

# STANDARD FORM APARTMENT LEASE (FIXED TERM)

Date: \_\_\_\_\_

Name: Radagh Trust c/o Jacob Realty Address: 279 Newbury St. #2

City/State/Zip: Boston, MA 02116 Phone Number: 617-631-1061

Lessor, hereby lease to (Name) Saloni Chawla Mansi Khanna Samanta Dil Mohamed

(Address/City/State/Zip) - jointly and severally (Phone Number) 217-904-5887, 857 829-9120, 31636422140

Lessee, who hereby hires the following premises, viz (Apartment/Suite) 11

at (Street or Address) 20 Hubbard Ave Cambridge, MA (Zip) 02140 (consisting of) \_\_\_\_\_

all rooms known or existing

for the term of 12 Months, beginning 09/01/2024

and terminating on 08/31/2025. The rent to be paid by the Lessee for the leased premises

shall be as follows:

## RENT:

### TENANT:

This section governs rent payments. In some cases, rent payments may increase during the lease term. Please be sure that you carefully read and understand this section. Please initial here when you are certain that you understand and agree with this section.

### Lessee's initials:

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**A:** The term rent shall be \$ 45600, payable, except as herein otherwise provided, in installments of \$ 3800, on the 1st day of every month, in advance, so long as this lease is in force and effect;

**B:** However, if in any tax year commencing with the fiscal year n/a the real estate taxes on the land and buildings, of which the leased premises are a part, are in excess of the amount of the real estate taxes thereon for the fiscal year n/a, (herein called the "Base Year", and being the most recent year in which the Lessor has actually received a real estate tax bill for the leased premises) Lessee will pay to Lessor as additional rent hereunder, when and as designated by notice in writing by Lessor, n/a per cent of such excess that may occur in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year. The Lessor represents to the Lessee that the term rent set forth in the immediately preceding paragraph (A) does not reflect any real estate tax increase subsequent to the said Base Year. Notwithstanding anything contained herein to the contrary, the Lessee shall be obligated to pay only that proportion of such increased tax as the unit leased him bears to the whole of the real estate so taxed, and if the Lessor obtains an abatement of the real estate tax levied on the whole of the real estate of which the unit leased by Lessee is a part, a proportionate share of such abatement, less reasonable attorney's fees, if any, shall be refunded to said Lessee.

## LESSOR AND LESSEE FURTHER COVENANT AND AGREE:

1) **MAINTENANCE-** For maintenance, if other than lessor, contact:  
Name: Jacob Realty Phone Number: 617-631-1061  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

## 2) ADDITIONAL PROVISIONS -

- Tenants agree to not smoke in building or unit
- Tenants agree to pay for their own utilities (heat & hot water is included in the rent)
- Tenants agree NO pets are allowed without prior consent from the Landlord (cats may be considered at an extra fee- No dogs or rodents permitted)

### 5. Heat and Other Utilities

#### TENANT:

This section governs utility payments. Be sure to discuss with the Lessor those payments which will be required of you for this apartment.

The Lessee shall pay, as they become due, all bills for electricity and other utilities, whether they are used for furnishing heat or other purposes, that are furnished to the leased premises and presently separately metered, as well as for fuel oil kept in a separate tank which serves only the leased premises. The Lessor agrees to furnish reasonably hot and cold water and reasonable heat during the regular heating season (except to the extent supplied through utilities metered to the leased premises or fuel oil kept in a separate tank as stated above), but the failure of the Lessor to provide any of the foregoing items to any specific degree, quantity, quality, or character due to any causes beyond the reasonable control of the Lessor, such as accident, restriction by City, State or Federal regulations, or during necessary repairs to the apparatus shall not (subject to applicable law) form a basis of any claim for damages against the Lessor. If legally permitted, utility meters may consist of submeters installed to allocate charges incurred by the Lessor. **Payment by the Lessee for water and sewer service is subject to the provisions of the attached Water and Sewer Submetering Addendum.**

### 4. Attached Forms

The forms, if any, attached hereto are incorporated herein by reference.

### 5. Care Of Premises

The Lessee shall not paint, decorate or otherwise embellish and/or change and shall not make nor suffer any additions or alterations to be made in or to the leased premises without the prior written consent of the Lessor, nor make nor suffer any strip or waste, nor suffer the heat or water to be wasted, and at the termination of this lease shall deliver up the leased premises and all property belonging to the Lessor in good, clean and tenantable order and condition, reasonable wear and tear excepted. No washing machine, air-conditioning unit, space heater, clothes dryer, television or other aerials, or other like equipment shall be installed without the prior written consent of the Lessor. No waterbeds shall be permitted in the leased premises.

### 6. Cleanliness

The Lessee shall maintain the leased premises in a clean condition. He shall not sweep, throw, or dispose of, nor permit to be swept, thrown or disposed of, from said premises nor from any doors, windows, balconies, porches or other parts of said building, any dirt, waste, rubbish or other substance or article into any other parts of said building or the land adjacent thereon, except in proper receptacles and except in accordance with the rules of the Lessor.

### 7. Definitions

The words "Lessor" and "Lessee" as used herein shall include their respective heirs, executors, administrators, successors, representatives and assigns, agents and servants; and the words "he", "his" and "him" where applicable shall apply to the Lessor or Lessee regardless of sex, number, corporate entity, trust or other body. If more than one party signs as Lessee hereunder, the covenants, conditions and agreements herein of the Lessee shall be the joint and several obligations of each such party.

