SECURITY NOT PROVIDED.** LESSEE agrees that the LESSOR is not required by this lease to provide security guards or patrols, security lighting, security gates or fences or any other form of security. LESSOR is not liable to LESSEE for damage or loss to person or property caused by other persons, including but not limited to theft, burglary, assault, vandalism or other crimes. LESSEE acknowledges that neither the LESSOR nor management has made any representations, written or oral, concerning the safety of the community or the effectiveness or operability of any security devices or security measures. LESSEE acknowledges that neither LESSOR nor management warrants or guarantees the safety or security of the LESSEES, their family members, or guests against the criminal or wrongful acts of third parties. Each LESSEE, occupant, guest, and invitee is responsible for protecting his or her own person and property. The LESSEE understands that security devices or measures, whether installed by the LESSOR or LESSEE, may fail or be thwarted by criminals or by electrical or mechanical malfunction. Therefore, LESSEES acknowledge that they should not rely on such devices or measures and should protect themselves and their property as if these devices or measures did not exist.

THE LESSOR DOES NOT HAVE THE OBLIGATION TO INVESTIGATE THE BACKGROUND OR HISTORY OF ANY LESSEE, AGENT, OR EMPLOYEE.

**10. LEASE SUBJECT TO RESTRICTIONS.** This lease is subject to any existing leases, deeds of trust, and tenancies including, but not limited to, holdover by LESSEES or persons in possession who refuse or fail to vacate; subject, also, to any recorded restrictions, easements, party wall agreements, community contracts, or delay caused by construction, renovation, or remodeling which prevents LESSEE taking possession. LESSOR shall not be liable to LESSEE for failure to deliver possession of the premises or for damages incurred by LESSEE.

**11. NON-WAIVER.** Failure of the LESSOR to insist upon the strict performance of the terms, covenants, agreements and conditions herein contained or any of them, shall not constitute a waiver or relinquishment of the LESSOR's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

**12. DISCLOSURE RIGHTS.** If someone requests information about you for law-enforcement, government or business purposes, we may provide it. The LESSEE hereby consents to the release of any and all information gathered by the LESSOR in the process of approving the application for this tenancy and all information acquired by the LESSOR during the tenancy. The LESSOR may obtain a credit report for the purpose of locating a former LESSEE or for use in the collection of any debt owed to the LESSOR. If the LESSOR or his agent employs the services of any debt collector or attorney to collect any money due under this agreement, the undersigned hereby consents that the debt collector or attorney may contact the undersigned at such times and places as said debt collector or attorney deems appropriate and may contact any persons for the purpose of acquiring information to aid in the collection of any debt.

**13. LESSEE RESPONSIBLE FOR FAMILY MEMBERS, GUESTS, INVITEES.** LESSEE agrees that any violation of this agreement by LESSEE'S family, guests, occupants, or invitees shall be considered a violation by the LESSEE. LESSEE agrees to accept responsibility for all such lease violations as though such violation were that of the LESSEE. The LESSEE will be liable for damage caused by any guests or occupants.

We may exclude guests or others who have been violating the law, violating this lease, or any rules, or disturbing other LESSEES, neighbors, visitors, or LESSOR representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a LESSEE, occupant, or guest of a specific LESSEE in the community.

**14. COMMUNITY POLICIES OR RULES.** All LESSEES, occupants, invitees, and guests must comply with all written rules and community policies, including instructions for care of the property. The rules are considered part of this Lease. We may make reasonable changes to written rules, effective immediately, if they are distributed and applicable to all units and do not change dollar amounts in this Lease. Failure to comply with such rules and regulations shall be a violation of the conditions of this agreement.

**15. LIMITATIONS ON CONDUCT.** The residence and other areas reserved for your private use must be kept clean. Trash must be disposed of in appropriate receptacles in accordance with local ordinances. Passageways shall not be obstructed and may be used only for entry or exit. Any swimming pools, exercise rooms, storerooms, laundry rooms, or similar facilities must be used with care in accordance with rules and posted signs. Glass containers are prohibited in or near pools and other common areas. LESSEES and guests may not use candles or kerosene lamps without our prior written approval; cook on balconies or outside; store any flammable or combustible materials; or solicit business or contributions. Conducting any kind of business (including childcare services) in your residence or on the LESSORs premises is prohibited except that any lawful business conducted by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your residence for business purposes. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas.

The LESSEE shall commit no acts of destruction, or other acts tending to injure or deface the property, or which may invalidate the insurance or increase the insurance rates thereon or commit waste upon the premises. The LESSEE shall do nothing which causes a violation of any city ordinance, health, safety, fire, or building code nor shall the LESSEE engage in any activity which creates a fire hazard or a danger of release of any toxic or harmful substance.

The LESSEE, family members and/or guests may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the premises; disturbing the LESSORs business operations; engaging in or threatening violence; possessing a weapon prohibited by law; discharging a firearm on or in the immediate vicinity of the LESSORs premises; displaying or possessing any weapon in a way that threatens others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials onto the LESSORs premises; or injuring our reputation by making bad faith allegations against us to others.

Illegal possession, manufacture, or distribution of a controlled substance or drug paraphernalia is a violation of law and a violation of this lease. The LESSEE and all occupants are subject to immediate termination of this lease and subject to all applicable penalties and remedies under state law, including immediate eviction without further notice, as per Sec. 441.710, et seq., R.S.Mo.

If for any reason the LESSEE, family members, and/or guests is found in violation of the Lease Agreement, LESSOR will issue a LEASE VIOLATION and notify LESSEE of said violation(s) and fine(s). Below are examples of lease violations and their fine(s).

