APARTMENT LEASE CONTRACT



Date of Lease Contract: _

August 7, 2025 (when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

${\bf Moving\ In-General\ Information}$

1. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you the resident(s) (list all people signing the Lease Contract):	
Guanchu Wang, Zhihui Wang	located at (address) 999 High House Road, Cary, NC 27513
	or Furnish a bond from (name of bonding company) Jetty located at
	(address)
and us, the owner: Huntersville Associates, LLC	The security deposit may, in our discretion, be deposited in an interest-bearing account with the bank or savings institution named above. We may retain any interest earned upon the security deposit and may withdraw such interest, if any, from such account as it accrues as often as is permitted by the terms of the account.
(name of apartment community or title holder). You've agreed to rent Apartment No	Your security deposit will be held and, upon termination of your tenancy, be applied in the manner and for the purposes set forth in paragraphs 47 (Security Deposit Deductions and Other Charges) and 48 (Deposit Return, Surrender, and Abandonment) of this Lease Contract.
in Huntersville (city), North Carolina, 28078 (zip code) (the "apartment" or the "premises") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any or owner's successors' in interest or assigns). Written or electronic notice to or from our managers constitutes notice to or from us. It anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached	mailbox key(s),2 FOB(s), and/or other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same. 6. RENT AND CHARGES. Unless modified by addenda, you will pay
2. OCCUPANTS. The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract):	
	Prorated rent of \$ 1712.00 is due for the remainder of [check one]: \(\begin{align*} \begin{align*} \lambda \text{1712.00} \\ \lambda \text{201} \\ \lambda \text{2025} \end{align*}.
As permitted by law, you understand and agree that we may provide access to any occupant listed under paragraph 2 (Occupants) in the absence of any written document that withdraws such authorization.	certified or cashier's check, money order, or one monthly check
No one else may occupy the apartment without our express written permission.	stopped for any reason. If you don't pay all rent on or before the
3. LEASE TERM. The initial term of the Lease Contract begins on thelstday ofOctober,2025 and ends at 11:59 P.M. the3lstday ofAugust2026 This Lease Contract will automatically renew month-to-month unless either party gives at least60 days written notice of termination or intent to move-out as required by paragraph 43 (Move-Out Notice). In the event this Lease Contract has renewed on a month-to-month basis, it shall continuously renew each month thereafter until either party provides the other with a written notice of termination at least 30 days before the end of any such renewal term in accordance with the requirements set forth in paragraph 43 (Move-Out Notice).	rental payment or \$15.00, whichever is greater—or, where your rent is subsidized in any way, the late fee shall not exceed \$15.00 or an amount equal to 5% of your share of the rental payment. The late fee shall be considered additional rent and you will owe such late fee without us having to demand it from you. You'll also pay a charge of \$
4. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 0.00, due on or before the date this Lease Contract is signed, to be administered in accordance with the North Carolina Tenant Security Deposit Act, N.C.G.S. § 42-50 et seq.	permitted by law: water

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You are responsible for having all utilities for which You are paying the provider directly, set up in Your name prior to taking possession of the Premises. You must not allow utilities to be disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends as such failure constitutes a default of the Lease. Cable channels that are provided may be changed during the lease term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting. If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all Residents, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

We X require \(\square \) do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

If renter's insurance is required, you shall maintain at all times during the Term of this Lease, at your sole expense, a renter's insurance policy, or its equivalent, issued by a licensed insurance company in a minimum policy coverage amount of \$_10000.00_, and you shall provide us with proof of such insurance to our satisfaction. If you allow your renter's insurance coverage to lapse, we may retain a policy for you and assess the premium to you as additional rent which is due and payable with the monthly rent.

If no box is checked, renter's insurance is not required.

Additionally, you are [check one] required to purchase personal liability insurance, and you shall provide us with proof of such insurance to our satisfaction not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions, may be an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law. You understand and agree that should you allow your liability coverage to lapse, expire or otherwise be terminated, we may, at our sole option (in lieu of declaring an incurable breach), elect to purchase a liability policy on your behalf and assess the premium to you as additional rent which is due and payable with the monthly rent.

You acknowledge that no portion of the rent paid by you under this agreement will be specifically allocated for the purchase of the owner's structural fire insurance, though the owner may use a portion of gross rental proceeds obtained from all rental units in the community to purchase such structural fire insurance, and in such an event, that you are in no way a co-insured under any such policy.

9. LOCKS AND LATCHES. Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move into your apartment. You agree not to install additional or different locks or latches on any doors or windows of the premises, unless we have consented in writing to such installation.

You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law. You agree that any resident may request, either orally or in writing, that we install new or different locks for the premises. You further understand and agree that once we install new or different locks we shall provide keys to the replacement locks to any other residents and/or authorized occupants in the absence of a lawful reason to deny them such keys.

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you or your occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

Special Provisions and "What If" Clauses

10. SPECIAL PROVISIONS. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed lease form.

Resident(s) will pay all move in costs by certified payment methods only. All other payments will need to be made through the online resident portal.

See any additional special provisions.

11. REIMBURSEMENT. You must promptly reimburse us for lost rent, loss, damage, government fines, or cost of repairs or service in the apartment community resulting, directly or indirectly, from You, your occupants, guests or visitors. The parties expressly agree that NCGS 42-10 shall not apply to your tenancy and, as such, resident shall be strictly liable for any damage incurred by us, including but not limited to lost rent, even where the premises is not habitable. Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for-repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' negligence or intentional acts: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment. We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver. Whether or not you pay for the damage, we may still declare a default of the Lease Contract and terminate your right to possession of the premises pursuant to paragraph 33 (Default by Resident) herein.

12. (A) EVICTION OR SUMMARY EJECTMENT AND PROPERTY LEFT IN THE APARTMENT.

In the event you violate any terms or conditions of this Lease Contract or Addenda or fail to perform any promise, duty or obligation you have agreed to or imposed upon you by law, then we, in addition to all other rights and remedies provided by law, may, at our option and with or without notice to you, either (1) terminate this Lease Contract or (2) terminate your right to possession of the premises without terminating this Lease Contract.

Regardless of whether we terminate this Lease Contract or only terminate your right of possession without terminating this Lease Contract, we shall be immediately entitled to possession of the premises and you shall peacefully surrender possession of the premises to us immediately upon our demand. In the event that you fail to surrender possession, we shall re-enter and retake possession through a summary ejectment proceeding or expedited eviction proceeding as provided by North Carolina law. In the event that we terminate this Lease Contract, all of our duties under this agreement shall terminate and we shall be entitled to collect from you all accrued and unpaid rents, and damages arising under this Lease Contract.

If we bring a suit against you for summary ejectment, the County sheriff may remove your personal property from the apartment within seven (7) days from the time the sheriff executes the Writ of Possession. You must retake possession of your property if it is removed by the sheriff. If you do not do so, the sheriff may arrange for the storage of your property, and you will be liable for the costs of the proceedings and the storage of your property.

If the sheriff does not store your personal property removed from the apartment, we may take possession of it and move it for storage purposes. In the event of an execution of a Writ of Possession against you, you agree that this sentence hereby constitutes our offer to release your personal property to you during our regular business hours for the seven (7) calendar-day period following the execution of a Writ of Possession. Seven days after being placed in lawful possession of your personal property by execution of the Writ of Possession, we may throw away, dispose of, or sell your property. If you request that we release your property to you during the seven day period, we must do so during our regular business hours. If we elect to sell your property, we must give you at least seven days notice prior to the sale, and we must release your property to you if you so request before the sale. If you do not request the release of your property within seven days, all costs of summary ejectment, execution and storage proceedings shall be charged to you as court costs and shall constitute a lien against the stored property.

In the event we terminate your right of possession without terminating this Lease Contract, you shall remain liable for the full performance of all the covenants, and we shall use reasonable efforts to re-rent the premises on your behalf and you shall remain liable for any resulting costs, deficiencies or damages. Any such rentals reserved from re-renting shall be applied first to the cost of re-renting the premises and then to the rentals due under this Lease Contract. Re-entry shall not bar the right of recovery of rent or damages for breach of covenants, nor shall the partial receipt of rent after conditions broken be deemed a waiver of forfeiture, as provided by N.C.G.S. In order to entitle us to re-enter and/or terminate this Lease Contract for default, it shall not be deemed necessary to give notice of rent being due and unpaid or of other conditions broken or to make demands for rent, the execution of this Lease signed by you and us being sufficient notice of all terms of this Lease Contract including of the rent being due and demand for the same. We shall have all rights granted pursuant to N.C.G.S. §42-25.9 and §42-25.6.

(B) ABANDONED PROPERTY

If you abandon personal property with a value of \$750 or less from apartment or fail to remove such property at the time of execution of a Writ of Possession, we may, as an alternative to the procedures described above, deliver the property to a non-profit organization regularly providing free or inexpensive clothing or household furnishings to people in need, provided that such organization agrees to store the property separately for a thirty-day period, and to release it to you without charge during this thirty-day period. We will deem personal property to be abandoned if we find evidence clearly showing the apartment has been voluntarily vacated after the rental period has expired and we have no notice of a disability that caused the vacancy.

If the total value of the property left in the apartment at the time of execution of a Writ of Possession is less than \$500, we may deem the property abandoned after five days and may throw away or dispose of the property.

- **13. FAILING TO PAY FIRST MONTH'S RENT.** If you don't pay the first month's rent when or before the Lease Contract begins, we may end your right of occupancy and recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges. This paragraph does not apply to termination of this Lease Contract 14 or more days before occupancy by military personnel.
- 14. RENT INCREASES AND LEASE CONTRACT CHANGES. No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 10 (Special Provisions), by

a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 19 (Community Policies or Rules). If, at least 5 days before the advance notice deadline referred to in paragraph 3 (Lease Term), we give you written notice of rent increases or lease changes effective when the lease term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or lease changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 43 (Move-Out Notice).

15. DELAY OF OCCUPANCY. If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to: (1) abatement of rent on a daily basis during delay; and (2) your right to terminate as set forth below. Termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent paid. You hereby acknowledge and agree that we shall not be responsible for any other damages that may result from our failure to deliver possession of the premises, including but not limited to, moving expenses, lodging, storage, or any other cost, expense or damage whatsoever. Rent abatement or Lease Contract termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

If there is a delay and we haven't given notice of delay as set forth immediately below, you may terminate up to the date when the apartment is ready for occupancy, but not later.

- (1) If we give written notice to any of you when or after the initial term as set forth in paragraph 3 (Lease Term)—and the notice states that occupancy has been delayed because of construction or a previous resident's holding over, and that the apartment will be ready on a specific date—you may terminate the Lease Contract within 3 days of your receiving the notice, but not later.
- (2) If we give written notice to any of you before the initial term as set forth in paragraph 3 (Lease Term) and the notice states that construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate the Lease Contract within 7 days after any of you receives written notice, but not later. The readiness date is considered the new initial term as set forth in paragraph 3 (Lease Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree.
- 16. RENTAL APPLICATION. You understand and agree that we have relied upon the Rental Application ("application") submitted by you as an inducement for entering into this Lease Contract, and you warrant that the facts contained in such application are true. If we determine or learn that any fact or representation in the application is false or deceptive or omits material facts, you shall be in default of this Lease Contract, and in such an event, we shall have all of the rights and remedies set forth in this Lease Contract.

You understand and agree that we reserve the right to check the criminal records of you and your occupants at any time during the original term or any renewal terms of this Lease Contract, though you also agree that we have no affirmative duty to anyone to research or monitor the criminal records or sex offender records of any person.