### 8. Delivery Of Premises

In the event the Lessor is not able through no fault of his own to deliver the leased premises to the Lessee at the time called for herein, the rent shall be abated on a pro rata basis until such time as occupancy can be obtained, which abatement shall constitute full settlement of all damages caused by such delay, or the Lessor, at his election, shall be allowed reasonable time to deliver possession of the leased premises, and if he cannot deliver such possession within 30 days from the beginning of said term, either the Lessor or Lessee may then terminate this lease by giving written notice to the other and any payment made under this lease shall be forthwith refunded. Lessee hereby authorizes and empowers Lessor to institute proceedings to recover possession of the premises on behalf of and in the name of Lessee.

### 9. Eminent Domain

If the lease premises, or any part thereof, or the whole or any part of the building of which they are a part, shall be taken for any purpose by exercise of the power of eminent domain or condemnation, or by action of the city or other authorities or shall receive any direct or consequential damage for which the Lessor or Lessee shall be entitled to compensation by reason of anything lawfully done in pursuance of any public authority after the execution hereof and during said term, or any extension of renewal thereof, then at the option of either the Lessor or the Lessee, this lease and said term shall terminate and such option may be exercised in the case of any such taking, notwithstanding the entire interest of the Lessor and the Lessee may have been divested by such taking. Said option to terminate shall be exercised by either the Lessor or the Lessee, by giving a written notice of exercise of such option to terminate in the manner described in Section 17 of this lease. Said option to terminate shall not be exercised by either party (a) earlier than the effective date of taking, nor (b) later than thirty (30) days after the effective date of taking. The mailing of the notice of exercise as set forth hereinabove shall be deemed to be the exercise of said option; and upon the giving of such notice, this lease shall be terminated as of the date of the taking. If this lease and said term are not so terminated, then in case of any such taking or destruction of or damage to the leased premises, rendering the same or any part thereof unfit for use and occupation, a just proportion of the rent hereinbefore reserved, according to the nature and extent of the damage to the leased premises, shall be suspended or abated until, in the case of such taking, what may remain of the leased premises, shall have been put in proper condition for use and occupation. The Lessee hereby assigns to the Lessor any and all claims and demands for damages on account of any such taking or for compensation for anything lawfully done in pursuance of any public authority, and covenants with the Lessor that the Lessee will from time to time execute and deliver to the Lessor such further instruments of assignment of any such claims and demands as the Lessor shall request, provided however that the Lessee does not assign to the Lessor any claims based upon Lessee's personal property or other improvements installed by Lessee with Lessor's written permission.

### 10. Fire, Other Casualty

If the leased premises, or any part thereof, or the whole or a substantial part of the building of which they are a part, shall be destroyed or damaged by fire or other casualty after the execution hereof and during said term, or any extension or renewal thereof, then this lease and said term shall terminate at the option of the Lessor by notice to the Lessee. If this lease and said term are not so terminated, then in case of any such destruction of or damage to the leased premises, or to the common areas of the building customarily used by the Lessee for access to and egress from the leased premises, rendering the same or any part thereof unfit for use and occupation, a just proportion of the rent hereinbefore reserved, according to the nature and extent of the damage to the leased premises, shall be suspended or abated until the leased premises shall have been put in proper condition for use and occupation. If the leased premises or such common areas have not been restored by the Lessor to substantially their former condition for use and occupancy within thirty days after the damage occurred, the Lessee may terminate this lease by giving notice to the Lessor within thirty days following the termination of the thirty day period within which the Lessor failed to restore. If either party gives notice of intention to terminate under this section, this lease shall terminate on the last day of the then-current monthly rental period.

### 11. Disturbance, Illegal Use

Neither the Lessee nor his family, friends, relatives, invitees, visitors, agents or servants shall make or suffer any unlawful, noisy or otherwise offensive use of the leased premises, nor commit or permit any nuisance to exist thereon, nor cause damage to the leased premises, nor create any substantial interference with the rights, comfort, safety or enjoyment of the Lessor or other occupants of the same or any other apartment, nor make any use whatsoever thereof than as and for a private residence. No signs or other articles shall be hung or shaken from or affixed to the windows, doors, porches, balconies, or exterior walls or placed upon the exterior windowsills without the Lessor's prior written consent in each instance.

### 12. Governmental Regulations

The Lessor shall be obligated to fulfill all of the Lessor's obligations hereunder to the best of the Lessor's ability but the Lessee's obligations, covenants and agreements hereunder shall not (subject to applicable law) be affected, impaired or excused because the Lessor is unable to supply or is delayed in supplying any service or is unable to make or is delayed in making any repairs, additions, alterations or decorations, or is unable to supply or is delayed in supplying any equipment or fixtures, if Lessor is prevented or delayed from doing so because of any law or governmental action or any order, rule or regulation of any governmental agency, which is beyond the Lessor's reasonable control.

