

EXHIBIT A - APARTMENT PAYMENT SCHEDULE

THIS APARTMENT PAYMENT SCHEDULE is signed by the Resident below as a part of the Lease and Rental Agreement dated as of the date listed below (the "Lease"). Pursuant to the Lease, Resident acknowledges that he or she shall pay the Rent (as defined below) in full by delivering an amount equal to the total installment on or prior to the dates listed in the installment schedule below. Resident hereby acknowledges that Resident has reviewed this Apartment Payment Schedule and affirms that Resident will, in all respects, comply with the terms and provisions of this Apartment Payment Schedule. Resident further acknowledges that he has received, read, understands and agrees to the terms and conditions contained in this Exhibit, which is incorporated by reference in its entirety into the Lease.

1. **The Rent.** The Rent shall be calculated in the manner set forth below taking into account all upgrades and concessions listed herein. In the event Resident breaches the Lease, Resident shall, upon request, pay to Landlord the full amount of the Credit Adjustment (as set forth below). To the extent there exists any inconsistency between the terms and provisions of the Lease and this Exhibit A, the terms and provisions of this Exhibit A shall be deemed controlling. Resident acknowledges that this Exhibit A sets forth only Resident's Rent obligations and that other fees and charges, as set forth in Exhibit B – Fee Schedule and Property Specific Provisions, may be applicable. Installment Range includes the total amenity rates selected during application. Regardless of whether any or all of the requested amenities are available, this lease shall remain in full force and effect.

Resident: Zhe Chen and Chen Yang
Property Address: 2327 Erie Dr, Ann Arbor, MI 48105
Move-In Date: 08/17/2023
Move-Out Date: 07/25/2024
Move-In Time: 12:00 PM
Apt Type: A2
Installment Range: \$2,144.00
Total Installments 12

OTHER Recurring Charges:
Rent \$1,994.00
Rent Premium \$150.00

2. **Installment Schedule.** The installment schedule below lists the dates on which each installment payment is due.

<u>Installment</u>	<u>Due Date</u>	<u>Installment</u>	<u>Due Date</u>	<u>Installment</u>	<u>Due Date</u>
1	08/01/2023	5	12/01/2023	9	04/01/2024
2	09/01/2023	6	01/01/2024	10	05/01/2024
3	10/01/2023	7	02/01/2024	11	06/01/2024
4	11/01/2023	8	03/01/2024	12	07/01/2024

3. **Amount Due at Lease Signing and Method of Payment.** (If Applicable) Application Fee is due upon application completed. Redecoration Fee is due upon lease being approved by management. If the property is pet friendly and you wish to bring a pet then your pet fee is a one-time non-refundable fee of \$300 and due by August 1st.
4. **Utilities Provided.** Landlord shall pay for the following utility costs pertaining to the Premises subject to Exhibit B of the Lease: Internet, Water, Sewer & Trash Landlord will invoice Resident for Resident's respective monthly charge for electrical utility service, which charges may be paid through a third-party utility service as provided in the Lease. Resident shall be responsible for the Online Utility Setup Fee and Online Utility Management Fee as set forth in Exhibit B.
5. **Notices, Checks Payable, and Service of Process.** Notices, Checks Payable, and Service of Process on the Landlord must be made at the addresses shown below:

NOTICES AND CHECKS PAYABLE TO:

The One
Attn: General Manager
2327 Erie Dr
Ann Arbor, MI 48105

SERVICE OF PROCESS TO:

The One
Collegiate Communities LLC
Attn: Corporate Counsel
P.O.Box 429

130 304

2023-2024 The One Exhibit A

Signature Details

	Signer	IP Address	Date Signed
1	Zhe Chen Primary (15380722)	73.145.246.8	12/09/2022 02:41:57 PM
2	Zhe Chen Primary (15380722)	73.145.246.8	12/09/2022 02:42:09 PM
3	Chen Yang Co-Applicant (15390780)	73.145.246.31	12/09/2022 10:33:42 PM
4	Chen Yang Co-Applicant (15390780)	73.145.246.31	12/09/2022 10:33:56 PM
5	Addam Wenzel Owner/Manager	52.124.37.243	12/12/2022 10:21:49 AM