17. DISCLOSURE RIGHTS. If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

While You're Living in the Apartment

18. COMMON AREAS. As used in this Agreement, the terms "Common Area" or "Common Areas" shall refer to all land and fixtures and spaces (other than Our business and management offices) outside the premises that are owned and maintained by us and comprise the single piece of real property that form the single community in which the premises is located. You understand and agree that the use of the Common Areas (including any amenity, swimming pool, exercise room, basketball court, parking areas, laundry facilities, hallways, breezeways, roadways, and so forth) is subject to any Rules and Regulations set by us and that such Rules and Regulations may be changed at any time without notice. You understand and agree that your payment of rent to us only entitles you to the rental and use of the premises and your ingress and egress to and from the premises while you remain in legal possession of the premises; you also understand and agree that

your use of any Common Area facility is not included as part of the rent but instead is a privilege granted to you by us. We may revoke your privilege to use any facility upon your default of this Agreement, or if we deem, in our sole discretion, that you or an occupant or guest has misused the facility in any way or has disturbed the rights or comfort of other people. In the event we revoke your privilege to use a facility, you agree that we have the right to trespass you and your occupant(s) criminally from the facility. You also further agree that: (a) We may close or eliminate any facility at any time; (b) that we may bar you or any occupant or guest from entering or using any facility based on your, or their, misuse of same or based upon your default of this Agreement, including but not limited to your failure to pay rent or any other debt when due under this Agreement; (c) You would not be entitled to any rent reduction or abatement or rescission or damages

of any kind whatsoever relating in any way to your inability to access or use any facility. You also agree that we may remove, or we may request that any law enforcement officer remove or otherwise trespass, any person from the Common Areas where such person cannot or will not establish that they are a resident, occupant or guest.

19. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules, any restrictive covenants that might be in place and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if they are distributed and applicable to all units in the apartment community and do not change dollar amounts on page 1 of this Lease Contract.

Amenities. We reserve the right to set the days and hours of use for all Amenities and to change the character of, or close, any Amenity based upon our needs and in our sole and absolute discretion, without notice, obligation or recompense of any nature to you.

20. LIMITATIONS ON CONDUCT. The apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or solicit business or contributions. Conducting any kind of business (including child care services) in your apartment or in the apartment community is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment 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. You'll be liable to us for damage caused by you or any guests or occupants.

We may exclude from the apartment community guests or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner 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 resident, occupant, or guest of a specific resident in the community.

You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

- 21. PROHIBITED CONDUCT. You, your occupants or guests, or the guests of any occupants, 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 apartment community; disrupting our business operations; criminal activity of any kind, including but not limited to, manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; allowing or inviting any previously trespassed and/or banned guest or visitor into the community.
- **22. PARKING.** We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute.

A vehicle is unauthorized or illegally parked in the apartment community if it:

- (1) has a flat tire or other condition rendering it inoperable; or
- (2) is on jacks, blocks or has wheel(s) missing; or
- (3) has no current license plate or no current registration and/or inspection sticker; or
- (4) takes up more than one parking space; or
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- (6) is parked in a marked handicap space without the legally required handicap insignia; or
- (7) is parked in space marked for manager, staff, or guest at the office: or
- (8) blocks another vehicle from exiting; or
- (9) is parked in a fire lane or designated "no parking" area; or
- (10) is parked in a space marked for other resident(s) or unit(s); or
- (11) is parked on the grass, sidewalk, or patio; or
- (12) blocks garbage trucks from access to a dumpster; or
- (13) belongs to a resident and is parked in a visitor or retail parking space.
- 23. RELEASE OF RESIDENT. Unless you're entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 15 (Delay of Occupancy), 43 (Move-Out Notice), or any other applicable laws, you won't be released from this Lease Contract for any reason—including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.
- 24. MILITARY PERSONNEL CLAUSE. All parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member's Civil Relief Act, or any applicable state law(s), if you are seeking to terminate this Lease Contract and/or subsequent renewals and/or Lease Contract extensions under the rights granted by such laws.
- **25. RESIDENT SAFETY AND PROPERTY LOSS.** You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors and carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and access control devices.

Smoke Detectors and Carbon Monoxide Detectors. We'll furnish smoke detectors and carbon monoxide detectors as required by statute, and we'll test them and provide working batteries, if applicable, when you first take possession. After that, you must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must periodically inspect the smoke detectors and carbon monoxide detectors to ensure their operability and immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable smoke detectors and carbon monoxide detectors. If you disable or damage the smoke detector and carbon monoxide detectors, or fail to replace a dead battery or report malfunctions to us, you may be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

Casualty Loss. You shall immediately notify us of any damage to the premises by fire, flooding, or other casualty not caused by us, including any type of catastrophic damage which renders the premises or a substantial portion of the premises, uninhabitable. We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. Furthermore, where such damage is not caused by us, we shall have no obligation to provide alternative housing for you or to pay relocation expenses associated with vacating the premises. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (the appropriate temperature will depend upon weather conditions and the size and layout of your unit). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for those services.

Crime or Emergency. Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, or suspected criminal activity or other emergency involving imminent harm. You should then contact our representative.

Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures upon the property, they are not a guarantee to prevent crime or to reduce the risk of crime on the property. You agree that no access control or security measures can eliminate all crime and that you will not rely upon any provided access control or security measures as a warranty or guarantee of any kind. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You must also furnish us with the law-enforcement agency's incident report number upon request.

26. CONDITION OF THE PREMISES AND ALTERATIONS. You'll be given an Inventory and Condition form on or before move-in. You must note on the form all defects or damage within 48 hours of being put in possession of the premises and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

You must use customary diligence in maintaining the apartment 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 apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided you sign our satellite dish or antenna lease addendum which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors and carbon monoxide detectors, furniture, telephone and cable TV wiring, screens, locks, and access control devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. When you move in, we'll supply the initial batteries for any battery-operated smoke detectors and carbon monoxide detectors; after that, you'll be responsible for testing such batteries and replacing the same for the duration of the tenancy and any renewal thereof. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

27. REQUESTS, REPAIRS, AND MALFUNCTIONS. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE RESIDENT/MAINTENANCE PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, crime in progress, or imminently dangerous conditions as specifically defined by law). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially 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 cause, you must notify our representative immediately. Air conditioning problems are rarely emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs

We may, in our sole discretion, elect to repair substantial damage to the premises within a reasonable time under the circumstances, and in such an event, your obligations under the Lease Contract shall continue. Any obligation to pay rent during such period of repair shall be abated so long as the substantial damage was not caused by you, your occupants, guests or visitors. If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. If your tenancy is so terminated, we'll refund prorated rent (dating back to the date of the casualty) and all deposits, less lawful deductions. Should you fail to vacate the premises following our notice of termination herein you shall be considered a hold over tenant and we may exercise any and all remedies available to us under this Lease Contract.

28. ANIMALS. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment Community unless we've so $authorized \ in \ writing. \ You \ must \ remove \ an \ illegal \ or \ unauthorized$ animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. An animal deposit is considered a general security deposit. We will authorize an assistance animal for a disabled person. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal, we may require you to execute a separate animal and/or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. You shall remove any pet previously permitted under this Lease Contract and the Animal Addendum within ______ 24 _____ hours of written notification from us that the pet, in our sole judgment, creates a nuisance or disturbance or is, in our opinion, undesirable. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules.

- 29. WHEN WE MAY ENTER. If you or any guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed in (2) below may peacefully enter the apartment at reasonable times for the purposes listed in (2) below. If nobody is in the apartment, such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary in emergencies) if:
 - (1) written notice of the entry is left in a conspicuous place in the apartment immediately after the entry; *and*
 - (2) entry is for: responding to your request; making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke-detector and/or carbon monoxide detector batteries; retrieving unreturned tools, equipment, or appliances; preventing waste of utilities; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices; removing or rekeying unauthorized access control devices; stopping excessive noise; cutting off electricity according to statute; retrieving property owned or leased by former residents; inspection to confirm compliance with lease obligations; inspecting when immediate danger to person or property is reasonably suspected; allowing persons to enter as you authorized in your rental application (if you die, are incarcerated, etc.); allowing entry by a law officer with search or arrest warrant or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); or showing apartment to government inspectors for the limited purpose of determining housing and fire ordinance compliance by us and to lenders, appraisers, contractors, prospective buyers, or insurance agents. Should you fail or refuse to allow us access to the premises pursuant to the terms of this paragraph, you shall be in default of this Lease Contract.

30. JOINT AND SEVERAL RESPONSIBILITY. Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant

(including notices of tenancy termination, repair requests, and entry permissions) constitute notice from all residents. Security-deposit refunds and deduction itemizations of multiple residents will comply with paragraph 48 (Deposit Return, Surrender, and Abandonment).

Replacements

- **31. REPLACEMENTS AND SUBLETTING.** Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any license to occupy then:
 - (1) a reletting charge will not be due;
 - (2) a reasonable administrative (paperwork) and/or transfer fee *will* be due, and a rekeying fee will be due if rekeying is requested or required; and
 - (3) the departing and remaining residents will remain liable for all Lease Contract obligations for the rest of the original Lease Contract term.

Procedures for Replacement. If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right of occupancy or security-deposit refund, but will remain liable for the remainder of the original Lease Contract term unless we agree otherwise in writing—even if a new Lease Contract is signed.

Responsibilities of Owner and Resident

- **32. RESPONSIBILITIES OF OWNER.** We'll act with customary diligence to:
 - (1) comply with the applicable building and housing codes;
 - (2) make all repairs and do whatever is necessary to put and keep the premises in a fit and habitable condition;
 - (3) keep all common areas of the premises in safe condition;
 - (4) maintain in good and safe working order and promptly repair all facilities and appliances supplied or required to be supplied by us; and.
 - (5) provide operable smoke detectors and/or carbon monoxide detectors and replace or repair the smoke and/or carbon monoxide detectors within 15 days of receipt of your written notification to us.
- 33. DEFAULT BY RESIDENT. You'll be in default if you or any guest or occupant violates any terms of this Lease Contract or Addenda including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (3) you abandon the apartment; (4) you give incorrect or false answers in a rental application; (5) you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (6) any illegal drugs or paraphernalia are found in your apartment; (7) you or any guest or occupant engages in any of the prohibited conduct in paragraph 21 (Prohibited Conduct); or (8) you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government.

Eviction. If you default, we may re-enter and re-take possession of the premises as provided in paragraph 12 (Eviction or Summary Ejectment and Property Left in the Apartment) and may immediately institute proceedings for summary ejectment as provided by law without notice or demand. Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other lease obligations. After filing a summary ejectment suit, we may still accept a partial payment of rent or a partial housing subsidy payment; the filing or acceptance doesn't waive or diminish our right of eviction, or any other contractual or statutory right. Accepting a partial payment of rent or a partial housing subsidy payment at any time doesn't waive your default of this Lease Contract; our right to damages; past or future rent or other sums; or to file an eviction or to continue with filed eviction proceedings; nor does our exercise of any of our rights in this Paragraph violate Chapter 75 of the N.C. General Statutes. Pursuant to NCGS 42-73, we may accept a full payment of rent due with full and complete knowledge of any criminal acts that violate this Lease Contract without such acceptance of rent constituting any waiver of your default or our rights to enforce the same.

Release of Property Following Writ. If we obtain a judgment for possession against you and the Sheriff has executed a Writ of Possession delivering possession of the premises to us, this

paragraph constitutes our offer to release your personal property to you, during our normal business hours, for a period of no more than 7 calendar days after the date of the Sheriff's execution of the Writ of Possession. Should you fail to retrieve your personal property during the lockout period we have the right to throw away or dispose of your personal property without any liability to you for the disposal or destruction of your personal property.

Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then: (1) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (2) rent for the holdover period will be increased by 25% over the then-existing rent, without notice; (3) you'll be liable to us for actual damages arising out of full term of the previously signed Lease Contract of a new resident who can't occupy because of the holdover; and (4) at our option, we may extend the lease term—for up to one month from the date of notice of lease extension—by delivering written notice to you or your apartment while you continue to hold over.