- 14. Insurance** Lessee understands and agrees that it shall be Lessee's own obligation to insure his personal property.
- 15. Keys & Locks** Upon expiration or termination of the lease, the Lessee shall deliver the keys of the premises to the landlord. Delivery of keys by the Lessee to the Lessor, or to anyone on his behalf, shall not constitute a surrender or acceptance of surrender of the leased premises unless so stipulated in writing by the Lessor. In the event that the exterior door lock or locks in the leased premises are not in normal working order at any time during the term thereof, and if the Lessee reports such condition to the Lessor, then and in that event the Lessor shall, within a reasonable period of time following receipt of notice from the Lessee of such condition, repair or replace such lock or locks. Locks shall not be changed, altered, or replaced nor shall new locks be added by the Lessee without the written permission of the Lessor. Any locks so permitted to be installed shall become the property of the Lessor and shall not be removed by the Lessee. The Lessee shall promptly give a duplicated key to any such changed, altered, replaced or new lock to the Lessor.
- 16. Loss or Damage** The Lessee agrees to indemnify and save the Lessor harmless from all liability, loss or damage arising from any nuisance made or suffered on the leased premises by the Lessee, his family, friends, relatives, invitees, visitors, agents, or servants or from any carelessness, neglect or improper conduct of any such persons. All personal property in any part of the building within the control of the Lessee shall be at the sole risk of the Lessee. Subject to provisions or applicable law the Lessor shall not be liable for damage to or loss of property of any kind which may be lost or stolen, damaged or destroyed by fire, water, steam, defective refrigeration, elevators, or otherwise, while on the leased premises or in any storage space in the building or for any personal injury unless caused by the negligence of the Lessor.
- 17. Notices** Written notice from the Lessor to the Lessee shall be deemed to have been properly given if mailed by registered or certified mail postage prepaid, return receipt requested to the Lessee at the address of the leased premises, or if delivered or left in or on any part thereof, provided that if so mailed, the receipt has been signed, or if so delivered or left, that such notice has been delivered to or left with, the Lessee or anyone expressly or impliedly authorized to receive messages for the Lessee, or by any adult who resides with the Lessee in the leased premises. Written notice from the Lessee to the Lessor shall be deemed to have been properly given if mailed by registered or certified mail, postage prepaid, return receipt requested to the Lessor at his address set forth in the first paragraph of this lease, unless the Lessor shall have notified the Lessee of a change of the Lessor's address, in which case such notice shall be so sent to such changed address of the Lessor, provided that the receipt has been signed by the Lessor or anyone expressly or impliedly authorized to receive messages for the Lessor. *Notwithstanding the foregoing, notice by either party to the other shall be deemed adequate if given in any other manner authorized by law.*
- 18. Other Regulations** The Lessee agrees to conform to such lawful rules and regulations which are reasonably related to the purpose and provisions of this lease, as shall from time to time be established by the Lessor in the future for the safety, care, cleanliness, or orderly conduct of the leased premises and the building of which they are a part, and of the benefit, safety, comfort and convenience of all the occupants of said building.
- 19. Parking** Parking on the premises of the Lessor is prohibited unless written consent is given by the Lessor.
- 20. Pets** No dogs or other animals, birds or pets shall be kept in or upon the leased premises without the Lessor's written consent, and consent so given may be revoked at any time.
- 21. Plumbing** The water closets, disposals, and waste pipes shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags, or any other improper articles be thrown into same, and any damage to the building caused by the misuse of such equipment shall be borne by the Lessee by whom or upon whose premises shall have been caused unless caused by the negligence of the Lessor, or by the negligence of an independent contractor employed by the Lessor.
- 22. Repairs** The Lessee agrees with the Lessor that, during this lease and for such further time as the Lessee shall hold the leased premises or any part thereof, the Lessee will at all times keep and maintain the leased premises and all equipment and fixtures therein or used therewith repaired, whole and of the same kind, quality and description and in such good repair, order and condition as the same are at the beginning of, or may be put in during the term or any extension or renewal thereof, reasonable wear and tear and damage by unavoidable casualty only excepted. The Lessor and the Lessee agree to comply with any responsibility which either may have under applicable law to perform repairs upon the leased premises. If Lessee fails within a reasonable time, or improperly makes such repairs, then and in any such event or events, the Lessor may (but shall not be obligated to) make such repairs and the Lessee shall reimburse the Lessor for the reasonable cost of such repairs in full, upon demand.
- 23. Right Of Entry** The Lessor may enter upon the leased premises to make repairs thereto, to inspect the premises, or to show the premises to prospective tenants, purchasers, or mortgagees. The Lessor may also enter upon the said premises if same appear to have been abandoned by the Lessee or as otherwise permitted by law.
- 24. Non-Performance Or Breach By Lesse** If the Lessee shall fail to comply with any lawful term, condition, covenant, obligation, or agreement expressed herein or implied hereunder, or if the Lessee shall be declared bankrupt, or insolvent according to law or if any assignment of the Lessee's property shall be made for the benefit of creditors, or if the premises appear to be abandoned then, and in any of the said cases and notwithstanding any license or waiver of any prior breach of any of the said terms, conditions, covenants, obligations, or agreements the Lessor, without necessity or requirement of making any entry may (subject to the Lessee's rights under applicable law) terminate this lease by:
1. a seven (7) day written notice to the Lessee to vacate said leased premises in case of any breach except only for nonpayment of rent, or
  2. a fourteen (14) day written notice to the Lessee to vacate said leased premises upon the neglect or refusal of the Lessee to pay the rent as herein provided.
- Any termination under this section shall be without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of any of the said terms, conditions, covenants, obligations or agreements.
- 25. Lessee's Covenants In Event Of Termination** The Lessee covenants that in case of any termination of this lease, by reason of the default of the Lessee, then at the option of Lessor:
- (A) the Lessee will forthwith pay to the Lessor as damages hereunder a sum equal to the amount by which the rent and other payments called for hereunder for the remainder of the term, including any extension or renewal thereof, exceed the fair rental value of said premises for the remainder of the term, including any extension or renewal thereof; and
  - (B) the Lessee covenants that he will furthermore indemnify the Lessor from and against any loss and damage sustained by reason of any termination caused by the default of, or the breach by, the Lessee. Lessor's damages hereunder shall include, but shall not be limited to any loss of rents; reasonable broker's commissions for the re-letting of the leased premises; advertising costs; the reasonable cost incurred in cleaning and repainting the premises in order to relet the same; and moving and storage charges incurred by Lessor in moving Lessee's belongings pursuant to eviction proceedings.