1. Unauthorized Occupant – Full Months' Rent until occupant leaves or is added to lease + Eviction
2. Disobeying/Harassment of Management - \$250.00
3. Unauthorized pet/animal - \$500.00
4. Resident not cleaning up after animal - \$100.00
5. Unacceptable Living Conditions (inviting to pests) - \$100.00 PLUS any required treatment of unit
6. Unauthorized parking - \$100.00
7. Unmaintained yard - \$50.00
8. Unauthorized storage of furniture, debris, trash or any unsightly items outside of the unit. - \$150.00
9. Lapse in Renters Insurance - \$250
10. Other - \_\_\_\_\_ \$ - \_\_\_\_\_

The LESSEE shall comply with all laws, statutes, ordinances, requirements and regulations of all governmental authorities with respect to the said premises or occupancy thereof. **IF YOU ARE EVICTED FOR VIOLATION OF THE LEASE, YOU WILL BE CONSIDERED BARRED FROM THE PREMISES UNLESS WRITTEN PERMISSION FROM THE OWNER IS OBTAINED.**

**16. PARKING.** We may regulate the time, manner, and place of parking any vehicles. It is expressly understood and agreed that the parking spaces at said premises are limited to passenger vehicles and that the LESSEE has no right to store any vehicles or parts thereof or any other property without the consent of LESSOR. We reserve the right to have unauthorized or illegally parked vehicles towed at the sole expense of the LESSEE. A vehicle is unauthorized or illegally parked on the property if it:

1. Has flat tires or other conditions rendering it inoperable; or
2. Is on jacks, blocks or has wheel(s) missing; or
3. Has no current license or no current inspection sticker; or is not properly insured (verification is required and must be presented upon request).
4. Belongs to a LESSEE or occupant who has surrendered, vacated, or abandoned the residence;
5. Is parked on the grass, sidewalk, patio or any area not designated for lawful parking; or
6. Does not have a community issued Parking Sticker clearly visible.

Unless the LESSOR assigns parking spaces, parking shall be on a first-come, first-served basis and subject to available space in designated parking areas. LESSOR reserves the right to control all parking areas. All vehicles shall be kept properly licensed, insured and in good operating condition or else be in violation of this lease. LESSEES may be required to provide proof of insurance.

**17. SUBLEASE AND ASSIGNMENT PROHIBITED.** LESSEE agrees not to sublet said premises, or any part thereof, nor assign this lease, or any portion of the term of said lease, nor make any alteration, or additions to any of the buildings on said premises, or fixtures therein.

**18. MULTIPLE LESSEES OR OCCUPANTS; JOINT AND SEVERAL RESPONSIBILITY.** It is agreed that multiple LESSEES, co-signors and guarantors are jointly and severally responsible for all terms of this lease agreement. If the LESSEE, a member of his household, or any guest or occupant violates the lease or rules, all LESSEES are considered to have violated the lease. Our requests and notices (including notices of lease termination, repair requests, and entry permissions) to any one LESSEE shall constitute notice to all LESSEES. In eviction suits, each LESSEE is considered the agent of all other LESSEES in the residence for service of process.

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**19. SALE OF PREMISES; WAIVER OF ATTORNMENT.** If the premises are sold or conveyed by the LESSOR, this lease shall be deemed to be assigned from the LESSOR to the grantee and that all rights and remedies contained in this lease agreement and under the laws of the state of Missouri shall inure to the grantee without the necessity of attornment. LESSEE agrees to be bound by all provisions of this lease agreement which inure to the grantee.

**20. CONDITION OF THE PREMISES AND ALTERATIONS.** The LESSEE has inspected the premises accepts the residence, fixtures, and furniture, in its present condition and all appliances and mechanical systems are in proper working order. Within 48 hours after you move-in, you should notify us in writing of all defects or damages. If you do not so notify us, we will consider everything to be in a clean, safe, and good working condition. DS  
SM INITIALS.

The LESSEE must use ordinary care in maintaining the residence and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the residence. No antennas, satellite dishes, washing machines, additional phone or cable TV outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless allowed by law or we have consented in writing. The LESSEE will not alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. If the dwelling has hardwood floors, the LESSEE will protect the hardwood floors by covering them or by waxing.

When you move in, we will supply light bulbs for fixtures and appliances we furnish including exterior fixtures operated from inside the residence; after that, you will replace them at your expense with bulbs of the same type and wattage. You must leave all light bulbs on the premises when you vacate, and you will be charged for any missing bulbs. Batteries for battery-operated appliances on the premises shall be paid for and replaced by LESSEE as needed.

Improvements made by the LESSEE to the premises (whether or not we consent) become the property of the LESSOR unless we agree otherwise in writing.

**21. LIQUID FILLED FURNISHINGS:** No liquid filled furniture, receptacle containing more than ten gallons of liquid is permitted without prior written consent and meeting the requirements of the LESSOR. LESSEE also agrees to carry insurance deemed appropriate by OWNER to cover possible losses that may be caused by such items.

**22. REQUESTS, REPAIRS, MALFUNCTIONS AND EMERGENCIES.** Normal maintenance hours are 8am – 5pm Monday – Friday. During normal business hours all notices or requests for repairs, installations, services or security-related matters, must be in communicated through the Tenant Portal, property manager via phone (816 301 7960) and by dialing the applicable option for your property, email or in person (except in cases of emergency). Leaving a message on another phone number or communicating an issue to someone other than your Property Manager or designated agent does not constitute a request from you.