Other Remedies. We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us all sums due and owing. Upon your default, we have all other legal remedies, including lease termination and summary ejectment under state statute. We may recover from you attorney's fees and all litigation costs to the extent permitted by law. In the event we file a summary ejectment lawsuit against you, we may also recover from you the highest one of the following fees (which shall be in addition to late fees, attorney's fees, and any applicable court costs):

- (1) Complaint Filing Fee. If you are in default of this Lease Contract and if we file and serve a summary ejectment complaint or a complaint for money owed against you, and if we elect to dismiss the complaint after you cure the default, you shall owe Us a Complaint Filing Fee equal to \$15.00 or five percent (5%) of the monthly rent, whichever is higher. If the rent is subsidized by a government entity, the Complaint Filing Fee will be \$15.00 or 5% of your share of the monthly rent, whichever is higher.
- (2) Court Appearance Fee. In the event that (i) we file, serve, and prosecute successfully a summary ejectment complaint or complaint for money owed against you and (ii) a judgment is entered against you, you shall owe us—in lieu of the Complaint Filing Fee—a Court Appearance Fee equal to ten percent (10%) of the monthly rent. If the rent is subsidized by a government entity, the Court Appearance Fee will be 10% of your share of the monthly rent.
- (3) Second Trial Fee. In the event that (i) you appeal a judgment of a magistrate and (ii) we prove that you are in default of the lease at the new trial and (iii) we obtain a judgment against you at the new trial, you shall owe us—in lieu of the Complaint Filing Fee and Court Appearance Fee—a Second Trial Fee equal to twelve percent (12%) of the monthly rent. If the monthly rent is subsidized by a government entity, the Second Trial Fee will be 12% of your share of monthly rent.

Mitigation of Damages. If you move out early, you'll be subject to all remedies under North Carolina law. We'll exercise customary diligence to relet and mitigate damages. We'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

Lease Renewal When A Breach or Default Has Occurred.

In the event that you enter into a subsequent Lease prior to the expiration of this Lease and you breach or otherwise commit a default under this Lease, We may, at our sole and absolute discretion, terminate the subsequent Lease, even if the subsequent Lease term has yet to commence. We may terminate said subsequent Lease by sending you written notice of our desire to terminate said subsequent Lease.

Remedies Cumulative. Any remedies set forth herein shall be cumulative, in addition to, and not in limitation of, any other remedies available to Landlord under any applicable law.

General Clauses

34. NO AUTHORITY TO AMEND UNLESS IN WRITING.

Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease Contract or any part of it, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

- **35. NO WAIVER.** No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, liens, or other rights isn't a waiver under any circumstances.
- **36. NOTICE.** Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax or electronic (digital) signatures are binding. For purposes of establishing notice the parties may use electronic mail, text message or written notice sent to the addresses and/or mobile number set forth at the end of this Lease Contract.

37. MISCELLANEOUS.

- A. Exercising one remedy won't constitute an election or waiver of other remedies.
- B. Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- C. All remedies are cumulative.
- D. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf.
- E. This Lease Contract binds subsequent owners.
- F. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- G. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- H. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- I. All Lease Contract obligations must be performed in the county where the apartment is located.
- J. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- K. If the premises or any portion of the community shall be taken by eminent domain pursuant to governmental authority, this Lease Contract shall terminate at our option and you shall have no claim against us or as to any portion of the award granted to us as a result of such taking.

- **38. CONTACTING YOU.** By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number or email address (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.
- **39. OBLIGATION TO VACATE.** If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with paragraph 3 (Lease Term), and we accept such written notice, then you are required to vacate the Apartment and remove all of your personal property therefrom at the expiration of the Lease term, or by the date set forth in the notice to vacate, whichever date is earlier, without further notice or demand from us.
- **40. FORCE MAJEURE.** If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

Furthermore, if such an event damages the property to materially affect its habitability by some or all residents, we reserve the right to vacate any and all leases and you agree to excuse us from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

- **41. PAYMENTS.** At our option and without notice, we may apply money received first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose. This excludes any previously charged late fees and/or unpaid utility payments which are submetered by us. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments.
- **42. ASSOCIATION MEMBERSHIP.** We represent that either: (1) we or;(2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.

When Moving Out

- **43. MOVE-OUT NOTICE.** Before moving out, you must give our representative advance written move-out notice as provided below. Your move-out notice will not release you from liability for the full term of the Lease Contract or renewal term. You will still be liable for the entire Lease Contract term if you move out early (paragraph 23 Release of Resident) except under any other applicable laws. YOUR MOVE-OUT NOTICE MUST COMPLY WITH EACH OF THE FOLLOWING:
 - We must receive advance written notice of your move-out date.
 The advance notice must be at least the number of days of notice required in paragraph 3 (Lease Term). Oral move-out notice will not be accepted and will not terminate your Lease Contract.
 - Your move-out notice must not terminate your tenancy sooner than the end of the Lease Contract term or renewal period.
- YOUR NOTICE IS NOT ACCEPTABLE IF IT DOES NOT COMPLY WITH ALL OF THE ABOVE . Please use our written move-out form. You must obtain from our representative written acknowledgment that we received your move-out notice. If we terminate your tenancy, we must give you the same advance notice—unless you are in default. Where there is more than one resident to this Lease Contract, a notice of termination submitted by one resident shall be considered a notice of termination submitted by all residents. Should there be conflicting notices, the notice of termination shall control.
- **44. MOVE-OUT PROCEDURES.** The move-out date can't be changed unless we and you both agree in writing. You won't 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. You're prohibited by law from

applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate the apartment before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address. You shall pay any and all utility bills due for any utility services to the premises for which you are responsible. At or before the time of move-out and surrender of possession, you will provide us with written authorization allowing us to dispose of any personal property left in the premises by you upon surrendering the keys. You understand and acknowledge that your failure to provide such written authorization and/or to remove all personal property from the premises shall constitute your continued possession of the premises requiring us to file an action for summary ejectment to regain possession of the premises. Should we be required to file such action you will be responsible for any rental obligation that comes due until such time as we are placed in lawful possession of the premises.

- **45. CLEANING.** You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges.
- **46. MOVE-OUT INSPECTION.** You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.
- 47. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES. We may deduct sums from your security deposit for charges related to the following: your possible non-payment of rent, costs of water and sewer services provided, damage to the premises, damage or destruction of smoke detectors or carbon monoxide detectors, nonfulfillment of the rental period, any unpaid bills that become a lien against the demised property due to your occupancy, costs of re-renting the premises after breach by you, including but not limited to any reasonable fees or commissions paid by the landlord to a licensed real estate broker to re-rent the premises, costs of removal and storage of your property after a summary ejectment proceeding, court costs, or any fee authorized by N.C. GEN. STAT. § 42-46.

48. DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.

Deposit Return and Forwarding Address. You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. If we can determine the full extent of our deductions from your security deposit, we'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 days after termination of your tenancy under this Lease Contract and delivery of possession by you, unless statutes provide otherwise. If we cannot determine the full extent of our deductions from your security deposit within the aforementioned 30 day period, we'll mail you an interim itemized accounting of our deductions from the deposit within 30 days after termination of your tenancy under this Lease Contract and delivery of possession by you, and we'll also mail your security deposit refund (less lawful deductions) and a final itemized accounting of any deductions no later than 60 days after termination of your tenancy under this Lease Contract and delivery of possession by you. If you fail to provide us with your forwarding address in writing, as required above, we will process the unclaimed security deposit in accordance with state law. To the extent there are multiple residents under the Lease Contract, you hereby acknowledge that we may issue any Deposit refund to one or all of the residents and it shall be up to the residents to divide accordingly.

Surrender. You have surrendered the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; or (2) all apartment keys and access devices listed in paragraph 5 (Keys) have been turned in where rent is paid—whichever date occurs first.

Abandonment. You have abandoned the apartment when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you've been in default for non-payment of rent for 5 consecutive days or water, gas, or electric service for the apartment not connected in our name has been terminated; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned. An apartment is also "abandoned" 10 days after the death of a sole resident.

Surrender, abandonment, and judicial eviction end your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment, and determine any security deposit deductions. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (paragraph 12 - Eviction or Summary Ejectment and Property Left in the Apartment), but do not affect our mitigation obligations (paragraph 33 - Default by Resident).

Severability, Originals and Attachments, and Signatures

- **49. SEVERABILITY.** If any provision of this Lease Contract or Addenda are invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.
- 50. ORIGINALS AND ATTACHMENTS. This Lease Contract and Addenda has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract and Addenda. Your copy of the Lease Contract and Addenda may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and Addenda and provided to you at signing. When an Inventory and Condition form is completed, you should retain a copy, and we should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract and Addenda are binding and hereby incorporated into and made part of the Lease Contract and Addenda between you and us. This lease is the entire agreement between you and us. You acknowledge that you are NOT relying on any oral representations. A copy or scan of this Lease Contract and related addenda, amendments, and agreements may be used for any purpose and shall be treated as an original.

You a	re legally	bound by	this d	ocument.
R	Read it car	efully het	fore sig	ninσ

Resident or Residents (all sign below)	
Guanchu Wang	
Guanchu Wang Zhihui Wang	
	_
	_
Address, phone number and email address of resident for noti purposes	ce
	_
hegsns@gmail.com	—
Owner or Owner's Representative (signing on behalf of owner)	
Broker's license (if applicable):	
Address and phone number of owner's representative for noti	ce
11418 Elmira Avenue	

Huntersville, NC 28078

(704) 875-7944

Name and address of locator service (if applicable)	
Date form is filled out (same as on top of page 1) 08/07/2025	
SPECIAL PROVISIONS (CONTINUED FROM PAGE 2)	

BED BUG ADDENDUM



Date: August 7, 2025
(when this Addendum is filled out)

Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

	Unit No	1-10	7	, 11418	Elmira
	Ave #107				
				(stre	eet address) in
	-	Hun	tersville	•	
	(city), North	Carolina,	28078	(zi	ip code).
2.	LEASE CONT	RACT DESC	RIPTION.		
	Lease Contra	ct Date: Aug	ust 7, 20)25	
	Owner's nam	e: Hunters	ville Ass	ociate	s, LLC
	Residents (lis	st all resident	rs):		
	Guanchu W	ana 7hih	i Wang		
	Guariciiu W	ang, zmin	ur wang		

1. DWELLING UNIT DESCRIPTION.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

- **3. PURPOSE.** This Addendum modifies the Lease Contract and addresses situations related to bed bugs *(cimex lectularius)* which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.
- **4. INSPECTION AND INFESTATIONS.** BY SIGNING THIS ADDENDUM, YOU REPRESENT THAT:
 - YOU HAVE INSPECTED THE DWELLING PRIOR TO MOVING IN, OR PRIOR TO SIGNING THIS ADDENDUM, AND YOU DID NOT FIND ANY EVIDENCE OF BED BUGS OR A BED BUG INFESTATION;

OR

• YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN, OR WITHIN 48 HOURS AFTER SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED BUG INFESTATIONS.

You agree that you have read the information provided in this Addendum and that you are not aware of any infestation or presence of bed bugs in your current or previous dwellings, furniture, clothing, personal property, or possessions. You also acknowledge that you have fully disclosed to us any previous bed bug infestations or bed bug issues that you have experienced.

If you disclose to us a previous experience with bed bug infestations or other bed bug related issues, we can review documentation of the previous treatment(s) and inspect your personal property and possession to confirm the absence of bed bugs.

5. ACCESS FOR INSPECTION AND PEST TREATMENT.

You must allow us and our pest control agents access to the dwelling at reasonable times to inspect for or treat bed bugs as allowed by law. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. Unless otherwise prohibited by law, you are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.

6. NOTIFICATION. You must promptly notify us:

- of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
- of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
- if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.
- **7. COOPERATION.** If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.
- 8. RESPONSIBILITIES. You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bed bugs. If we confirm the presence or infestation of bed bugs after you vacate your dwelling, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and obtain immediate possession of the dwelling. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

9. TRANSFERS. If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.		SPECIAL PROVISIONS. The following special provision control over conflicting provisions of this printed form:
You are legally bound by this do	cumer	
Resident or Residents (All residents must sign)		Owner or Owner's Representative (Signs below)
Guanchu Wang		
Guanchu Wang Zhihui Wang		
		Date of Signing Addendum

 $You\ are\ entitled\ to\ receive\ an\ original\ of\ this\ Addendum\ after\ it\ is\ fully\ signed.\ Keep\ it\ in\ a\ safe\ place.$

BED BUGS — A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

Bed bugs don't discriminate

Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

Bed bugs don't transmit disease

There exists no scientific evidence that bed bugs transmit disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease transmitting pests. Again, claims associating bed bugs with disease are false.