## 26. Removal Of Goods

## 27. Non-Surrender

## 28. Subletting, Number Of Occupants

## 29. Trustee

### 30. Waiver

### 31. Separability Clause

### 32. Copy Of Lease

### 33. Reprisals Prohibited

### 34. Other Provisions

- Tenants agree to put trash & recyclables in designated containers & agree to abide by City ordinances with regard to lids on cans, proper trash storage, removal of large items, etc
- Tenants agree to abide by all guidelines in the Resident Handbook, i.e, move in is 5pm on the day of your lease start date and move out time is 10am on your lease end date.
- One parking spot included in the rent

DocuSigned by:

Saloni Chawla

Lessee

DocuSigned by:

Mansi Khanna  
2359670627DD4CB

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Lessor

DocuSigned by:

Samanta Dil Mohamed

Trustee or Agent

TENANT: MAKE SURE TO RECEIVE A SIGNED COPY OF THIS LEASE.

In consideration of the execution of the within lease by the Lessor at the request of the undersigned and of one dollar paid to the undersigned by the Lessor, the undersigned hereby, jointly and severally, guarantee the Lessor, and the heirs, successors, and assigns of the Lessor, the punctual performance by the Lessee and the legal representatives, successors and assigns of the Lessee of all the terms, conditions, covenants, obligations, and agreements in said lease on the Lessee's or their part to be performed or observed, demand and notice of default being hereby waived. The undersigned waive all suretyship defenses and defenses in the nature thereof and assent to any and all extensions and postponements of the time of payment and all other indulgences and forbearances which may be granted from time to time to the Lessee.

WITNESS the execution hereof under seal by the undersigned the day and year first written in said lease.

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# Tenant Lead Law Notification

## What lead paint forms must owners of rental homes give to new tenants?

Before renting a home built before 1978, the property owner and the new tenant must sign two copies of this **Tenant Lead Law Notification** and **Tenant Certification Form**, and the property owner must give the tenant one of the signed copies to keep. If any of the following forms exist for the unit, tenants must also be given a copy of them: lead inspection or risk assessment report, Letter of Compliance, or Letter of Interim Control. **This form is for compliance with both Massachusetts and federal lead notification requirements.**

## What is lead poisoning and who is at risk of becoming lead poisoned?

Lead poisoning is a disease. It is most dangerous for children under six years old. It can cause permanent harm to young children's brain, kidneys, nervous system and red blood cells. Even at low levels, lead in children's bodies can slow growth and cause learning and behavior problems. Young children are more easily and more seriously poisoned than others, but older children and adults can become lead poisoned too. Lead in the body of a pregnant woman can hurt her baby before birth and cause problems with the pregnancy. Adults who become lead poisoned can have problems having children, and can have high blood pressure, stomach problems, nerve problems, memory problems and muscle and joint pain.

## How do children and adults become lead poisoned?

Lead is often found in paint on the inside and outside of homes built before 1978. The lead paint in these homes causes almost all lead poisoning in young children. The main way children get lead poisoning is from swallowing lead paint dust and chips. Lead is so harmful that even a small amount can poison a child. Lead paint under layers of nonleaded paint can still poison children, especially when it is disturbed, such as through normal wear and tear and home repair work.

Lead paint dust and chips in the home most often come from peeling or chipping lead painted surfaces; lead paint on moving parts of windows or on window parts that are rubbed by moving parts; lead paint on surfaces that get bumped or walked on, such as floors, porches, stairs, and woodwork; and lead paint on surfaces that stick out which a child may be able to mouth such as window sills.

Most lead poisoning is caused by children's normal behavior of putting their hands or other things in their mouths. If their hands or these objects have touched lead dust, this may add lead to their bodies. A child can also get lead from other sources, such as soil and water, but these rarely cause lead poisoning by themselves. Lead can be found in soil near old, lead-painted homes. If children play in bare, leaded soil, or eat vegetables or fruits grown in such soil, or if leaded soil is tracked into the home from outside and gets on children's hands or toys, lead may enter their bodies. Most adult lead poisoning is caused by adults breathing in or swallowing lead dust at work, or, if they live in older homes with lead paint, through home repairs.

## How can you find out if someone is lead poisoned?

Most people who are lead poisoned do not have any special symptoms. The only way to find out if a child or adult is lead poisoned is to have his or her blood tested. Children in Massachusetts must be tested at least once a year from the time they are between nine months and one year old until they are four years old. Your doctor, other health care provider or Board of Health can do this. A lead poisoned child will need medical care. A home with lead paint must be deleaded for a lead poisoned child to get well.

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## What kind of homes are more likely to have lead paint?

In 1978, the United States government banned lead from house paint. Lead paint can be found in all types of homes built before 1978: single-family and multi-family; homes in cities, suburbs or the countryside; private housing or state or federal public housing. The older the home, the more likely it is to have lead paint. The older the paint, the higher its lead content is likely to be.