You must promptly notify us of water leaks, seepage, steam, or rust; mold, mildew, fungus, spores, wet or dry rot; electrical problems; malfunctioning lights; broken or missing locks or latches; all needed maintenance or repairs in the LESSEEs unit or in common areas; and other conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the residence if the work is done reasonably without increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar causes you must notify our representative immediately. If air

conditioning or other equipment malfunctions you must notify our representative as soon as possible on a business day. We'll act with ordinary care to make repairs and reconnections taking into consideration when casualty insurance proceeds are received. Rent will not abate in whole or in part during such time.

If you experience a maintenance emergency after hours or on a weekend or a holiday, please call the **Emergency Maintenance Line. This line can be reached by calling 816 301 7960 and following the prompts.** Please note that is for maintenance emergencies only. **Using this option to report a non-emergency maintenance request or misreport a non-emergency item will result in a \$25 Service Fee for EACH call.** Because this line is for emergencies only, only situations that are of an emergency nature will be responded to. **Emergency is defined as:** Anything relating to the property under the lease that is threatening to life, health or the integrity of the property. DS  
SM INITIALS

Maintenance Emergencies Include:

1. Fire, Smoke or natural gas smells (Fire/Smoke – Call 911, Gas Leak – Call Gas Company)
2. Hazardous material spills
3. Complete Loss of water in residence (not due to nonpayment of bills)
4. Exposed live electrical wires
5. Major water leaks (Here's the general rule of thumb: if the leak can be contained in a bucket, then it isn't necessarily an emergency. If it cannot then turn the water valve off to ensure no further flooding ensue until someone can get to the unit.)
6. Power outage in occupied buildings (not due to nonpayment of bills)
7. Non-functioning cooler or freezer with perishable products
8. Situations that interfere with unit/building entrance or egress
9. No Heat. Generally, anything under 40 degrees outside would constitute this as an emergency. (This is applicable for a mechanical malfunction though, not if the tenant has failed to pay gas or electric bills.)
10. No AC. Generally, anything over 100 degrees outside would constitute this as an emergency.
11. Sewage Back-up – Defined as raw sewage (NOT water) backing up through drains. Note: Toilet stoppages are NOT emergencies. Tenant is responsible for clogged toilets and must have a plunger in the unit, maintenance does not plunge toilets.
12. Lock-out (\$50 Fee will be assessed and payable at the time of the lockout)

**23. REPAIRS AND MAINTENANCE.** LESSEE will at his/her sole expense, keep and maintain the premises, yard (if applicable) including but not limited to bushes, weeds, grass, etc.. and appliances in good and sanitary condition and repair during the term of this Lease Agreement and any renewal thereof. LESSEE agrees to pay the LESSOR for the loss, damage, government fines, reasonable cost of repairs, maintenance or any injury, defacement and damage to the premises, fixtures, and appliances therein, caused by the LESSEE, his family, guests, occupants, or invitees during tenancy, ordinary wear accepted. The LESSOR is not liable for, and the LESSEE must pay for repairs, replacement costs, and damage to the following if occurring while LESSEE, his guest or occupant is occupying the premises: (1) damage to doors, windows, or screens: (2) damage from windows or doors left open and (3) damage or backups from wastewater stoppages caused by improper objects in lines exclusively serving your residence. **We may require advance payment for repairs for which you are liable.** Delay in demanding sums you owe is not a waiver by the LESSOR of its right to demand and collect such sums. LESSOR shall not be responsible for goods, services, or repairs, which are made by or ordered by LESSEE without the LESSORs approval. LESSOR shall have a reasonable time in which to make repairs and perform maintenance due to ordinary wear and tear which LESSOR deems necessary. LESSOR shall have the right to temporarily turn off equipment and interrupt utilities to avoid damage to property or to perform



repairs or maintenance which require such interruption, whether or not such repairs or maintenance were requested by LESSEE. Prompt payment of rent shall not abate during time of repair. <sup>DS</sup>  
SM INITIALS

**24. BED BUG ADDENDUM.** This Bed Bug Addendum ("The Addendum") is made part of the Lease Agreement dated 7/17/2023 (the "LEASE") between Iron Door Management ("LESSOR") and Massey, S. ("LESSEE"), for Unit B (the "UNIT") located at:

200 Sunny Cir Belton MO ("The PROPERTY")

By initialing, LESSEE acknowledges that LESSOR has inspected the unit and is aware of no bedbug infestation. The LESSEE MUST notify the LESSOR of any suspected bed bug infestation immediately and within 7 days of move-in, otherwise the unit is deemed to be free of any infestation.

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SM INITIALS

By initialing, LESSEE ensures that all furnishings and personal belongings moved onto the premises and into the unit are free of bedbugs. <sup>DS</sup>  
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**25. SMOKE DETECTOR.** The dwelling is furnished with a SMOKE DETECTOR for the benefit of the LESSEE. **The LESSEE will be solely responsible for maintaining the smoke detector, including providing batteries and periodically testing the smoke detector to make sure that it is in good working order.** If the LESSEE informs the LESSOR that the smoke detector is not functioning (for reasons other than the need for new batteries) the LESSOR will provide a new smoke detector or repair the existing smoke detector. If smoke detectors are damaged or not working properly due to LESSEE tampering with it, LESSEE would be held responsible and must pay replacement fee of \$20.00. It is understood and acknowledged by the LESSEE that the LESSOR will have no liability to the LESSEE or the LESSEEs agents, family, invitees, or guests for any personal injury or property damage sustained due to the nonfunctioning of the smoke detector. <sup>DS</sup>  
SM INITIALS

**26. LOCK OUTS.** In the event it is necessary for the LESSOR to provide personnel after regular business hours or when the office is closed for the purpose of assisting the LESSEE in gaining access to the premises because of the breakage of locks by the LESSEE or because the LESSEE has lost keys to the premises, then the LESSEE will be responsible for a lock-out charge in the amount of \$25.00 for each such instance. In the event it is necessary for the LESSOR to provide personnel after 5:00 p.m. on any weekday or at any time on Saturday, Sunday, or holidays for any other purpose, the LESSEE will be responsible for a late hour charge in addition to the regular charges necessary to make such repairs.