Identifying bed bugs

Bed bugs can often be found in, around and between:

- · Bedding
- Bed frames
- · Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- · Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detectors

- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do
 not succeed in returning to their hiding spots without leaving
 traces of their presence through fecal markings of a red to
 dark brown color, visible on or near beds. Blood stains tend
 also to appear when the bugs have been squashed, usually by
 an unsuspecting host in their sleep. And, because they shed,
 it's not uncommon for skin casts to be left behind in areas
 typically frequented by bed bugs.

Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

Bed bug do's and don'ts

- Do not bring used furniture from unknown sources into your dwelling. Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.
- **Do address bed bug sightings immediately.** Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.
- **Do not attempt to treat bed bug infestations.** Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- **Do comply with eradication protocol.** If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.



LEASE CONTRACT BUY-OUT AGREEMENT



1. DWELLING UNIT DESCRIPTION. Unit No. 1-107 , 11418 Elmira Ave #107	6. SHOWING UNIT TO PROSPECTIVE RESIDENTS. After you give us notice of buy-out, the Lease Contract gives us the right to begin showing your unit to prospective residents and telling them it will be available immediately after your new termination date. 7. COMPLIANCE ESSENTIAL. Our deposit of all amounts due under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If you fail to comply with any of the procedures or requirements in this agreement after we deposit such monies, your buy-out right and this agreement will be voided automatically; and (1) any amounts you have paid under this agreement will become part of your security deposit up to the maximum statutorily allowed amount (i.e. not to exceed 2 months' rent) and (2) the lease will continue without buy-out. Then, if you move out early, you are subject to all lease remedies, including reletting fees and liability for all rents for the remainder of the original lease term. To the extent any monies paid cause your security deposit to exceed 2 months' rent, such excess balance shall be refunded to you without relieving you of
3. The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease Contract early—subject to any special provisions in paragraph 9 below. In order to buy out early, your notice must be signed by all residents listed in paragraph 1 of the Lease Contract and you must comply with all provisions of this Buy-Out Agreement.	further liability under the Lease. 8. MISCELLANEOUS. If moving out by the new termination date becomes a problem for you, contact us. An extension may be possible if we have not already relet the dwelling unit to a successor resident. We and any successor residents who may be leasing your unit will be relying on your moving out on or before the new termination date. Therefore, you may not hold over beyond such date without our written consent—even if it means you have to make plans for temporary lodging elsewhere. "Default" as used in paragraphs 4(c) and 4(d) of this agreement means default as defined in the Lease Contract You will continue to be liable for any damages and any sums
 4. BUY-OUT PROCEDURES. You may buy out of the Lease Contract prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term if all of the following occur: (a) you give us written notice of buy-out at least60 days prior to the new termination date (i.e., your new move-out date), which (check one) ∑ must be the last day of a month or □ may be during a month; (b) you specify the new termination date in the notice, i.e., the date by which you'll move out; (c) you are not in default under the Lease Contract on the 	accruing and unpaid prior to the new termination date. 9. SPECIAL PROVISIONS. Your right of buy-out (check one) is or is not limited to a particular fact situation. It limited, buy-out may be exercised only if the following facts (see below) occur and any described documents are furnished to us. Any special provisions below will supersede any conflicting provision of this printed agreement. Any false statements or documents presented to us regarding buy-out will automatically void your right to buy-out of the Lease Contract. The special provisions are: Buyout Fee is equal to three (3) times the monthly rent. If Resident(s) do not
date you give us the notice of buy-out;(d) you are not in default under the Lease Contract on the new termination date (move-out date);(e) you move out on or before the new termination date and do not hold over;(f) you pay us a buy-out fee (consideration) of	fulfill the terms and conditions of the Lease Agreement for any reason whatsoever, Rent concession specified above will be withdrawn and the concession amount shall be due and payable in full to Owner by Residents.
 \$ 5136.00 ; (g) you pay us the amount of any concessions you received when signing the Lease Contract; and (h) you comply with any special provisions in paragraph 9 below. 	
5. WHEN PAYABLE. The buy-out fee in paragraph 4(f) is due and payable no later than30 days after you give us your buy-out notice. The total dollar amount of any concessions regarding rent or other monetary lease obligations for the entire lease term is \$0 and is due payable on the same day as the buy-out fee, subject to any special provisions in paragraph 9 regarding the amount, calculation method, or payment date.	
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
Guanchu Wang Zhihui Wang	
·· · · · · · · · · · · · · · · · · · ·	Date of Lease Contract
	August 7, 2025



COMMUNITY POLICIES, RULES AND REGULATIONS ADDENDUM



This addendum is incorporated into the Lease Contract (the "Lease") identified below and is in addition to all the terms and conditions contained in the Lease. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling:

Property Owner: Resident(s):		Huntersville Associates, LLC			
		Guanchu Wang, Zhi	hui Wang		_
					_
					_
		le):/ #1-107 , 11418	Elmira Ave #107, Hunte	rsville, NC 28078	_
Addr Leas	ess: e Date:	08/07/2025			_
I.	Resident(s) plocated at the provided for Addendum, a revoked by Coor the Common change the common without notice for use of any Additionally personal inj Community. damages, loand that are the law. THE TERMS WITH THE ISOLELY RESIDENT CONTRACTOR CONTRAC	permission for use of all of Dwelling Community is a in the Lease. Such permission the Lease. Such permission the Community rule owner at any time for any nunity Rules shall control haracter of or close any acce, obligation or recompety Amenity at any time. The serident (s) expressly ury or property damage Resident (s) agrees to be seen any way related to one of THIS ADDENDUM SHARING, ASSIGNS, ESTAT PONSIBLE FOR THE COM	a privilege and license granted bession is expressly conditioned uses and regulations ("Rules") in y lawful reason. In all cases, the ol. Owner reserves the right to Amenity based upon the needs ense of any nature to Resident. Output y agrees to assume all risks ge, of whatever nature or severold Owner harmless and releasery type, whether or not foreor arise from such use. This property that the property of the	ties, and recreational facilities (together, "Amenities y Owner, and not a contractual right except as otherwise pon Resident's adherence to the terms of the Lease, the effect at any given time, and such permission may be most strict terms of either the Lease, this Addendur set the days and hours of use for all Amenities and of Owner and in Owner's sole and absolute discretion owner and management may make changes to the Rule of every type, including but not limited to risks or eity, related to Resident's use of the amenities at the see and waive any and all claims, allegations, action escable, that Resident(s) may have against Owner ovision shall be enforceable to the fullest extent of the company of the matter of the company of t	se sis be m, to on, es of er of ER SE
II.	FROM ALL C the Manager POOL. This • Residents • All Swimm	LAIMS OF SUCH PERSON ment, officers, partners of Community \(\bilde{\mathbb{L}}\) DOES; and guests will adhere to	S AS DESCRIBED IN THE PREC s, employees, agents, assigns, DOES NOT have a pool. Wo the rules and regulations post isk. Owner is not responsible fo	SHALL INDEMNIFY AND HOLD OWNER HARMLES EDING PARAGRAPH. The term "Owner" shall include Owners, subsidiaries and affiliates of Owner. Then using the pool, Resident(s) agrees to the following ted in the pool area and Management policies. It accidents or injuries.	de
	Pool hoursNo glass, pProper swNo running with a towResident(s	s are posted at the pool. ets, or alcoholic beverage imming attire is required g or rough activities are a el when using suntan oils) must accompany their g	es are permitted in the pool are d at all times and a swimsuit "co allowed in the pool area. Respe s, leaving pool furniture in pool a	ea. Use paper or plastic containers only. over up" should be worn to and from the pool. ect others by minimizing noise, covering pool furnitual areas, disposing of trash, and keeping pool gates close ty hazard at the pool.	
III.	agrees to the Residents The Fitnes Resident(s) that may b Resident(s) dangerous Resident(s) aerobics of Resident(s) Resident(s) Resident(s) Resident(s)	e following: and guests will adhere to s Center is not supervise shall carefully inspect ea e functioning improperly shall immediately repor , as well any other persor) shall consult a physicial exercise class, and will i) will keep Fitness Cente) will not admit any pers	o the rules and regulations posted. Resident(s) are solely responded. Resident(s) are solely responded piece of equipment prior to Ray or that may be damaged or dat to Management any equipmenn's use that appears to be danged an before using any equipment refrain from such use or partical process of the Fitness Center who have	e a fitness center. When using the fitness center, Residented in the fitness center and Management policies. It is a sible for their own appropriate use of equipment. It is esident's use and shall refrain from using any equipment of that is not functioning properly, is damaged or appearence or in violation of Management Rules and Policies in the Fitness Center and before participating in an interest of the Fitness Center. It is not registered with the Management Office. It is not registered with the Management Office.	nt rs es.
	Card # issue	d: (1)	(3)	(5)	
		(4)	(4)		—

For communities that do accept packages on behalf of its Residents:

Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any lost, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same.

- V. BUSINESS CENTER. This Community DOES; DOES NOT have a business center.

 Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center computers without the written approval of Community Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers at any time. Residents will limit time on computers to 60 minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.
- **VI. AUTOMOBILES/BOATS/RECREATIONAL VEHICLES.** The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time:
 - Only ____ vehicle per licensed Resident is allowed.
 - All vehicles must be registered at the Management office.

 - Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
 - The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
 - Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
 - Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.
- **VII. FIRE HAZARDS.** In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:
 - Residents and guests will adhere to the Community rules and regulations, and other Management policies concerning fire hazards, which may be revised from time to time.
 - No person shall knowingly maintain a fire hazard.
 - Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and will be placed a minimum of ______ feet from any building. Such devices will not be used close to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires.
 - **Fireplaces:** Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
 - Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
 - No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
 - Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.
- VIII. EXTERMINATING. Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' dwelling and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:
 - Clean in all cabinets, drawers and closets in kitchen and pantry.
 - If roaches have been seen in closets, remove contents from shelves and floor.
 - Remove infants and young children from the dwelling.
 - Remove pets or place them in bedrooms, and notify Owner of such placement.
 - Remove chain locks or other types of obstruction on day of service.
 - Cover fish tanks and turn off their air pumps.
 - Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

- $\bullet \ \ Resident \ will \ wash \ all \ clothing, \ bed \ sheets, \ draperies, towels, \ etc. \ in \ extremely \ hot \ water.$
- Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.
- Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO EXTERMINATION AND THE USE OF INSECTICIDES

- **IX. DRAPES AND SHADES.** Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.
- **X. WATER BEDS.** Resident shall not have water beds or other water furniture in the dwelling without prior written permission of Owner.
- XI. BALCONY or PATIO. Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.

- **XII. SIGNS.** Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.
- **XIII. SATELLITE DISHES/ANTENNAS.** You must complete a satellite addendum and abide by its terms prior to installation or use.
- **XIV. WAIVER/SEVERABILITY CLAUSE.** No waiver of any provision herein, or in any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.
- **XV. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

1. No grills are permitted on patios or balconies. 2. A Dog Park is provided for the
enjoyment of your animals. The dog park allows dogs to run unleashed in a designated
area; all persons using the dog park do so at their own risk. Owner is not responsible
for any loss, damage or claims relating to any person's use of the dog park. Dog park
hours may change without notice at any time. Residents are responsible for their animal
s behavior. Animal owners must remain with the dog in the fenced area at all times. Dogs
must be leashed when entering and exiting the park. Resident agrees to abide by all
posted Dog Park Rules and Regulations. 3. Resident agrees to abide by the rules posted
for each amenity area. Use of the amenities are at your own risk. Use equipment only in
the manner intended by manufacturer. Do not remove or damage equipment or supplies.

I have read, understand and agree to comply with the preceding provisions.

Guanchu Wang	08/07/2025		
Resident	Date	Resident	Date
Zhihui (Vang	08/07/2025		
Resident	Date	Resident	Date
Resident	Date	Resident	Date
Owner Representative		Date	

ADDITIONAL COMMUNITY POLICIES



APARTMENT UNIT DESCRI	PTION. Apt. 1	No1	107	 lmira Ave #107
LEASE CONTRACT DESCRI				
Owner's name:		lle Associates		
Residents (list all residents):	Guanchu W	ang, Zhihui Wa	ng	

Guests: Guests staying in excess of 72 hours MUST register with the office. Residents may be permitted to have a guest(s) visit their household. However, any person(s) making REOCCURRING visits of seven (7) consecutive days or fourteen (14) total days in any twelve (12) month period shall be deemed to reside in the Leased Premises in violation of the Residential Lease Contract. Persons receiving mail to the Leased Premises will be considered occupants. All adult household members must submit a completed application and qualify for residency.