## Can regular home repairs cause lead poisoning?

There is a danger of lead poisoning any time painted surfaces inside or outside the home are scraped for repainting, or woodwork is stripped or removed, or windows or walls are removed. This is because lead paint is found in almost all Massachusetts homes built before 1978, and so many of Massachusetts' homes are old. Special care must be taken whenever home repair work is done. No one should use power sanders, open flame torches, or heat guns to remove lead paint, since these methods create a lot of lead dust and fumes. Ask the owner of your home if a lead inspection has been done. The inspection report will tell you which surfaces have lead paint and need extra care in setting up for repair work, doing the repairs, and cleaning up afterwards. Temporarily move your family (especially children and pregnant women) out of the home while home repair work is being done and cleaned up. If this is not possible, tape up plastic sheets to completely seal off the area where the work is going on. No one should do repair work in older homes without learning about safe ways to do the work to reduce the danger of lead dust. Hundreds of cases of childhood and adult lead poisoning happen each year from home repair work.

## What can you do to prevent lead poisoning?

- Talk to your child's doctor about lead.
- Have your child tested for lead at least once a year until he/she is four years old.
- Ask the owner if your home has been deleaded or call the state Childhood Lead Poisoning Prevention Program (CLPPP) at 1-800-532-9571, or your local Board of Health.
- Tell the owner if you have a new baby, or if a new child under six years old lives with you.
- If your home was deleaded, but has peeling paint, tell and write the owner. If he/she does not respond, call CLPPP or your local Board of Health.
- Make sure only safe methods are used to paint or make repairs to your home, and to clean up afterwards.
- If your home has not been deleaded, you can do some things to temporarily reduce the chances of your child becoming lead poisoned. You can clean your home regularly with paper towels and any household detergent and warm water to wipe up dust and loose paint chips. Rub hard to get rid of more lead. When you are done, put the dirty paper towels in a plastic bag and throw them out. The areas to clean most often are window wells, sills, and floors. Wash your child's hands often (especially before eating or sleeping) and wash your child's toys, bottles and pacifiers often. Make sure your child eats foods with lots of calcium and iron, and avoid foods and snacks that are high in fat. If you think your soil may have lead in it, have it tested. Use a door mat to help prevent dirt from getting into your home. Cover bare leaded dirt by planting grass or bushes, and use mats, bark mulch or other ground covers under swings and slides. Plant gardens away from old homes, or in pots using new soil. Remember, the only way to permanently lower the risk of your child getting lead poisoned is to have your home deleaded if it contains lead paint.

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## How do you find out where lead paint hazards may be in a home?

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The only way to know for sure is to have a lead inspection or risk assessment done. The lead inspector will test the surfaces of your home and give the landlord and you a written report that tells you where there is lead in amounts that are a hazard by state law. For interim control, a temporary way to have your home made safe from lead hazards, a risk assessor does a lead inspection plus a risk assessment. During a risk assessment, the

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home is checked for the most serious lead hazards, which must be fixed right away. The risk assessor would give the landlord and you a written report of the areas with too much lead and the serious lead hazards. Lead inspectors and risk assessors have been trained, licensed by the Department of Public Health, and have experience using the state-approved methods for testing for lead paint. These methods are use of a sodium sulfide solution, a portable x-ray fluorescence machine or lab tests of paint samples. You can get a list of licensed lead inspectors and risk assessors from CLPPP.

### **In Massachusetts, what must the owner of a home built before 1978 do if a child under six years old lives there?**

An owner of a home in Massachusetts built before 1978 must have the home inspected for lead if a child under six years old lives there. If lead hazards are found, the home must be delead or brought under interim control. Only a licensed deleader may do high-risk deleading work, such as removing lead paint or repairing chipping and peeling lead paint. You can get a list of licensed deleaders from the state Department of Labor and Workforce Development. Deleaders are trained to use safe methods to prepare to work, do the deleading, and clean up. Either a deleader, the owner or someone who works for the owner who is not a licensed deleader can do certain other deleading and interim control work. Owners and workers must have special training to perform the deleading tasks they may do. After the work is done, the lead inspector or risk assessor checks the home. He or she may take dust samples to test for lead, to make sure the home has been properly cleaned up. If everything is fine, he or she gives the owner a Letter of Compliance or Letter of Interim Control. After getting one of these letters, the owner must take care of the home and make sure there is no peeling paint.

### **What is a Letter of Compliance?**

It is a legal letter under state law that says either that there are no lead paint hazards or that the home has been delead. The letter is signed and dated by a licensed lead inspector.

### **What is a Letter of Interim Control?**

It is a legal letter under state law that says work necessary to make the home temporarily safe from serious lead hazards has been done. The letter is signed and dated by a licensed risk assessor. It is good for one year, but can be renewed for another year. The owner must fully delead the home and get a Letter of Compliance before the end of the second year.

### **Where can I learn more about lead poisoning?**

Massachusetts Department of Public Health  
Childhood Lead Poisoning Prevention Program (CLPPP)  
(For more copies of this form, as well as a full range of information on lead poisoning prevention, tenants' rights and responsibilities under the MA Lead Law, how to clean lead dust and chips, healthy foods to protect your children, financial help for owners, safe deleading and renovation work, and soil testing.)  
617-753-8400, 1-800-532-9571

Your local lead poisoning prevention program  
or your local Board of Health

U.S. Consumer Product Safety Commission  
(Information about lead in consumer products)  
1-800-638-2772

U.S. Environmental Protection Agency, Region I  
(Information about federal laws on lead)  
617-565-3420

Massachusetts Department of Labor and  
Workforce Development  
(List of licensed deleaders)  
617-969-7177, 1-800-425-0004

National Lead Information Center  
(General lead poisoning information)  
1-800-LEAD-FYI

# Tenant Certification Form

## Required Federal Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. The **Massachusetts Tenant Lead Law Notification and Certification Form** is for compliance with state and federal lead notification requirements.