**27. UNINHABITABILITY DUE TO FIRE OR OTHER CAUSE.** In the event the dwelling becomes uninhabitable as a result of fire, mold, mildew, fungus, mycotoxins, spores, scents, or byproducts produced or released by fungi, pollution, toxic substance, or other cause, the LESSEE may terminate the lease, at the LESSEEs option, if the LESSOR does not put the premises in good repair within 45 days after the LESSOR is notified of the damage. The LESSOR shall have the option of terminating this lease by giving written notice to the LESSEE within five days after being notified of such condition. The rent shall abate during the time the dwelling is uninhabitable. However, in the event the premises are uninhabitable because of damage caused by the negligence of the LESSEE, or the LESSEEs family, guests, invitees, or agents, the rent shall continue and not be abated.

**28. ANIMALS.** No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the LESSOR. Such consent if granted, shall be revocable at LESSOR'S option upon giving a 30-day written notice. In the event laws are passed or permission is granted to have a pet and/or

animal of any kind, you must sign a separate animal addendum, post a non-refundable animal deposit and pay pet rent in the amount to be determined by the LESSOR. We will authorize a service or companion animal for a disabled person but may require a written statement from a qualified professional verifying the need for the service animal. If you or any guest or occupant violates animal restrictions, you will be subject to charges, damages, and/or eviction, and such other remedies provided in this lease. If an animal has been in the residence at any time during your term of occupancy (with or without our consent), we'll charge you for all necessary cleaning including but not limited to de-fleaing, deodorizing, and carpet shampooing. Initial and daily animal violation charges and animal-removal charges are liquidated damages for our inconvenience and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. SM INITIALS

LESSEE also agrees to carry insurance deemed appropriate by OWNER to cover possible liability and damages that may be caused by such animals, if we allow an animal. SM INITIALS

If the animal is creating a nuisance or damaging property, and LESSEE is unavailable or refuses to correct the problem, the LESSOR may keep or kennel the animal or turn the animal over to local animal control authorities at LESSEES expense. SM INITIALS

Feeding or otherwise caring for stray animals is prohibited. Stray or injured animals shall be reported to the local animal control authority to be picked up. SM INITIALS

LESSEES are responsible for the pets of guests who visit their unit. No pet(s) of guests may stay in the unit without prior written permission from the LESSOR or manager. SM INITIALS

**29. WHEN WE MAY ENTER.** LESSOR or his agent shall be permitted to enter the premises with reasonable notice to inspect the property and condition thereof, at any reasonable time, to ensure property remains in good condition during tenancy and/or to show the property for sale, at reasonable times, and for 60 days before the expiration of this lease to keep a rent or sale sign displayed on the premises and show the property for rent. The LESSEE agrees that the LESSOR, his agents or employees, or the employees of any contractor, utility company, or governmental agency, shall have the right to enter the premises and make inspections thereof or repairs thereto at any reasonable time with reasonable notice and at any time in an emergency.

If you or any guest or occupant is present, then repairs, servicers, or our representatives may peacefully enter the residence at reasonable times for the purposes listed below. If nobody is in the residence, then repairers, servicers, or our representatives may enter peacefully and at reasonable times if entry is for: responding to your request; making repairs or replacement; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; retrieving unreturned tools or appliances; preventing waste of utilities; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or security devices; removing or rekeying unauthorized security devices; removing unauthorized window coverings; stopping excessive noise; removing health or safety hazards (including hazardous materials) or items prohibited under our rules; removing perishable foodstuffs if your electricity is disconnected; removing unauthorized or dangerous animals; retrieving property owned or leased by former LESSEES; inspecting when immediate danger to persons or property is reasonably suspected; allowing entry by a law enforcement officer with a search or arrest warrant, or in hot pursuit; showing the property to prospective LESSEES, government inspectors, fire marshals, lenders, appraisers, contractors, prospective buyers, or insurance agents.

**30. DUTIES OF LESSOR AND LESSORS RIGHT TO CONTROL COMMON AREAS.** The LESSOR reserves the right to control and regulate the use of all common areas

**31. TERMINATION FOR CAUSE.** Any breach of any provision of this lease, including addenda, rules, and community policies by LESSEE, family members, occupants, guests, or invitees, or any untrue or misleading statement in LESSEES rental application shall give LESSOR the right, after giving ten days' notice to quit possession, to reenter the premises and take possession thereof, or to oust the LESSEE, sublessee or underlessee by the proper procedure. Among other acts listed in this lease or provided by law, you will be in default of this lease if (1) you do not pay rent or other amounts that you owe under this Lease; (2) you or any guest or occupant violates this Lease, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (3) you abandon the residence; (4) you or any occupant, in bad faith, makes an invalid habitability complaint to an official or employee of a utility company or to any governmental agency.

If LESSOR must exercise LESSOR'S rights against LESSEE under this agreement, or if LESSOR decides to pursue any judicial action to enforce this agreement or evict LESSEE from the LEASED PREMISES, LESSEE hereby agrees to pay all of LESSOR'S legal fees, including, but not limited to, attorney fees and court costs.