Lock Outs: Lock out service is available at **\$60** per occurrence during office hours or **\$75** per occurrence evenings, weekends and holidays. Requests for Lock Changes or Reprogramming, whichever applies, must be submitted to the leasing office and carry an additional fee.

Notice to Vacate: Failure to provide proper notice, per the Lease Agreement, will result in a non-sufficient notice fee. All notices to vacate should reflect a move out date equal to the last day of the month.

Refrigerator Water Filter: The Leased Premises may or may not have a refrigerator with a water filter. If it does, the replacement of the refrigerator's water filter within the Leased Premise is the responsibility of the Resident after move-in. Resident should follow the manufacturer's recommendations when replacing the refrigerator's water filter. Improper filter and/or installation may cause damage to the appliance or surrounding area, which would be the responsibility of the Resident. There will be a charge for the replacement of your refrigerator's water filter upon request. Should Resident purchase the water filter, Maintenance will install the filter at no charge.

Light Bulbs: The replacement of light bulbs in the apartment is the responsibility of the Resident. Should the property need to provide and change a light bulb, there will be a **\$5/bulb** charge. If the Resident purchases the light bulbs, Maintenance will assist in changing the bulb(s) at no charge.

Sprinkler Systems: The Leased Premises you occupy may or may not be equipped with an automatic sprinkler system. If it is, Residents agree to use caution when moving furniture and avoid hanging objects or clothes from the sprinkler heads. A simple depression of the sprinkler head will result in a total draining of the water from the sprinkler system. Do not hang clothing, hangers or other objects from the sprinkler heads. Residents will be held liable for all damages to the Leased Premises, flood clean up and personal property damage caused by triggering the sprinkler system by improper use or damage.

Vehicle Towing: Owner has the right to require Resident to remove vehicle from parking lot and/or premises for any legitimate purpose including, but not limited to those listed in the Apartment Lease Contract, including failing to relocate vehicle(s), as requested, for parking lot maintenance. The Resident's failure to comply may result in the vehicle being towed at the vehicle owner's risk and expense.

Recreation Vehicles: Trailers, motorcycles and commercial or recreational vehicles are not permitted.

Fire Arms: Certain acts are considered to be contrary to the safety, well-being, peace, and enjoyment of the other residents of the Residential Community, including, but not limited to, carrying or exhibiting firearms in common areas of the Residential Community (except as required by law or job necessity). Therefore, such acts are prohibited under this

Addendum and the Residential Lease Contract. Furthermore, Residents, any member of their household, occupants, guests, invitees, or other persons under the control of Residents shall not unlawfully use or discharge firearms on or near the Leased Premises or common areas.

Christmas Trees: Live Christmas trees are considered a fire hazard and are not permitted. Only artificial Christmas trees are allowed.

Sex Offenders: Resident acknowledges that Owner does not permit sex offenders and/or child-victim offenders to occupy the premises as Residents, occupants and/or guests/visitors for any period of time. Prior to signing the lease agreement, Owner has relied on Resident's statements that neither Resident's name nor the name of any occupant appears or is required to appear on any agency's registry of sex offenders and/or child-victim offenders. Regardless of the proximity of the premises to any school, preschool or child day-care center, Owner prohibits any person from occupying the premises as a Resident, occupant and/or guest/visitor for any period of time if such person's name appears or is required to appear on any agency's registry of sex-offenders and/or child-victim offenders or if such person has been charged with, convicted of or plead guilty to a sexually-oriented offense or child-victim offense. If during any lease or lease renewal term, Resident or any occupant becomes required to register as a sex offender and/or child victim offender or is convicted of or pleads guilty to a sexually oriented offense and/or child victim offense or if Resident allows any such person to be in the premises as an occupant or guest for any period of time, Resident agrees that Resident and all other occupants and guests/visitors shall vacate the premises within 3 days and return possession of the premises to the Owner. Resident shall remain liable for ongoing rent and other fees as set forth in this Lease until the premises has been re-rented or the lease expires, whichever comes first. Resident's failure to comply with the provisions set forth herein is a material breach of this lease agreement and may subject Resident to an eviction action. Owner's failure to inquire or to otherwise ascertain the sex offender or childvictim offender status of any Resident, occupant or guest shall not constitute a remedy of Owner's remedies hereunder.

Resident(s)	Date of Signing Addendum
(All residents must sign)	
Guanchu (Vang	08/07/2025
Guanchu Wang Zhihui Wang	08/07/2025
Owner or Owner's Representative	Date of Signing Addendum

CRIME/DRUG FREE HOUSING ADDENDUMBecomes part of Lease Contract



1. DWELLING DESCRIPTION. 11418 Elmira Ave #107	4. Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of
	marijuana, regardless of state or local laws. (So long
(street address), 1-107 (unit no. if applicable) in Huntersville	as the use, possession, sale, manufacturing and distribution of marijuana remains a violation offederal
(city), North Carolina, 28078 (zip code).	law, violation of any such federal law shall constitute
2. LEASE CONTRACT DESCRIPTION.	a material violation of this rental agreement.)
Lease Contract Description. Lease Contract Date: August 7, 2025	5. Engaging in, or allowing, any behavior that is
Owner's name: Huntersville Associates, LLC	associated with drug activity, including but not limited to having excessive vehicle or foot traffic
	associated with Resident's dwelling.
	6. Any breach of the Lease Contract that otherwise
	jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or
Residents (list all residents):	involving imminent, actual or substantial property
Guanchu Wang, Zhihui Wang	damage.
	7. Engaging in or committing any act that would be a
	violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with
	a basis for denying Resident's application due to
	criminal conduct.
	8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.
	B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS
	CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES'
	LEASE CONTRACT AND GOOD CAUSE FOR TERMINATION
This Addendum constitutes an Addendum to the above	OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed a serious violation,
described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease	and a material default, of the parties' Lease Contract. It
Contract. Where the terms or conditions found in this	is understood that a single violation shall be good cause
Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	for termination of the Lease Contract. Notwithstanding the foregoing comments, Owner may terminate Resident's
	tenancy for any lawful reason, and by any lawful method,
3. ADDENDUM APPLICABILITY. In the event any provision in this Addendum is inconsistent with any provision(c)	with or without good cause.
in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above-	5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise
mentioned Lease Contract, then the provisions of this	provided by law, proof of violation of any criminal law shall
Addendum shall control. For purposes of this Addendum, the term "Premises" shall include the dwelling, all common areas,	not require a criminal conviction.
all other dwellings on the property or any common areas or	6. SPECIAL PROVISIONS. The following special provisions
other dwellings on or about other property owned by or	control over conflicting provisions of this printed form:
managed by the Owner. The parties hereby amend and supplement the Lease Contract as follows:	
• •	
4. CRIME/DRUG FREE HOUSING. Resident, members of the Resident's household, Resident's guests, and all other persons	
affiliated with the Resident:	
A. Shall not engage in any illegal or criminal activity on or	
about the premises. The phrase, "illegal or criminal	
activity" shall include, but is not limited to, the following: 1. Engaging in any act intended to facilitate any type of	
criminal activity.	
2. Permitting the Premises to be used for, or facilitating	
any type of criminal activity or drug related activity,	
regardless of whether the individual engaging such activity is a member of the household, or a guest.	
3. The unlawful manufacturing, selling, using, storing,	
keeping, purchasing or giving of an illegal or controlled	
substance or paraphernalia as defined in city, county, state or federal laws, including but not limited to the	
State of North Carolina and/or the Federal Controlled	
Substances Act.	
Decident on Decidents (sim hous)	Data of Cinning Addendary
Resident or Residents (sign here)	Date of Signing Addendum
Guanchu Wang	08/07/2025
Zhihui Wang	08/07/2025
Owner or Owner's Representative (signs here)	Date of Signing Addendum

ADDENDUM REGARDING MEDICAL MARIJUANA USE and LANDLORD'S COMMITMENT TO ENFORCEMENT OF CRIME/DRUG FREE ADDENDUM Becomes part of Lease Contract



	DWELLING DESCRIPTION. 11418 Elmira Ave #107 (street address), 1-107 (unit no. if applicable) in Huntersville (city), North Carolina, 28078 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract date: August 7, 2025 Owner's name: Huntersville Associates, LLC		The Premises listed above follows and complies with federal law regarding marijuana use and is, and will continue to be, a drug free community. Possession, use, manufacture or sale of any illegal substance, including marijuana, or any use of marijuana by the tenant and/or guests will result in immediate termination. If you have any questions or concerns about this policy, please speak to management. By signing below, the resident acknowledges his or her understanding of the terms and conditions as stated above, and his or her agreement to comply with those terms and conditions.
	Residents (list all residents): Guanchu Wang, Zhihui Wang	6.	SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.		
3.	The North Carolina Epilepsy Alternative Treatment Act, NC Gen. Stat. 90-113.100 (Repealed effective July 1, 2021) permits the limited use of medical marijuana in specific and limited circumstances. However, this is not the case under federal law. Under federal law, specifically the Controlled Substances Act (CSA), marijuana is still categorized as a Schedule I substance. This means that under federal law, the manufacture, distribution, or possession of marijuana is strictly prohibited. Because the U.S. Department of Housing and Urban Development is controlled by the federal government, it agrees that the use of marijuana, whether prescribed for medical reasons or not, is a criminal offense and will not be protected under the fair housing laws. Therefore, management is not required to accommodate the use of marijuana by a tenant who is a current medical marijuana user. Disabled tenants who are registered medical marijuana users, however, should not feel discouraged to request reasonable accommodations if the need arises.		
	Resident or Residents (sign here)		Date of Signing Addendum
_ <u>G</u> _Z	Guanchu (Vang Phihui (Vang	_	08/07/2025 08/07/2025
	Owner or Owner's Representative (signs here)		Date of Signing Addendum

FITNESS CENTER WAIVER AND RELEASE



APARTMENT UNIT DESCRI	PTION. Apt. N	0	1-107	, 11418 E	lmira Ave #107
		(street add	ress) in Hunters	sville	
	(city),	NC	(state) , _	28078	(zip code).
LEASE CONTRACT DESCRI	PTION. Lease	Contract date:	August 7,	2025	
Owner's name:		le Associates			
Residents (list all residents):	Guanchu Wa	ng, Zhihui Wa	ing		

I/We, the undersigned, acknowledge and certify to Owner and Zaremba Management Co. ("Zaremba") the following:

- 1. REPRESENTATION OF HEALTH I am in good health and physical condition and I have no disability, impairment or ailment that may pose a threat to my health, safety or comfort or to that of others or that would prevent me from engaging in any exercise or using the so-called Fitness Center. I agree that I will not use the Fitness Center with any open cuts, abrasions, sores, infections or maladies that may potentially harm others and that I will use the Fitness Center in accordance with all public health requirements. I understand that neither Owner nor Zaremba have or will diagnose, examine or otherwise make a determination as to whether or to what extent I should be using the Fitness Center or as to the effect or possible effect of any exercise or activity on my health. I understand that I should consult with my physician before using the Fitness Center. I further understand that neither Owner nor Zaremba will verify whether or not I have consulted with a physician and/or whether or not my intended use of the Fitness Center is appropriate or in my interest.
- 2. WAIVER AND RELEASE I agree that if I engage in any physical exercise or activity or use the Fitness Center, I do so at my own risk. My assumption of risk includes, without limitation, the use of any locker room, shower area, whirlpool, sauna, steam room, or equipment in the Fitness Center and any parking area, walkway, corridor or sidewalk in, on or about the Fitness Center. I acknowledge and agree that the Fitness Center is not monitored by personnel and that, by using the Fitness Center, I assume all risk of injury, damage or loss to me or my property that might result, including, without limitation, any loss or theft of any personal property. I agree for myself (and for my personal representative, heirs, executors, administrators, agents and assigns) to release and discharge Owner and Zaremba (and any affiliate, employee, agent, representative, successor and assign of Owner and Zaremba) from any and all claims or causes of action (known or unknown) arising out of, or relating to my use of the Fitness Center or the use of the Fitness Center by any other person. This Waiver and Release from liability includes, without limitation, injuries which may occur in whole or in part as a result of (a) my use of any exercise equipment or facilities that may malfunction or break, (b) any failure to properly install, repair or maintain any equipment or facilities in the Fitness Center, (c) any failure to provide instruction, screening, or supervision, and (d) slipping or falling while in, on or about, the Fitness Center.
- 3. EXCLUSIVE USE I understand and agree that the Fitness Center is for the exclusive use of the residents at this Zaremba managed community. Individuals under the age of 14 must be accompanied by an adult. Any unauthorized persons given access to the Fitness Center by me are my responsibility and I am therefore liable, without limitation, for any injuries which may occur in whole or in part as a result of this unauthorized person being provided access to the Fitness Center. In addition to any rules/regulations posted in the facilities, the following rules must be observed at all times:
- All equipment must be used in accordance with the instructions.
- Smoking or alcoholic beverages are not allowed.
- Proper attire must be worn at all times.
- Equipment shall not be removed from the facilities.
- Do not leave clothes, towels, or personal articles in the facilities.
- Please keep the fitness center clean.

