

LEASE AGREEMENT

1. Lease Duration and Rent Payment Terms

This agreement is made for a term of 18 months, starting from the lease commencement date. Monthly rent is \$1186, which shall be paid by the 1st day of every month. Failure to make timely payments may incur a late fee of \$50. Payment methods include online portal, check, or direct bank transfer.

Rent includes the cost of garbage collection and water. Tenants are responsible for electricity, gas, and internet unless otherwise stated. Renewal of this lease will be discussed 60 days before expiration. It is the tenant's responsibility to notify the management of their intentions regarding lease renewal before the 60-day mark.

Additionally, the rent may be subject to a yearly revision based on the consumer price index or local market trends. A notification will be sent to tenants in case of any changes. It is essential that tenants maintain a valid payment method on file to avoid disruptions.

Failure to pay rent for more than 10 days past due date can result in eviction proceedings. Tenants are advised to communicate with the leasing office in case of financial difficulties. Rent disputes must be resolved in accordance with state housing laws. The leasing office is open Monday to Friday, 9 AM to 6 PM, and available by phone or email.

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2. Rules on Subletting, Guests, and Pets

Subletting is allowed. If permitted, tenants must submit an application including the sub-tenant's identification, background check, and financial history. Pets are not allowed. If allowed, a non-refundable pet deposit of \$200 is required. An additional \$25/month pet rent may apply.

Guests are welcome but should not overstay beyond 7 consecutive days without prior approval. Tenants hosting guests for more than 14 cumulative days in a month must notify the landlord. House parties and disruptive gatherings are not permitted.

Tenants with pets are responsible for damage caused by their animals. All pets must be vaccinated and registered with the office. A leash policy is in effect in all public and shared areas. Pet waste must be disposed of properly, and failure to do so can incur fines.

Unauthorized pets, guests, or subletting will result in written warnings and may lead to termination of the lease. Residents are encouraged to communicate any exceptional circumstances in advance.

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3. Maintenance and Emergency Services

Tenants must submit maintenance requests via the online housing portal. The landlord agrees to resolve issues within 24-48 hours depending on urgency. Emergency issues such as water leakage, heating failure during winter, or gas smell must be reported immediately using the emergency hotline.

The building maintenance team is available 7 days a week. Routine HVAC servicing occurs bi-annually, and plumbing systems are inspected annually. Tenants will be notified 48 hours before any routine inspections.

Minor fixes such as lightbulb replacements, battery changes in smoke alarms, or unclogging drains are the tenant's responsibility. Tenants must not attempt electrical or structural repairs. Any unauthorized work may void the lease agreement.

Maintenance response times:

- Emergency: within 2 hours
- Urgent (e.g., refrigerator issues): within 24 hours
- Standard (e.g., faucet drip): within 48 hours

A quarterly pest control service is included in the lease. Tenants must allow access during scheduled visits. Tenants who repeatedly deny access may be fined or considered in violation.

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4. Termination Clause and Penalties

Termination of the lease prior to the end of the agreed period requires a 60-day written notice and payment equivalent to one month's rent. Tenants vacating early without notice or fee will forfeit their full security deposit and may be responsible for remaining rent owed.

Exceptions include job relocation more than 100 miles away, active military duty, or severe illness. Proof must be provided within 14 days of notice. In these cases, early termination fees may be waived at management discretion.

Move-out procedures include returning keys, completing a move-out inspection form, and ensuring the unit is cleaned and damage-free. Failure to meet these requirements may lead to deductions from the deposit.

Tenants may request lease transfer if another qualified tenant is willing to assume the lease. Management approval is required, and a \$150 transfer fee will apply. Lease renewals will occur annually unless otherwise stated. A renewal notice will be provided 90 days prior to lease expiration.

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5. Amenities, Accessibility, and Community Standards

All units include no internet. Laundry is Common. Smoking is strictly prohibited. Residents are encouraged to maintain a clean and safe environment. Smoking in non-designated areas can result in a \$100 fine per incident.

Bus stops are within 173.9 feet, with buses every 10 minutes to the CU Boulder campus and nearby grocery stores. Banking services are available at Chase Bank - 0.3 miles, within a short walking distance. Fitness centers, lounges, study rooms, and outdoor BBQ pits are available to all residents.

Community standards include no excessive noise after 10 PM, respectful conduct toward staff and neighbors, and cleanliness of shared areas. Any vandalism, theft, or safety hazards must be reported immediately.

Security patrols occur nightly. Security cameras are active in common areas. Tenants are encouraged to report any suspicious activity.

Residents are invited to attend monthly meetings to voice concerns or suggestions. A tenant portal is available for managing payments, maintenance, and communications with staff.

Violation of community policies may result in disciplinary action including eviction for repeated offenses. Our goal is to foster a cooperative and supportive living space for students and professionals alike.