If the LESSEE files bankruptcy, he hereby consents to any request by LESSOR for relief from the automatic stay which may be requested by the LESSOR to facilitate the LESSEES eviction. **IF YOU ARE EVICTED FOR VIOLATION OF THE LEASE, YOU WILL BE CONSIDERED BARRED FROM THE PREMISES UNLESS WRITTEN PERMISSION FROM THE OWNER IS OBTAINED.**

**32. TERMINATION WITHOUT CAUSE.** The LESSEE hereby waives any notice which may be required by statute or otherwise prior to the commencement of an action by the LESSOR to obtain possession of the premises.

**33. EARLY LEASE TERMINATION.** LESSEE may terminate the lease agreement early by paying a one-time fee of 3 (Three) month's rent and give 30 days' notice of intent to terminate prior to the 1st day of the month in which the LESSEE will be leaving early. Money must be paid to LESSOR in certified funds, all keys returned, LESSEE'S personal property removed, and full possession of property returned to LESSOR before this early lease termination will be considered in effect. No portion of the security deposit may be tendered in payment for this rent or fee. LESSOR must be paid in full for all other rent, fees, charges, and any other money due under this lease.

**34. Certain military service, termination of lease--requirements.**

41.944. 1. Any member of the Armed Forces of the United States who is on active duty, and any member of the Missouri Army or Air National Guard serving on full-time duty or as a civil service technician with a Missouri Army or Air National Guard unit who is a LESSEE under a lease of a residential dwelling may, pursuant to subsection 2 of this section, terminate such lease with the member's lessor if the member:

- (1) Receives permanent change of station orders transferring the member to another duty station.
- (2) Receives temporary duty orders in excess of ninety days duration assigning the member to another location which is at least twenty-five miles from the site of the leased residential premises.
- (3) Is discharged or released from active duty with the Armed Forces of the United States or from the member's full-time duty or technician status with the Missouri Army or Air National Guard; or

(4) Is ordered to reside in government supplied quarters.

2. Lessees who qualify to terminate a residential lease agreement pursuant to subsection 1 of this section shall do so by serving the lessor written notice of termination to be effective on a date stated thereon, which shall not be less than fifteen days after the date of such service. Prior to the termination date, the lessee shall furnish the lessor with an active military ID card and either a copy of the official orders or a signed letter confirming the orders from the lessee's commanding officer.

3. The final lease payment due under the terminated lease shall be provided by the effective date of termination and shall be payable at such time as would have otherwise been required by the terms of the lease. The lessee shall be entitled to the full return of any security deposit and pet deposit, if any, if such member has otherwise complied with the requirements of the lease and of section [535.300](#).

### 35. REENTRY AND DELIVERY OF POSSESSION UPON EXPIRATION OR

**TERMINATION.** At the expiration of any term hereby created, or if default be made in the payment of rent after the same is due, or upon the breach of any of the covenants and agreements herein contained, the LESSOR or his agents shall have the right to enter and take possession of the leased premises, and the LESSEE agrees to deliver same without process of law, and this lease, at the option of the LESSOR, shall terminate; or the LESSOR may relet the same for or on account of the LESSEE but for this cause the obligation of the LESSEE shall not cease.

36. **UTILITIES:** For the entire term, the LESSEE shall place utilities for the rented premises into their name(s) or pay their billed share of utilities kept in the LESSOR'S name (such as water, sewer, trash, and in some cases gas and/or electric), maintain uninterrupted service, and timely pay all bills, including Electric Service, to the utility company, the LESSOR or the LESSOR'S third-party billing company. LESSEE also agrees if a flat fee is charged per month to the LESSEE by the LESSOR for their share of the LESSOR paid utilities, this cost can be increased if the rates charged by the utility company increase to the LESSOR. At no time will this increase happen more than every 6 (six) months.

LESSEES shall pay all charges of utility providers due to late payment or default. LESSOR is not responsible for any service interruptions that are beyond its control, or due to necessary repairs, replacements or alterations. If the LESSEE does interrupt service for any utility during their term, the LESSEE will be charged for any costs related to turning the utility back on, but not limited to the past due balance, late fees, connection fees, re-connection fees, installation fees, permits and inspection fees that may be charged by the utility company for service. Any utilities that are not transferred to the LESSEE'S responsibility will be charged a monthly processing fee of \$50 in addition to the utility service charge, unless the utilities are agreed to be held in the LESSOR'S name. If utility fees are not paid, the LESSEE'S Security Deposit can and will be applied to these fees. A new Security Deposit can and will be requested of the LESSEE. This is a violation of the lease and eviction proceedings may result.

The LESSOR shall provide or pay for the utilities indicated with an O. The LESSEE shall provide or pay for the utilities indicated below by a T.

ITEM	PROVIDED BY	PAID BY
Gas	O	-
Electric	O	T
Water	O	T
Sewer	O	T
Trash Collection	O	T

Other	-	-
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37. **APPLIANCES.** The LESSOR shall provide appliances indicated with an O. The LESSEE shall provide or pay for the appliances indicated below by a T.