## Owner's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

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

(ii) \_\_\_\_\_ Owner/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the owner/lessor (Check (i) or (ii) below):

(i) \_\_\_\_\_ Owner/ Lessor has provided the tenant with all available records and reports pertaining to lead -based paint and/or lead-based paint hazards in the housing (circle documents below).

Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) \_\_\_\_\_ Owner/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Tenant's Acknowledgment (initial)

(c) \_\_\_\_\_ Tenant has received copies of all documents circled above. (d) \_\_\_\_\_ Tenant has received no documents listed above.

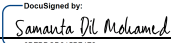
(e) \_\_\_\_\_ Tenant has received the Massachusetts Tenant Lead Law Notification.

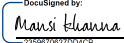
## Agent's Acknowledgment (initial)

(f) \_\_\_\_\_ Agent has informed the owner/lessor of the owner's/lessor's obligations under federal and state law for lead-based paint disclosure and notification and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Owner/Lessor	Date
 DocuSigned by: Samanta Dil Mohamed	jun-28-2024
Tenant	Date

Owner/Lessor	Date
 DocuSigned by: Mansi Khanna	Jul-11-2024
Tenant	Date

Agent	Date
-------	------

Agent	Date
-------	------

## Owner/Managing Agent Information for Tenant (Please Print):

Name	Street	Apt.
City/Town	Zip	Telephone

\_\_\_\_\_ I (owner/managing agent) certify that I provided the Tenant Lead Law Notification/ Tenant Certification Form and any existing Lead Law documents to the tenant, but the tenant refused to sign this certification.

The tenant gave the following reason: \_\_\_\_\_

The Massachusetts Lead Law prohibits rental discrimination, including refusing to rent to families with children or evicting families with children because of lead paint.

Contact the Childhood Lead Poisoning Prevention Program for information on the availability of this form in other languages.

**Tenant and owner must each keep a completed and signed copy of this form.**



**Jacob Realty LLC**  
**279 Newbury St. Boston MA 02116**  
**Ph: 617.236-4048**

**Addendum to the Lease for:**

20 Hubbard Ave Unit 11 Cambridge MA 02140  
 (hereinafter "premises")

1. It is understood that this Addendum is incorporated as part of the Lease of the above referenced premises.
2. Payments are to be made through Appfolio. An Appfolio invitation will be sent during the first month of the lease to tenant's email.

For any maintenance issues, please contact:  
 617-631-1061

**If an emergency, please contact 911 immediately then notify the above contacts.**

***Please always leave a detailed message including your apartment address and unit number. Please leave as much information as possible so that we can better assist you promptly.***

3. No dartboards, water beds or pets are allowed on the premises without the express written permission of the Landlord. Pets that have been permitted must not damage the premises or be a nuisance and dogs must be leashed.
4. Landlord and Tenant(s) acknowledge that the current Tenant(s) will pay first month's rent, last month's rent & one month's rent for a security deposit. Landlord and Tenant(s) acknowledge that \$ 3800 shall be used as the first month's rent;  
 \$ 3800 shall be used as the last month's rent under the provisions of this Lease;  
 \$ 3800 shall be used as a refundable security deposit.

First month's rent is due 09/01/2024 last month's rent is due 09/01/2024 security deposit is due 09/01/2024

Said security deposit will be held in an interest-bearing escrow account. Your security deposit will be deposited into ZDeposit account offered by Leader Bank. The account number will be sent directly to tenants after security deposit is received.

5. Security deposit may not be used as rent and Tenant(s) shall complete an RHA apartment condition statement upon move-in.
6. Security deposit refunds and/or interest payments may be made by one check jointly payable to all tenants or a single tenant agreed to by all tenants. The check and any deduction itemizations may be mailed to one tenant only. A forwarding address must be supplied before tenancy end date.

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7. If the premises are a condominium, the Tenant(s) has/have been given a copy of the condominium rules and agree(s) to abide by all condominium rules and regulations and shall be responsible for paying all fees for violations thereof.
8. No beer keg or "open" parties are allowed at any time. Parties which disturb the public's peace are not allowed at any time. Massachusetts laws prohibit anyone under the age of 21 from drinking, serving or being in possession of alcoholic beverages within their premises. Tenant(s) may be responsible for the actions, errors or omissions of their guests. Tenant(s) shall not interfere with the quiet enjoyment of other tenants and/or neighbors. Any unlawful actions shall result in eviction proceedings.
9. Tenant(s) understand that the Realtor Fee (if applicable) for introducing and locating the premises is non-refundable and is due upon the signing of the Lease. Tenant(s) shall be responsible for the Realtor Fee, even in the event that possession of the premises may not occur. Monies on the account may be applied to the Realtor Fee.
10. Tenant(s) agree to allow the Landlord or its agents entry into the premises for any valid purpose (i.e. show the premises to prospective tenant(s) or buyer(s), periodic inspections, maintenance and/or repair) with reasonable notice to the Tenant(s), with or without the Tenant(s) being present. No notice to Tenant(s) is necessary for entry into the premises during an emergency situation. Tenant(s) understand that if the property of which the premises are a part, is "For Sale" it may be shown periodically with similar notice. This Lease and Addendum will not be affected upon sale.
11. Tenant(s) are responsible for ensuring their personal belongings and it is recommended that Tenant(s) obtain such insurance. But for gross negligence, Landlord and its agents have no responsibility, nor any liability, towards loss of belongings due to fire, water, theft or any other reason.
12. Tenant(s) personal property must remain within the leased premises and not in any common area. The stairways and hallways serve as emergency exits and must be kept clear at all times. Tenant(s) may only store their personal property in the basement, attic or otherwise designated area only after the express written consent of Landlord. Storage in these areas is at the sole risk of the Tenant(s). Tenant(s) agree to keep said areas clean at all times.
13. Tenant(s) are responsible for trash removal and keeping the premises clean and habitable. No trash shall be left in hallways. Trash must be maintained within the confines of the premises. Trash must be disposed of in the designated areas. Trash must not be left outside the premises on moving day unless it is a trash collection day. Any fines assessed against the Landlord or Tenant(s) for any violation of this paragraph shall be paid by the Tenant(s).
14. Tenant(s) acknowledge that the Lease terminates at 12:00 noon of the final day of the Lease term. Tenant(s) must ensure that the apartment is empty by this time. There are no exceptions. Upon inspection of the premises, should the Landlord find it in an unsatisfactory condition, the Tenant(s) could be charged for damage to the premises and/or the removal of items inside the premises or in the common areas. Satisfactory condition means: the entire premises are clean, empty and left in a broom clean condition (including but not limited to all