If any of the above rules or rules posted in the facilities are violated, we reserve the right to refuse access to use the facilities.

	ASSERT ANY CLAIM AGAINST OWNER	WAIVING ANY RIGHT THAT I MAY HAVE OR ZAREMBA MANAGEMENT CO. IN CON	
	Resident(s)	Date of Signing Ad	dendum
Guanchu (Ilana	(All residents must sign)	08/07/2025	
Guanchu Wang Zhihui Wang		08/07/2025	
Zimin Wung			
			_
0	or or Oumor's Danrasantativa	Date of Cinnin - Ad	dondum
OWI	ner or Owner's Representative	Date of Signing Ad	uenuulli

I ACKNOWLEDGE AND AGREE THAT I HAVE CAREFULLY READ THIS WAIVER AND RELEASE AND FULLY UNDERSTAND

MOLD INFORMATION AND PREVENTION ADDENDUM

Becomes part of Lease Contract



Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. That is why this addendum contains important information for you, and responsibilities for both you and us.

(street address),	1-107	(unit no. if
	Huntersville	_ (
(city), North Carolina,		(zip code).
Lease Contract Date: 2		, LLC
_	August 7, 2025	, LLC
Lease Contract Date: 2	August 7, 2025	, LLC
Lease Contract Date: 2	August 7, 2025 ersville Associates	, LLC

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. ABOUT MOLD. Mold is found virtually everywhere in our environment—both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter.

Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for person with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.

- **4. PREVENTING MOLD BEGINS WITH YOU.** In order to minimize the potential for mold growth in your dwelling, you must do the following:
 - Keep your dwelling clean—particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
 - Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines—especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen *before* you start showering or

cooking with open pots. When showering, be sure to keep the shower curtain *inside* the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.

- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.
- 5. IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:
 - rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
 - overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
 - leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
 - washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
 - leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
 - insufficient drying of carpets, carpet pads, shower walls and bathroom floors.
- 6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be

	Owner or Owner's Representative
If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them.	
COMPLIANCE. Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract.	
DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on <i>porous surfaces</i> , such as sheetrock walls or ceilings, or (2) <i>large areas</i> of visible mold on <i>non-porous</i> surfaces. Instead, notify us in writing, and we will take appropriate action.	
used to help remove non-visible mold products from porous items, such as fibers in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.	9. SPECIAL PROVISIONS. The following special provisions of this printed form

PACKAGE ACCEPTANCE ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No1-107	<u>, 11418 Elmira</u>	6. DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER. As to any package for which we sign
	Ave #107	(street address) in	and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package,
	Huntersvil	le	nor do we have any duty to maintain, protect, or deliver said
	(city), North Carolina, 28078	(zip code).	package to you, nor do we have any duty to make said package available to you outside disclosed business hours. Any
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: August 7,		packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risks
	Owner's name: Huntersville As	ssociates, LLC	whatsoever associated with any loss or damage to your packages and personal property. You, your guests, family, invitees, and agents hereby waive any and all claims against
	Residents (list all residents):		us or our agents of any nature regarding or relating to any package or item received by us, including but not limited to, claims for theft, misplacing or damaging any such package,
			except in the event of our or our agent's gross negligence or willful misconduct. You also agree to defend and indemnify us and our agents and hold us both harmless from any and all claims that may be brought by any third party relating to any injury sustained relating to or arising from any package
			that we received on your behalf. You also agree to indemnify us and our agents and hold us harmless from any damage caused to us or our agents by any package received by us for you. You also authorize us to throw away or otherwise dispose of any package that we, in our sole discretion, deem to be
			dangerous, noxious, or in the case of packaged food, spoiled, and waive any claim whatsoever resulting from such disposal.
	This Addendum constitutes an Adescribed Lease Contract for the ab and is hereby incorporated into and is Contract. Where the terms or condendum vary or contradict any term in the Lease Contract, this Addendum. PURPOSE OF ADDENDUM. By sign wish for us to sign for, and to accept delivered packages or other items of the terms and conditions set forth in PACKAGE ACCEPTANCE. Generally. You hereby authorize us on your behalf, any package or item management office during disclosed but not limited to any package delivations.	ove described premises, made a part of such Lease onditions found in this erms or conditions found m shall control. ning this Addendum, you, U.S. mail and privatelyin your behalf, subject to derein. s and our agent to accept, a delivered to our on-site business hours, including	 7. SEVERABILITY. If any provision of this Addendum or the Lease Contract is illegal, invalid or unenforceable under any applicable law, then it is the intention of the parties that (a) such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease, (b) the remainder of this Addendum shall not be affected thereby, and (c) it is also the intention of the parties to this Addendum that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Addendum a clause or provision similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable. 8. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	Service or by any private courier so also specifically authorize us to si person or entity delivering said pact adult signature prior to delivery, it to the delivery of certified or regis is required before any packages whill only be released to verified representatives.	ervice or individual. You ign on your behalf if the ckage or item requires an including but not limited stered mail. A photo I.D. ill be released. Packages	Residents are responsible for making arrangements for parcel delivery that does not fit in the provided mail receptacle. This includes parcels from UPS, Federal Express, U.S. Postal Service or other mail and delivery services. The resident releases management from any liability for loss or damage incurred by accepting said packages addressed to the resident.
В.	Limitations. You understand and a to accept any package for any reasons.		puckages addressed to the restaunc.
5.	TIME LIMITATION. Due to limited ask that you pick up your package also agree that we shall have no dut store any package for more than (accordingly, you should notify the nare going to be away from the apartre be receiving a package(s)). After said such package is deemed abandoned return the package to its original see	as soon as possible. You ty whatsoever to hold or days after receipt management office if you ment home and expect to I time, you agree that any and you authorize us to	
1	Resident or Residents (All re. Guanchu Wang	sidents must sign)	Owner or Owner's Representative (Signs below)
_	Zhihui Wang		
_			Date of Signing Addendum

RESIDENT PARKING ADDENDUM

Becomes part of Lease Contract



Date: August 7, 2025
(when this Addendum is filled out)

1.	DWELLING DESCRIPTION. 11418 Elmira Ave #107	10. You understand that we will not be held liable for any damage or theft that may occur while your vehicle(s) is parked on any part of the property. Upon signing this		
	(street address),1-107	agreement you knowingly accept the risk of parking any vehicle(s) on the property.		
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: August 7, 2025 Owner's name: Huntersville Associates, LLC	11. Any action by you, any occupant, guest, or visitor that violates this addendum shall constitute a violation of the Lease Contract.12. You understand and agree that any judgment of possession		
	Residents (list all residents): Guanchu Wang, Zhihui Wang	12. You understand and agree that any judgment of possession entered against you shall be a judgment for possession of any parking spaces which you are entitled to under this addendum. Once such judgment is rendered and executed upon you, you shall immediately remove all vehicles from the property parking areas. If you fail to remove your vehicle(s), we shall tow the vehicle(s) at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s).		
		COST FOR PARKING Resident agrees to pay a monthly one-time fee of \$ per vehicle. If monthly, resident agrees to pay on or before the day of the month. If no amount is filled in parking shall be free for properly registered and authorized vehicles.		
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	Resident understands and accepts that all-parking rights and privileges will immediately be revoked in the case that Resident is days delinquent in paying the required parking fee. Resident agrees to pay \$ 25.00 NSF fee for all checks returned for non-sufficient funds.		
	The term of this Parking Addendum is as follows: Begins on, and ending on,	VEHICLE INFORMATION: Vehicle 1 Make: Mazda		
	RESIDENT AND OWNER AGREE AS FOLLOWS:	Model & Year: Mazda3-2024 State: TX		
3.	You agree to properly register all vehicles with management. If you get a new or replacement vehicle you must notify us and complete a revised agreement.	License Plate: VRG6069 Permit Number: Phone Number: Parking Space:		
4.	If you are provided with a parking tag or sticker it must be properly installed and displayed.	Vehicle 2 Make:		
5.	Unless your vehicle(s) has been assigned a specific space(s) you may park in any available space(s) in the parking areas, with the exception of spaces reserved for a particular use or any marked handicap space, unless you possess a government issued handicap decal or similar signage.	Model & Year: State: License Plate: Permit Number: Phone Number: Parking Space:		
6.	If you are assigned a specific parking space(s) we shall assign you the space(s) and retain the right to change assigned space(s) at our sole discretion.	Vehicle 3 Make: Model & Year:		
7.	You understand and accept that we have the right at any time, without notice, to tow unauthorized or non-registered vehicles from any parking space on the property.	State: License Plate: Permit Number: Phone Number:		
8.	You agree to use parking spaces in accord with the terms of the Lease and Community Rules.	Parking Space:		
9.	Any vehicles which are improperly parked or are in violation of this addendum, the terms of the Lease or Community Rules			

use of the vehicle(s).

will be towed at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of

13. SPECIAL PROVISIONS	
	
D 11 . D 11 .	
Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
	(Signs below)
Guanchu Wang Zhihui Wang	
Zhihii Wang	Date of Signing Addendum
	2 5. 5. gg

PHOTO, VIDEO, AND STATEMENT RELEASE ADDENDUM



DWELLING UNIT DESCRIPTION. Unit No. 1-107 , 11418 Elmira	4. PHOTO AND VIDEO RELEASE. You hereby grant us and our agents and affiliates (collectively, the "Released Parties")
Ave #107 (street address) in	permission and a license to take, use, reuse, and publish the likeness of you and any minor occupants in all photographs
Huntersville (city), North Carolina, 28078 (zip code).	or other electronic and/or digital media in any and all of our publications, including, without limitation, any website entries
(2.6)	advertising websites, and any other marketing materials. You
LEASE CONTRACT DESCRIPTION. Lease Contract Date: August 7, 2025	understand and agree that these materials will become the
Owner's name: Huntersville Associates, LLC	property of the Released Parties and will not be returned. You agree to irrevocably authorize the Released Parties to
	edit, alter, copy, exhibit, publish, or distribute this media for
	any lawful purpose whatsoever including, without limitation, promotional and advertising uses. You waive the right to
	inspect or approve the finished product, including any written
Residents (list all residents): Guanchu Wang, Zhihui Wang	or electronic copy, wherein your likeness appears now or in the future. In addition, you waive any right to payment,
Guariera warig, zirriar warig	royalties, or any other compensation arising or related to the use of the media.
	5. CONSENT TO USE YOUR NAME, LIKENESS, WRITTEN
	COMMENTS, AND STATEMENTS. You are expressly agreeing to allow us to post your name, picture, written comments
	and statements, and/or the names, pictures, written comments,
	and statements of any minor occupants in any and all of our publications, including, without limitation, any website entries,
	advertising websites, social media websites, and any other
	marketing materials. You hereby grant the Released Parties permission and a license to use, reproduce, and publish any
Occupants (list all occupants):	media on its website, social media platforms, or in other
	marketing-related materials, whether in electronic or print form.
	6. RELEASE OF LIABILITY. You hereby release, hold harmless,
	and forever discharge us from any claims or causes of actions
	including, without limitation, any and all claims for libel or violation of any right of publicity or privacy, related to our
	use of the media in any and all of our publications, including
	any website entries, advertising websites, social media websites, and any other marketing material so long as the
	claim or cause of action does not result from our intentional
	misconduct or gross negligence. This consent and release shall be binding upon you and your heirs, legal representatives
This Addendum constitutes an Addendum to the above	and assigns.
described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease	7. REVOCATION. You have the right to revoke your consent to
Contract . Where the terms or conditions found in this	our use of your name, picture, video, voice, written comments,
Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	or statement, and/or the name, picture, video, voice, written comments, or statement of any minor occupants, by written
	notice to us.
PURPOSE OF ADDENDUM. By signing this Addendum, you, without payment or other consideration, agree to grant us	8. SPECIAL PROVISIONS. The following special provisions
permission to use your likeness in photographs, videos and/	control over conflicting provisions of this printed form:
or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without	
limitation, any website entries, advertising websites, social	
media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written	
comments, statements, and other digital reproductions will	
hereinafter be collectively referred to as "media." A. Consent for Minor Occupants. By signing this Addendum,	
if any minor occupants are named above, you further	
certify that you are the parent, or legal guardian of the minor occupant(s) named above, and you, without payment	
or other consideration, agree to grant us permission to	
use their likeness in photographs, videos and/ or other electronic and/or digital reproductions, including voice,	
in any and all of our publications, including, without	
limitation, any website entries, advertising websites, social	
media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written	
comments, statements, and other digital reproductions	
will hereinafter be collectively referred to as "media."	