ITEM	PROVIDED BY	PAID BY
Heating	O	T
Oven/Range	O	T
A/C	O	T
Refrigerator	O	T
Microwave	-	-
Garbage Disposal	O	T
Washing Machine	O	T
Dryer	O	T
Other	-	-

**37. MOVE-OUT PROCEDURES, INSPECTION, AND RETURN OF SECURITY DEPOSIT.**

Before moving out, you must give us advance written notice as provided in paragraph 29, unless subject to the MILITARY CLAUSE. Your move-out notice will not release you from liability for the full term of the Lease or renewal term. You will still be liable for the entire Lease term if you move out early. YOUR MOVE-OUT NOTICE MUST BE IN WRITING and on our Intent to Vacate form. If you do not use our form, you must obtain from our representative written acknowledgment that the move-out notice has been received. You must give us, in writing, each LESSEEs forwarding address. If we terminate the Lease, we must give you the same advance notice, unless you are in default. An oral move-out notice will not be accepted and will not terminate your Lease. Your notice cannot terminate the Lease sooner than the end of the Lease term or renewal period. The move-out date in your notice must be the last day of your lease term unless agreed to in writing by both parties. The move-out date can't be changed unless the LESSOR and LESSEE agree in writing. The LESSEE will not move out before the lease term or renewal period ends unless all rent for the entire lease term or renewal period is paid in full. Early move-out may result in reletting charges.

YOUR NOTICE IS NOT ACCEPTABLE IF IT DOES NOT COMPLY WITH ALL OF THE ABOVE.

The LESSOR shall give the LESSEE reasonable notice in writing at LESSEE'S last known address, or in person, of the date and time when the LESSOR will inspect the premises following the termination of the lease to determine the amount, if any, of the security deposit to be withheld. The inspection shall be held during normal business hours and the LESSEE shall have the right to be present at the inspection. In accord with Missouri law, within 30 days after the date of termination of the tenancy, the LESSOR shall mail to the last known address of LESSEE: (1) the full amount of the security deposit, or (2) a written itemized list of the rent and/or damages for which the security deposit or any portion thereof is withheld, along with the balance of the security deposit, if any. Nothing in this section shall be construed to limit the right of the LESSOR to recover actual damages in excess of the security deposit, or to permit a LESSEE to apply or deduct any portion of the security deposit at any time in lieu of payment of rent.

YOU ARE PROHIBITED BY LAW FROM APPLYING ALL OR ANY PORTION OF THE SECURITY DEPOSIT TO RENT. The 30-day period for the refunding of the security deposit does not begin to run until all LESSEEs, guests, and occupants have surrendered the residence and all keys. You have not surrendered the residence until all keys have been delivered to LESSOR or his agent. You are considered in possession and could be held liable for rent until you deliver all keys to us. Surrender or

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

Our representative has no authority to bind us regarding deductions for repairs, damages, or charges. Any statements or estimates by our representative or us are subject to our correction, modification, or disapproval before final refunding or accounting.

If the dwelling is rented by more than one person, the LESSEES agree that the LESSOR may pay the refund to any LESSEE who has signed this lease or by one check jointly payable to all LESSEES. The check and any deduction itemizations may be mailed to one LESSEE only. The LESSEE to whom the deposit is refunded agrees to hold LESSOR harmless from the claims of the other LESSEES for all or any portion of the security deposit.

**38. CLEANING.** You are required to maintain a clean and habitable home during your tenancy. Failure to do so can be a cause for termination. When moving out, you must thoroughly clean the residence, including doors, walls, windows, bathrooms, kitchen appliances, patios, balconies, garages, carports and storage rooms, basements. You must also remove all trash from premises, both inside and out. You also must clean and mow the lawn before moving out, failure to do so will result in a lawn care charge. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you will be liable for reasonable cleaning charges--including charges for cleaning carpets, draperies, walls, etc., that are soiled beyond normal wear and tear.

**39. DISPOSAL OF ABANDONED PROPERTY.** Any property of LESSEE remaining in or on the premises, either after termination of this lease or after LESSEE abandons the premises may be removed or disposed of by LESSOR without liability. The premises shall be deemed abandoned if (1) the LESSOR reasonably believes that the LESSEE has vacated the premises and intends not to return; (2) the rent is due and unpaid for thirty days; and (3) LESSOR posts written notice on the premises and mails to the last known address of LESSEE by certified mail, return receipt requested, a notice of LESSOR'S belief of abandonment as per Sec. 441.065, R.S. Mo.; and (4) LESSEE fails to pay rent or respond in writing to the LESSOR'S notice within ten (10) days after the date of posting and deposit of such notice in the U.S. Mail, stating LESSEE'S intention to not abandon the premises.

**40. ANTI-CRIME CONDITIONS.** For the purposes of these Anti-crime Conditions, the term LESSEE shall include the LESSEE, members of LESSEES household, LESSEES occupants, LESSEES guests, LESSEES invitees, or any other person who is living in, visiting, inhabiting, dwelling in, staying at, or frequenting the LESSEES unit or is given access to LESSEES unit by LESSEE, members of LESSEES household, or LESSEES occupants, or who is on the common grounds, or any other person in the unit or on the common grounds invited there in any way by LESSEE, members of LESSEES household, or LESSEES occupants. The LESSOR and LESSEE agree that the following are conditions of this lease:

a. The LESSEE shall not engage in, or in any way be involved in, any criminal activity on or off the LESSORs premises. The commission of any crime in any location is grounds for termination of this lease and eviction.

b. LESSEE, the members of the LESSEES household, the LESSEES guests, or other persons under the LESSEES control shall not engage in any act that is intended to or that does facilitate criminal activity on or off the LESSOR's premises.



c. LESSEE, the members of the LESSEEs household, the LESSEEs guests, or other persons under the LESSEEs control will not 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. LESSEE, the members of the LESSEEs household, the LESSEEs guests, or other persons under the LESSEEs control will not engage in the unlawful possession, distribution, manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in RSMo Sec. 195.202 through RSMo Sec. 195.218 or in Section 102 of the Controlled Substance Act, 21 U.S.C. 802, at any location, whether on or near LESSOR's premises or otherwise.