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appliances and cabinets); all window screens and doors are in place; there are no holes in the walls, doors or cabinets; there are no broken windows; and no fixtures are missing.

**Kitchen:** Removal of all food items from the refrigerator/freezer and cabinets. Cleaning/defrosting the unit, wiping cabinets. Cleaning dishwasher and stove.

**Bathrooms:** cleaning/disinfecting the tub and/or shower. Cleaning/disinfecting the toilet/sinks.

**Overall:** Vacuuming, sweeping and mopping of all floors. Removal of ALL furniture and personal belongings. No furniture is to be left anywhere on the premises including outside or on the deck/porches.

**Tenant(s) should consider throwing away all trash items during the last month of their tenancy rather than wait until the final week to avoid excessive amounts in barrels which could result in municipal fines. All trash must be removed from the premises that do not fit inside trash barrels with the bin lids properly closed. If trash collection day is not on the day, or day after Tenant(s) is/are moving out, Tenant(s) is/are responsible for disposing of it properly elsewhere. Any municipal fines associated with non-compliance will be the Tenant(s)'s responsibility.**

15. A \$35.00 fee will be charged for any checks that are returned unpaid. All future rent checks must then be paid by a certified bank check or money order if requested by the Landlord in writing.
16. Failure to pay rent thirty-one days after the rent is due will result in a 10% late fee equaling 10% of the full monthly rent. Tenant(s) agrees to pay all costs, including reasonable attorney's fees should the Landlord prevail in any action involving the enforcement of this Lease and/or its Addendum.
17. Tenant(s) and co-signers acknowledge and agree that any non-payment of rent or any non-fulfillment of the terms of the Lease or Addendum may be reported to all three national credit bureaus.
18. Tenant(s) understand that if the apartment will not be vacant prior to move-in, the apartment may not be delivered cleaned and/or fully ready and that any such cleaning or work may have to be done after Tenant(s) takes occupancy and Tenant(s) agree to accommodate the Landlord to accomplish same. The premises will not be painted unless the Landlord agrees to do so in writing.
19. Tenant(s) have been provided with a copy of the "Tenant Lead Law Notification."
20. Tenants(s) agree not to tamper with, change, or add new locks to the unit. There is a \$250.00 charge for a lockout during business hours (9 am to 5 pm) and is payable at the time of the lockout. There is a \$250.00 charge removal per lock if locks are added to the property/unit. If Landlord or its agents are not available, Tenant(s) must call 7a's Locksmith, 8A Glenville Avenue, Allston, MA 02134, (617) 254 3742 and pay for the charges. Upon termination of the Lease, all keys, including mailbox keys must be returned to Landlord or its agent. Tenant(s) will be charged

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\$250.00 for each key that is not returned or the cost of the changing of the apartment locks as a whole.

21. Detectors may not be tampered with and violators of this paragraph will be prosecuted to the fullest extent of the law. Tenant(s) are required to replace batteries if so needed. If detectors are missing at the end of tenancy; Tenant(s) will be charged from their security deposit to purchase and install new detectors by a licensed electrician.
22. Smoking of any kind is not permitted by Lessee or guests within the premises or on the premises at any time. As used throughout this Lease and any attached Rider and Addenda, "smoking" shall include the burning or vaporizing of tobacco products, marijuana, or any other drug or similar product. A \$100.00 fine may result each time there is a violation of this paragraph.
23. Fireplace(s), if any, may not be used. Candles are prohibited. Tenant(s) must replace burnt out light bulbs.
24. Noise levels must be kept to a minimum so as to not disturb others.
25. Tenant(s) agree to pay all costs and expenses for repairs to appliances broken due to Tenant(s) negligence.
26. Tenant(s) must own a plunger. Absolutely nothing other than toilet paper may be flushed down the toilet. Should the toilet require service that is a result of the Tenant(s) negligence, Tenant(s) shall pay for the repair to the toilet and/or plumbing system. Landlord is not responsible for a malfunction of the garbage disposal and/or dishwasher if it has been caused by the Tenant(s) negligence and Tenant(s) shall be responsible for the charges associated with the repair or service of the garbage disposal and/or dishwasher.
27. Use of the back decks, if any, is by privilege not by right. Charcoal grills are forbidden. If noise complaints or improper trash disposal occurs, Landlord reserves the right to deny further access. Only 4 people or a maximum of 1,250 lbs are allowed on the deck at any given time. No roof access permitted at any time by anyone.
28. Tenant(s) may not paint the premises without the prior written consent of the Landlord.
29. Pest control can only be achieved by the cooperation of the Landlord and Tenant(s). The following assists in controlling pests: not leaving open containers of food or beverages; not leaving dirty dishes overnight; keeping trash barrels closed at all times; not storing excessive empty bottles, cans or newspapers.
30. Tenant(s) must ensure that shower curtains or shower doors are used at all times. Water that so penetrates the floor and causes damage to any other unit or location in the building in which the premises are located will be paid for by the Tenant(s).
31. Tenant(s) are not permitted to drill holes in premises for cable installation without the prior written consent of the Landlord.