Resident or Residents (All residents must sign)

Owner or Owner's Representative (Signs below)

Guanchu Wang	
Zhihui Wang	Date of Signing Addendum

PROPERTY DAMAGE LIABILITY LEASE ADDENDUM



APARTMENT UNIT DESCRI	IPTION. Apt. 1	No1	L-107	 lmira Ave #107
LEASE CONTRACT DESCRI				
Owner's name:		lle Associates		
Residents (list all residents):		ang, Zhihui Wa:		
residents (list dil residents).				

As provided in the Lease Agreement, Resident is required to maintain property damage liability insurance throughout the term of the Lease Agreement and any subsequent renewal periods. Such insurance shall have a minimum liability limit of One Hundred Thousand Dollars (\$100,000) and shall cover any and all damages to the Owner's property.

Option 1: ResidentShield

We have partnered with ResidentShield to offer affordable coverage options designed specifically for residents of professionally managed apartment communities. Resident may receive a quote and purchase a policy at www.ResidentShield.com.

Option 2: Third-Party Policy

In the event Resident elects to obtain its own insurance policy, Resident shall request that the Community identified below and Zaremba Management be named as an "Additional Interest" or "Interested Party" to be informed in the event the policy is cancelled or terminated (see below requirements). Such policy shall be written as a policy not contributing with and not in excess of coverage which Landlord may carry and shall remain in full force and effect during the Term of the Lease Agreement and any subsequent renewal periods.

Compliance:

Resident agrees that a failure by Resident to comply with any of the terms and conditions of this Addendum shall constitute a default under the Lease Agreement to the extent permitted by applicable law. In the event of such default, and to the extent permitted by applicable law, Landlord hereby reserves all rights and remedies available to it under the Lease Agreement. Such rights and remedies include, but are not limited to, automatically enrolling Resident in the Liability Policy program at a cost to Resident of \$15.00 per month, which shall be due and payable as additional rent by Resident to the Landlord on the date that Resident's rent is due each month under the Lease Agreement. The Liability Policy program satisfies the minimum liability requirement set forth in this Addendum. The Liability Policy program does not, however, include coverage for any personal liability of Resident or any damages to the personal property of Resident. Resident understands that, in the event they are automatically enrolled in the Liability Policy program, they may, upon prior written notice to Landlord, elect to change their policy to a ResidentShield policy or a Third-Party Policy, as set forth more fully above, at the end of any given month with proper notice.

Acknowledgement:

By undersigning this document:

- * I/We understand that Zaremba Management Co is not a licensed insurance agent and is neither making an offer of insurance nor selling insurance.
- * I/We understand that if I/We are in default of having property damage liability coverage and are automatically enrolled in the Liability Policy program, I/We may, upon prior written notice to Landlord, elect to change our policy to a ResidentShield policy or a Third-Party Policy, as set forth more fully above, at the end of any given month with proper notice.
- * I/We understand that the Additional Interest/Interested Party must be listed as: Zaremba Management and include the Property Name and address. Third-party declaration page should be emailed to RentersAIP@yardi.com in PDF format or mailed to the Property at P.O. Box 3687, Coppell, TX 75019.

Owner or Owner's Representative	Date of Signing Addendum
Zhihui Wang	08/07/2025
Guanchu Wang Zhihui Wang	08/07/2025
(All residents must sign)	
Resident(s)	Date of Signing Addendum

*Owner/Management Company may change third-party partnership with notice.

ADDENDUM PROHIBITING SHORT-TERM SUBLETTING OR RENTAL



1. DWELLING UNIT DESCRIPTION. Unit No.	without our prior written consent. Permitting your dwelling to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.
2. LEASE CONTRACT DESCRIPTION. Lease Contract Date: August 7, 2025 Owner's name: Huntersville Associates, LLC	6. REMEDY FOR VIOLATION. Any violation of this Addendum constitutes a material violation of the Lease Contract, and as such we may exercise any default remedies permitted in the Lease Contract, including termination of your tenancy, in accordance with local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawful reason, or by any lawful method.
Residents (list all residents): Guanchu Wang, Zhihui Wang This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control. 3. SHORT TERM SUBLEASE OR RENTING PROHIBITED. Without limiting the prohibition in the Lease on subletting and assignment and without limiting any of our rights or remedies, this Addendum to the Lease further supplements and defines the requirements and prohibitions contained in the Lease Contract between you and us. You are hereby strictly prohibited from subletting or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight use or duration of any length, without our prior written consent in each instance. This prohibition applies to overnight stays or any other stays arranged on Airbnb.com or other similar internet sites. 4. PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLETTING OR RENTING WEBSITES. You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com or similar internet	reason, or by any lawful method. 7. RESIDENT LIABILITY. You are responsible for and shall be held liable for any and all losses, damages, and/or fines that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you agree you are responsible for and shall be held liable for any and all actions of any person(s) who occupy your dwelling in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage, disturbance of other residents and violence or attempted violence to another person. In accordance with applicable law, without limiting your liability you agree we shall have the right to collect against any renter's or liability insurance policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of this Addendum. 8. SEVERABILITY. If any provision of this Addendum on the Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating on otherwise affecting the remainder of this Addendum or the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum while preserving the intent of the parties. 9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
websites shall be a violation of this Addendum and a breach of your Lease Contract.5. VIOLATION OF LEASE AGREEMENT. Your Lease Contract	
allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time	
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
Guanchu (Vang	
Zninui Wang	Date of Signing Addendum
	(signs below)

NO-SMOKING ADDENDUM



Date:	August 7, 2025
	(when this Addendum is filled out)

All use of any tobacco product involving smoking, burning, or combustion of tobacco is prohibited in any portion of the community. You are entitled to receive an original of this No-Smoking Addendum after it is fully signed. Keep it in a safe place.

(street address),	1-107	(unit no. if
applicable) in	Huntersville	-()
	a,28078	(zip code).
. LEASE CONTRACT I	DESCRIPTION.	
Lease Contract Date	August 7, 2025	
Owner's name: Hun	tersville Associates,	LLC
Guanchu Wang, Z	Shihui Wang	-
Guanchu Wang, 2	Chihui Wang	
Guanchu Wang, 2	Shihui Wang	
Guanchu Wang, 2	Shihui Wang	

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

- 3. **DEFINITION OF SMOKING.** Smoking refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons.
- **4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE COMMUNITY IS STRICTLY PROHIBITED.** All forms and use of burning, lighted, vaporized, or ignited tobacco products and smoking of tobacco products inside any dwelling, building, or interior of any portion of the community is strictly prohibited. Any violation of the no-smoking policy is a material and substantial violation of this Addendum and the Lease Contract.

The prohibition on use of any burning, lighted, vaporized, or ignited tobacco products or smoking of any tobacco products extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the community. The no-smoking policy and rules extend to, but are not limited to, the management and leasing offices, building interiors and hallways, building common areas, dwellings, club house, exercise or spa facility, tennis courts, all interior areas of the community, commercial shops, businesses, and spaces, work areas, and all other spaces whether in the interior of the community or in the enclosed spaces on the surrounding community grounds. Smoking of non-tobacco products which

are harmful to the health, safety, and welfare of other residents inside any dwelling or building is also prohibited by this Addendum and other provisions of the Lease Contract.

5.	SMOKING OUTSIDE BUIL	DINGS OF T	HE COMMU	NITY.
	Smoking is permitted only	in specially	designated	areas

outside the buildings of the community. Smoking must be at least ______ feet from the buildings in the community, including administrative office buildings. If the previous field is not completed, smoking is only permitted at least 25 feet from the buildings in the community, including administrative office buildings. The smoking-permissible areas are marked by signage.

Smoking on balconies, patios, and limited common areas attached to or outside of your dwelling \square is \boxtimes is not permitted.

The following outside areas of the community may be used for smoking: _____

Even though smoking may be permitted in certain limited outside areas, we reserve the right to direct that you and your occupants, family, guests, and invitees cease and desist from smoking in those areas if smoke is entering the dwellings or buildings or if it is interfering with the health, safety, or welfare or disturbing the quiet enjoyment, or business operations of us, other residents, or guests.

6. YOUR RESPONSIBILITY FOR DAMAGES AND CLEANING.

You are responsible for payment of all costs and damages to your dwelling, other residents' dwellings, or any other portion of the community for repair, replacement, or cleaning due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees, regardless of whether such use was a violation of this Addendum. Any costs or damages we incur related to repairs, replacement, and cleaning due to your smoking or due to your violation of the no-smoking provisions of the Lease Contract are in excess of normal wear and tear. Smoke related damage, including but not limited to, the smell of tobacco smoke which permeates sheetrock, carpeting, wood, insulation, or other components of the dwelling or building is in excess of normal wear and tear in our smoke free community.

- 7. YOUR RESPONSIBILITY FOR LOSS OF RENTAL INCOME AND ECONOMIC DAMAGES REGARDING OTHER RESIDENTS. You are responsible for payment of all lost rental income or other economic and financial damages or loss to us due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees which results in or causes other residents to vacate their dwellings, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare.
- 8. LEASE CONTRACT TERMINATION FOR VIOLATION OF THIS ADDENDUM. We have the right to terminate your Lease Contract or right of occupancy of the dwelling for any violation of this No-Smoking Addendum. Violation of the no-smoking provisions is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for rent through the end of the Lease Contract term or the date on which the dwelling is re-rented to a new occupant, whichever comes first. Therefore, you may be responsible for payment of rent after you vacate the leased premises even though you are no longer living in the dwelling.

12. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
Owner or Owner's Representative (Sign here)

SUSTAINABLE LIVING ADDENDUM



	UNIT DESCR	_	11410 -1 :
	1-10	<u> </u>	_, <u>11418 Elmira</u>
Ave #107			(, , 11):
	Uiin	tersville	(street address) i
(aitu) Nonth			(zip code).
(city), North	Carolina,	20070	(zīp code).
	TRACT DESC		
	act Date: Aug		
Owner's nan	ne: Hunters	ville Ass	sociates, LLC
 Rasidants <i>(li</i>	et all resident	c - lagsahold	ers and occupants):
			ers and occupants).
Guanchu W	ang, Zhih	ui Wang	
Occupants:			
P			

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described Lease Contract for the above-described premises and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

- **3. PURPOSE OF ADDENDUM.** This Addendum will provide requirements and guidelines that are beneficial to improve the quality of the Community's social, environmental, and economic impact for all. All Residents are required to sign this Addendum.
- 4. ENERGY EFFICIENCY. The following are guidelines recommended to reduce overall energy consumption and reduce electricity/gas expenses.