e. LESSEE, the members of the LESSEEs household, or the LESSEEs guests shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or off the LESSOR's premises.

f. LESSEE, the members of the LESSEEs household, the LESSEEs guests, or other persons under the LESSEEs control, shall not engage in any illegal activity, including prostitution as defined in RSMo 567.020. any criminal street gang activity as defined by Secs. 578.421 et seq., harassment as prohibited in Sec. 565.090, any crimes against persons as prohibited in Chapter 565 of the Missouri Statutes, including but not limited to the unlawful discharge or unauthorized possession of firearms as prohibited in RSMo 571.030 on or near the dwelling unit or premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the LESSOR, his agent or other LESSEE or involving imminent or actual serious property damage as prohibited in RSMo 569.100 and RSMo 569.120.

g. VIOLATION OF THE FOREGOING PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of these conditions shall be deemed a serious violation and a material and irreparable noncompliance with the Lease and shall be good cause for termination of the lease. Proof of violation shall not require criminal conviction but shall be by a preponderance of the evidence.

#### 41. INTERPRETATION OF THIS LEASE.

VERBAL REPRESENTATIONS NOT BINDING. No representations other than those contained in this lease shall be binding upon the LESSOR.

SEVERABILITY. If any part(s) of this lease agreement shall be held to be unenforceable for any reason, the remainder of this agreement shall continue in full force and effect.

ENTIRE AGREEMENT. This agreement, together with addenda, rules and regulations constitute the entire agreement between the parties. All prior understandings are merged into this lease agreement. The terms of this lease shall not be modified except in writing and signed by the parties to be bound. Only the designated agent of LESSOR shall have authority to execute any such writing.

SUCCESSORS AND ASSIGNS. This lease hereby binds the LESSEE to the LESSOR's lawful successors and assigns and such subsequent purchasers of the leased premises. LESSEES rental application and community policies are a part of the lease agreement, and the terms, conditions, and representations therein shall be binding upon LESSEES heirs and successors. LESSEE grants the LESSOR the right to damages from his estate, successors and personal representatives should his death occur during the lease period.

**HEADINGS.** The titles, headings, or captions in this agreement are for convenience only and are not to be construed to interpret, define, limit or change the intent or meaning of the language contained in this agreement.

**GOVERNED BY MISSOURI LAW.** The terms of this lease shall be interpreted and governed by the laws of the State of Missouri.

**TIME OF THE ESSENCE.** Time is of the essence of this lease agreement.

**42. ATTORNEY FEES; COSTS TO ENFORCE AGREEMENT.** In the event the LESSOR employs an attorney to enforce the terms of this agreement, collect any rent, damages or other amounts due, obtain possession pursuant to any statutory possessory action, or defend any claim or counterclaim brought by the LESSEE, the LESSOR shall in addition to any other sums the LESSOR is entitled to recover, shall also be entitled to recover his reasonable attorney's fees, reasonable hourly compensation for time expended by LESSOR or its agents, litigation expenses, and court costs. The LESSOR shall be entitled to recover attorney's fees and expenses incurred if he prevails in defending any administrative claim brought by the LESSEE against the LESSOR.

**43. WAIVER OF JURY TRIAL.** LESSOR and LESSEE hereby waive trial by jury in any action, proceeding or counterclaim brought by any of the parties hereto against any other party on, or in respect of, any matter whatsoever arising out of or in any way connected with this lease, the relationship of LESSOR and LESSEE hereunder, LESSEES use or occupancy of the leased premises (including a suit for unlawful detainer) and/or any claim of injury or damage.

**44. LESSEES RELEASE OF LIABILITY.** The LESSOR, its agents, employees, or managers are not liable for personal injury or death of any person or for damage to or loss of personal property in or about the premises, regardless of the cause of such injury, loss or damage, even if caused the negligence of the LANDORD, its agents, employees, or managers. LESSEE, for himself, his heirs, executors, administrators, approved successors and assigns, hereby releases, relinquishes and discharges, and agrees to indemnify, protect and save harmless LESSOR, its successors and assigns of and from any and all claims, demands and liability for any injury to, including death of, persons (whether they be third persons, LESSEE, or employees of the parties hereto) and any loss of or damage to property (whether the same be that of either of the parties hereto or of third persons) caused by, growing out of, or happening in connection with, LESSEE'S use and occupancy of the premises, fixtures, equipment, appliances, facilities, improvements and common areas located or to be located thereon, or by reason of any like or different casualty. In like manner and to the extent set forth in the preceding sentence LESSEE agrees to exonerate and save harmless LESSOR even though the claim, or loss or casualty is attributable to the negligence of LESSOR. LESSEE agrees to be responsible for insurance on his personal property, contents and liability.

It is agreed that the LESSOR is not liable for personal injuries or property damages suffered by the LESSEE, or any family member, occupant, guest, or invitee of the LESSEE alleged to arise from contact, inhalation, ingestion or other physical exposure to asbestos, lead, mold, mildew, fungus, mycotoxins, spores, scents or byproducts produced or released by fungi, or any other alleged toxic substance, carcinogen, or pollutant. In addition to the aforesaid substances, pollutants mean any solid, liquid, gaseous, or thermal irritant or contaminant including smoke, vapor, soot, fumes, acid alkalis, chemicals, waste, or bacteria. Waste includes material that may be recycled, reconditioned, or reclaimed.

The LESSEE understands that the LESSOR does not assume the responsibility or obligation to investigate the background or history of any LESSEE, agent, or employee.