Tenant Initials x SC x ME x SDM x \_\_\_\_\_

32. Air conditioner(s) is/are not permitted to be installed in the premises without the prior written consent of the Landlord and Landlord or its agents must supervise the installation(s).
33. Landlord does not provide shades, curtains or window coverings.
34. Tenant(s) understand that they must inform **Jacob Realty LLC** of their intentions to renew this Lease by February 1st of the year of tenancy. If the Tenant(s) are undecided by said date, **Jacob Realty LLC** reserves the right to begin showing the property to prospective tenants at that time. Tenant(s) wishing to renew their lease for an additional year will be required to pay \$150.00 per person to **Jacob Realty LLC** for the processing of the paperwork and must immediately sign the new lease. All tenants should keep units clean & tidy when the units will be shown to prospective new tenants.
35. Tenants understand there will be a \$475 charge each time the building fire alarm is activated (if applicable). The fire alarm company will be dispatched to deactivate alarm accordingly. If the Boston Fire Department is also dispatched tenants will be responsible for any fines assessed.
36. Occupancy is limited to the Tenant or Tenants specifically identified in the Lease. No changes or additions to the Tenants or subletting of the Premises is permitted without the prior written consent of the Landlord. If any new or additional tenant is requested, the Landlord must be notified and has the ultimate discretion as to whether to agree to such change. There will be a processing fee of \$300.00 paid to **Jacob Realty LLC** per roommate change or addition, which is to be paid by the Tenants upon Landlord's approval if it is granted. In the event Tenants fail to comply with this provision and permit an unauthorized individual to occupy the premises, there shall be due to the Landlord over and above the rent set forth in the Lease additional rent of \$500 per month per unauthorized individual for each month such unauthorized individual occupies the Premises. If **Jacob Realty LLC** is unable to determine date of unauthorized movein based on past unit visits, then the start date shall be set as beginning of the lease period, and additional rent charge till date of unauthorized individual moveout time.
37. This Lease and Addendum embodies the entire understanding of the parties and supersedes all prior agreements and understandings. The Lease or Addendum may not be modified except with the written consent of the Landlord and Tenant(s). If any provision of this Lease, Addendum or their application to any person or circumstance is invalid, illegal or unenforceable to any extent, the remainder of this Lease, Addendum and their application will not be affected and will be enforceable to the fullest extent permitted by law. This Lease, Addendum and the rights and obligations of the parties hereunder will be governed by and interpreted, construed and enforced in accordance with the laws of Massachusetts.
38. In the event of property management company transition by owner, new lease and addendum will be signed but based on the same language in this already signed lease and addendum with new PM company info and contact.
- 39.

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I have read the Lease and this Addendum and understand it and further, I agree to abide by the terms as written. I have been given an opportunity to consult with an attorney.

Lessee: DocuSigned by: Saloni Chauhan Date: Jul-09-2024  
047EA3D7BAFD49A...

Lessee: DocuSigned by: Mansi Khanna Date: Jul-11-2024  
2359670627DD4CB...

Lessee: DocuSigned by: Samanta Dil Mohamed Date: jun-28-2024  
68FBDCD215874F2...

Lessee: \_\_\_\_\_ Date: \_\_\_\_\_

Lessor or Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Initials x DS SC x DS mk x DS SDM x \_\_\_\_\_

# Apartment Condition Statement

Date: \_\_\_\_\_

**This is a statement of the condition of the premises you have leased or rented. You should read it carefully in order to see if it is correct. If it is correct, you must sign it. This will show that you agree that the list is correct and complete. If it is not correct, you must attach a separate signed list of any damage which you believe exists in the premises. This statement must be returned to the lessor or his agent within fifteen (15) days after you receive this list or within fifteen (15) days after you move in, whichever is later. If you do not return this list within the specified time period, a court may later view your failure to return the list as your agreement that the list is complete and correct in any suit which you may bring to recover the security deposit.**

TO: \_\_\_\_\_

RE: 11 \_\_\_\_\_

Lessee

Unit

20 Hubbard Ave

Address

Address

Cambridge 02140

City

Zip

City

Zip

We have examined the premises and have found the present condition to be as follows:

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Lessor/Agent Signature: \_\_\_\_\_

Lessor

Agent

Address

Address

City

Zip

City

Zip

Phone

Phone

AGREED AND ASSENTED TO: \_\_\_\_\_

Lessee

<sup>DS</sup> SC <sup>DS</sup> ME <sup>DS</sup> SDM

SECURITY DEPOSIT CALCULATION  
(Worksheet for Landlord's Use Only)

Security Deposit Held: \$ \_\_\_\_\_  
Accrued Interest: \$ \_\_\_\_\_  
  
Total: \$ \_\_\_\_\_

List of Damage	Cost
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total:	\$ _____

Unpaid Rent \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_ \$ \_\_\_\_\_

Unpaid Taxes \$ \_\_\_\_\_

Total: \$ \_\_\_\_\_

Total Due Lessee: \$ \_\_\_\_\_

Total Due Lessor: \$ \_\_\_\_\_

Date Tenancy Terminated \_\_\_\_/\_\_\_\_/\_\_\_\_