Thermostat Settings. During the winter months, Energy.gov (https://www.energy.gov/)recommends setting your thermostat to 68°F while you are awake and setting it lower while you are asleep or away from home. Considerations should be made for extremely cold temperatures as to avoid freezing pipes.

During the summer months, with central air conditioning, Energy.gov recommends setting the thermostat to 78°F while you are occupying the apartment and need cooling and setting the thermostat higher while you are away. Energy.gov recommends that you set your thermostat at as high a temperature as comfortably possible and ensure humidity control if needed.

Please note that the thermostat settings listed above are only recommended guidelines and that the appropriate thermostat setting will depend upon weather conditions and the size and layout of your unit.

Lighting and Light Bulbs. Use natural light when possible. Consider replacing standard incandescent light bulbs with energy-saving compact fluorescent light bulbs (CFLs) or light-emitting diodes (LEDs).

Appliances. We strongly encourage the use of appliances that have the ENERGY STAR label or other energy-efficient labeling.

Conserve Electricity. Consider unplugging chargers for power tools, mobile phones, laptops, televisions, and other electronic devices when not in use, or when you plan to be away from the apartment for an extended period of time.

5. WATER EFFICIENCY - REQUIREMENTS AND SUGGESTIONS. The following requirements and suggestions will help reduce overall water consumption at the Community.

Requirements.

- Residents are required to report leaks to owner immediately to prevent damage, conserve water, and manage water/sewer costs.
- The apartment may come equipped with water saving fixtures and appliances, including, but not limited to, showerheads, toilets, faucets, dishwashers, and washing machines. Residents are required to receive written approval from us prior to replacing or altering any of these fixtures/appliances.

Suggestions.

- Every drop counts! Turn off water when shaving, washing hands, and brushing your teeth.
- When doing laundry, also consider only washing full loads. When washing small loads, be sure to use the appropriate water level setting.
- 6. WASTE AND RECYCLING REQUIREMENTS AND **SUGGESTIONS.** The following requirements and suggestions will help reduce overall waste consumption and reduce waste expenses.

Requirements.

- All Residents are required to dispose of waste and recyclables in the appropriate containers in accordance with the Owner's Rules and Regulations, in addition to any applicable local ordinances.
- Per common practice, the following materials are generally not recyclable: Styrofoam, window glass and mirrors, electronic waste (TVs and computers), motor oil containers, yard waste, chemicals, cleaning products or solutions, chemical containers, shredded paper, plastic bags, ceramics or dishes, food waste, scrap metal, monitors.

Suggestions.

- For materials that are not recyclable, we recommend finding ways to reduce and reuse those items. Visit https://www.plasticfilmrecycling.org for additional information.
- We encourage you to contact your local Waste Industries branch or recycling center to find a list of accepted materials for your recycling center.

7.	INDOOR ENVIRONMENT AND WELLNESS. The following	
	are guidelines which promote the quality of the indoor	
	environment and wellness:	
	 This Community	
	environment. If the Community is a smoke-free	
	environment, then no smoking or vaping is allowed	
	anywhere in the Community, at any time. Smoking refers	
	to any use or possession of a cigar, cigarette, e-cigarette,	
	hookah, vaporizer, or pipe containing tobacco or a tobacco	
	product while that tobacco or tobacco product is burning,	
	lighted, vaporized, or ignited, regardless of whether the	
	person using or possessing the product is inhaling or	
	exhaling the smoke from such product. The term tobacco	
	includes, but is not limited to any form, compound, or	
	synthesis of the plant of the genus Nicotiana or the species	
	N. tabacum which is cultivated for its leaves to be used in	
	cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or	
	pipes. Smoking also refers to use or possession of burning,	
	lighted, vaporized, or ignited non-tobacco products if they	
	are noxious, offensive, unsafe, unhealthy, or irritating to	
	other persons. Please refer to the No-Smoking Addendum	
	for further information.	
	Owner provides common area cleaning using products	
	that have the Green Cleaning® seal or a similar green	
	certification. Owner recommends that Residents also use	
	like products in the cleaning of their units.	
8.	SEVERABILITY. If any provision of this Addendum to the	
	Lease Contract is invalid or unenforceable under applicable	
	law, such provision shall be ineffective to the extent of such	
	invalidity or unenforceability only without invalidating or	
	otherwise affecting the remainder of this Addendum to the	
	Lease Contract. The court shall interpret the lease and	
	provisions herein in a manner such as to uphold the valid	
	portions of this Addendum to the Lease Contract while preserving the intent of the parties.	
	preserving the intent of the parties.	
9.	SPECIAL PROVISIONS. The following special provisions	
	control over conflicting provisions of this printed form:	
	Recycling availability varies by property.	
	Resident or Residents	Owner or Owner's Representative
	(All residents must sign)	(signs below)
		•
G	Luanchu (Wang	
	hihui Wang	
4	mm Mmit	
		Date of Signing Addendum
		Date of Signing Addendant
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UTILITY AND SERVICES ADDENDUM



This			into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated ween Huntersville Associates , LLC
("We	")and <u>Guanchu</u>	Wang, Zhihu	ıi Wang
	ı") of Apt. No		located at 11418 Elmira Ave #107
and is the a this A	bove described prem Addendum vary or co	rms and conditio ises, and is herel intradict any teri	ons in the Lease. This Addendum constitutes an Addendum to the above described Lease Contract for by incorporated into and made a part of such Lease Contract. Where the terms or conditions found in ms or conditions found in the Lease Contract, this Addendum shall control. and service bills, including charges for usage, deposits, and any charges, taxes, fees, administrative fees
01 01	r costs associated wi f utility services and	th the utility serv costs, will be as i	vices or billing (collectively, "costs"), and the method of metering or otherwise allocating the payment indicated below.
-	Directly to the Water service w	water service pro vill be billed by t	the service provider to us and then allocated to you based on sub-metering of all your water use.
b)	directly to the	atility service pr	nd costs will be paid by you either: ovider; or the service provider to us and then allocated to you based on sub-metering of all your water use.
c)	Directly to the	gas service provi	costs will be paid by you either: ider; or service provider to us and then allocated to you based on sub-metering of all your gas use.
d)	Trash service to your directly to the way. Trash bills will	our apartment w utility service pro be billed by the t	vill be paid by you either:
e)	🗓 3rd party b	lling company if your apartment	fapplicable RealPage Utility Management and costs will be paid by you either:
f)	Electric service	will be billed by	y the service provider to us and then allocated to you based on sub-metering of all your electric use. ment will be paid by you either:
	■ stormwater bills ■ If flat rate is	will be billed by to selected, the cur	the service provider to us and then allocated to you based on the following formula: per month. fapplicable RealPage Utility Management
g)	directly to the cable TV bills w If flat rate is	utility service pro ill be billed by the selected, the cu	nt will be paid by you either: rovider; or ne service provider to us and then allocated to you based on the following formula: ne service provider to us and then allocated to you based on the following formula: frent flat rate is \$ per month. If applicable
h)	Master Antenna s directly to the master antenna If flat rate is	ervice to your ap utility service probils will be billed selected, the cu	partment will be paid by you either:
i)	Internet service to X directly to the or internet bills wi	your apartment atility service pro ll be billed by the	t will be paid by you either:
j)	☐ 3rd party bi	lling company if ce to your aparts	f applicable ment will be paid by you either:
	X If flat rate is	will be billed by to selected, the cu	the service provider to us and then allocated to you based on the following formula: 2 1. 1. 2. 00 per month. 1. 4. 5. 6 applicable
k)	(Other) directly to the	utility service pr	service to your apartment will be paid by you either: ovider; or provider to us and then allocated to you based on the following formula:
	☐ If flat rate is ☐ 3rd party b	selected, the culling company if	rrent flat rate is \$ per month. f applicable
1)	directly to the bills will be bills	atility service produced by the service	provider to us and then allocated to you based on the following formula: 2
	3rd party bit METERING/ALLOCA	lling company if FION METHOD K	
í		onth ed on the number	r of persons residing in your apartment
i	'5" - Allocation base'6" - Allocation base'7" - Allocation base	ed on square foot ed on a combinati ed on the number	r of persons residing in your apartment using a ratio occupancy formula tage of your apartment cion of square footage of your apartment and the number of persons residing in your apartment unit or of bedrooms in your apartment
2. If	(Note: if "8" is s an allocation metho	elected, a separa d is used, we or o	rmula not listed here ate "Exhibit A" will be attached describing the formula used) our billing company will calculate your allocated share of the utilities and services provided and all l statutes. Under any allocation method, Resident may be paying for part of the utility usage in common

areas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formula

as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated © 2022, National Apartment Association, Inc. - 12/2022, North Carolina

share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.

If a flat fee method for trash service is used. Resident and Owner agree that the charges indicated in this Agreement (as may be amended with written notice as specified above) represent a fair and reasonable amount for the service(s) provided and that the amount billed is not based on a monthly per unit cost.

- 3. When billed by us directly or through our billing company, your payment of utility and/or services bills must be received within days of the date when the bill is issued at the place indicated on your bills, or the payment will be late. The late payment of a bill or failure to pay any utility and/or services bill is a material breach of the Lease and we will exercise all lawful remedies available under the Lease. To the extent there is a billing fee for the production of any utility or services bill by us or our billing company, you shall pay such billing fee in an amount not to exceed \$3.75 or any higher amount as approved by the North Carolina Utilities Commission.
- 4. You will be charged for the full period of time that you are living in, occupying, or responsible for payment of rent and utility or service charges on the apartment. If you breach the Lease, you will be responsible for utility and service charges for the time period you were obligated to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish non-water/sewer utilities and services accounts for which you are responsible, we may charge you for any such utilities and services billed to us with respect to your apartment.
- 5. When you move out, you will receive a final bill, which may be estimated by us based on your prior utility and services usage. This bill must be paid at the time you move out or it will be deducted from the security deposit, as permitted by state law. Unless prohibited by law, bills may also be estimated on a temporary basis when necessary due to equipment malfunctions or other
- 6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utilities or any other services provided to the apartment unless such loss or damage was the direct result of an intentional or negligent act or omission by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the apartment due to such outages, interruptions, or fluctuations.
- 7. You agree not to tamper with, adjust, or disconnect any utility or services sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease and this Addendum.
- 8. Owner has the sole authority to select and approve all utility and services providers who may provide services to Resident(s) at the apartment community, to the extent not prohibited by law.
- 9. Where lawful, all utilities, charges and fees of any kind under this lease (except water and sewer charges) shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent
- 10. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
- 11. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.
- 12. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.
- 13. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract. Utility Provision. The Resident will be billed by the third-party billing company listed on the Utility Addendum. The amount could fluctuate each month depending on the expense from the utility provider., The Utility Billing (UB) administrative fee is approved by the North Carolina Utility Commission (NCUC) and is subject to change as the NCUC increases or decreases the administrative fee. The current monthly Utility Billing administrative fee is \$10.21 as approved by the North Carolina Utility Commission (NCUC)., and Resident shall be billed for trash including hauling, recycling, and compactor charges and calculated as follows: The community's' bill for trash service, including common areas and hauling, recycling and compactor charges shall be divided equally among all apartment units to obtain a per unit charge for trash service, which represents the approximate per unit cost incurred by the Owner and is subject to change as trash costs increase or decrease. There is a \$10.00 New Utility Account Fee upon move-in and a \$10.00 Utility Final Bill Fee upon move-out. Failure to put electric in leaseholders name will result in a \$50.00 Vacancy Cost Recovery Fee per month until resolved. Storm water fees are determined and billed to the community. The Residents shall be charged a flat rate which shall be calculated by dividing the community's monthly storm water charge by the total number of apartment units. The Resident will be billed by the third-party billing company listed on the Utility Addendum. The amount could fluctuate each month depending on the expense from the utility provider.

Resident Signature ₋	Guanchu Wang	Date	08/07/2025
Resident Signature ₋	Zhihui Wang	Date	08/07/2025
Resident Signature ₋		Date	
Resident Signature ₋		Date	
Resident Signature ₋		Date	
Owner Representati	ve	Date	

I have read, understand, and agree to comply with the preceding provisions: (All residents must sign here)