Nothing in this provision shall be construed to limit, rescind, or supersede waivers of liability contained elsewhere in this Lease.

**45. REPORT TO CREDIT/LESSEE AGENCIES:** You are hereby notified that a nonpayment, late payment or breach of any of the terms of this rental agreement may be submitted/reported to a credit and/or LESSEE reporting agency and may create a negative credit record on your credit report.

**46. LEAD NOTIFICATION REQUIREMENT:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. LESSEE

acknowledges receipt of the following: (Please check)

- ☒ ~~SM~~ Lead Based Paint Disclosure Form  
☒ ~~SM~~ EPA Pamphlet

**47. COPIES AND ATTACHMENTS.** This Lease has been executed in multiple copies--one for you and one or more for us. Our rules, applicable addendums and community policies, if any, will be attached to the lease and given to you at signing. When a move-in form is completed, both you and we should retain a copy.

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

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

**You are entitled to a copy of this lease after it is fully signed.  
 This form has been approved by legal counsel.**

IN WITNESS WHEREOF, the undersigned have read and understand this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement. *LESSEE(s) (all sign below)*

DocuSigned by:

*Steve Massey*

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*LESSOR (or Representative signing on behalf of LESSOR)*

DocuSigned by:

*Kristin Page*

DE30CC9595B04B1...

**Address and phone number of LESSORs representative for notice purposes:**

IronDoor Management, 4741 Central St., Suite 2300, Kansas City, MO 64112

Date: (same as on top of page 1)

Due to the increased cost of repairs caused by LESSEE damage, we have standard charges to the LESSEE for repairs that are needed to their units and are determined to be the responsibility of the LESSEE as the result of the LESSEE damage or neglect. Please note that these charges are the minimum. Sometimes the actual charges are higher, but most of the time they are exactly as shown. We give allowance for normal wear and tear, of course, and for the length of time something has been in use. Costs include parts and labor.

<b>Cleaning</b>		Repaint (per wall/ceiling)	Starting at \$100
Clean Refrigerator	\$75	<b>Doors</b>	
Clean Stove/Oven/Hood	\$75	Repair	Starting at \$100
Replace Drip Pans	\$15 ea.	Replace	Starting at 350
Clean Entire Kitchen	Starting at \$150.00	Replace/Rescreen Door Screen	Starting at \$250
Clean Entire Bathroom	Starting at \$150.00	<b>Electrical</b>	
Clean Bedroom	Starting at \$35	Replace Light Bulb/Battery	\$7.00 ea.
Clean Living Room/Misc. Room	Starting at \$50	Replace Light Fixture	Starting at \$40.00
Clean Oil in Parking Space	Starting at \$50.00	Replace Electrical Outlet/Switch	Starting at \$25
<b>Flooring</b>		Replace Electrical Cover Plate	\$15.00
Carpet Cleaning/Deodorizing	Starting at \$150.00	<b>Plumbing</b>	
Repair /Replace Carpet	Starting at \$200.00	Replace Faucet	Starting at \$125
Repair/Refinish Hardwood Floor	Starting at \$150	Replace Shower Head	Starting at \$125
Repair/Replace Linoleum	Starting at \$150	Replace Toilet	Starting at \$300
Repair/Replace Floor Tile	Starting at \$150	Repair Toilet	Starting at \$50
<b>Walls</b>		Replace/Repair Garbage Disposal	Starting at \$300
Repair Small Nail Hole	\$15	Clear Drain Stoppage	Starting at \$125.00
Repair Hole in Wall	Starting at \$150	<b>Windows and Window Coverings</b>	
Remove Wallpaper	Starting at \$200	Repair Window	Starting at \$100
		Replace Window	Starting at \$300
		Replace Blind/Shade	Starting at \$50
		Replace/Rescreen Window Screen	Starting at \$25.00

**Locks**

Replace Key	1 <sup>st</sup> Time \$10 ea./ All other \$12.00 ea.	Replace Medicine Cabinet	\$100
		Replace Towel Bar	\$50.00
Replace Door lock	Starting at \$50.00	Replace Toilet Paper Holder	\$35.00
<b>Miscellaneous – All Pricing is ‘Starting At’</b>		Replace Shower Curtain Rod	\$20.00
Replace Smoke Detector	\$30.00	Replace Thermostat	\$100
Replace Stove/Oven Knob	\$15.00	Remove Junk and Debris	\$250.00
Repair Countertop	\$100.00	Lawn Care	\$75.00
Replace Mirror	\$65.00		

Appliances will be charged at cost and \$25 per hour for installation.

Any other repairs not listed above will be billed to the LESSEE at the rate of \$25 per hour, plus materials.

Date: Jul-19-2023 | Signature: 17:58

DocuSigned by:  
PM, CDT  
Steve Massey  
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### Rent Info

You are responsible for your rent at the beginning of each month.

Rent amount for your unit is: \$ 1200.00

Utility amount for your unit is: \$ -

Pet Rent amount for your unit is: \$ -

Other - Community amount for your unit is: \$ 75.00

**The Total amount due monthly for your unit is:** \$ 1275.00

Rent is Due on the 1<sup>st</sup> of each month.

If rent isn't received by the 5<sup>th</sup> of each month you will be charged a \$50 late charge and \$5 per day for EVERY additional day until balance is paid in full. Eviction process begins soon after if we don't receive full payment, including late fees by the end of each month.

Acceptable forms of rent are online payment using an e-check, credit card, or money order voucher only. Please contact your Property Manager for additional online payment instructions or questions.