

**Oso Ridge Enterprises, LLC
dba. Ninja Medical Housing**

This rental agreement is between Oso Ridge Enterprises, LLC., herein called the "Landlord" And the person submitting this agreement below, herein called the "Tenant".

Landlord hereby agrees to rent to Tenant the real property located in the City of Grants, County of Cibola, State of New Mexico when if it not previously reserved by another Tenant. Availability will be defined on the NinjaMedicalHousing.com website and can be reserved on a first come first served basis.

Tenant agrees to pay the current rate displayed at the time of the reservation through online payment processing. In the event that the payment request is returned, tenant agrees to pay the Landlord plus a \$25.00 processing fee.

Tenant agrees to demonstrate effort to properly care for all appliances, furniture and supplies in the apartment and report to the Landlord any repairs that need to be done at the contact number below of on the Landlord's website.

The tenant understands and agrees that the apartment is a pet and smoke free environment.

The tenant agrees to pay a \$25 application fee and a \$25 security deposit. The tenant agrees to be responsible for items that are taken from the apartment for any reason and will pay the landlord for any missing items.

The Landlord agrees to assure that the water, electricity, heat and air conditioning are available within the limit of their control. Other services are optional and will be provided when possible.

Tenant is responsible for any taxes and fees leveraged by the State of New Mexico, Cibola County or the City of Grants at the time of reservation.

The Tenant agrees to notify the Landlord if someone else's belongings were left in the apartment prior to possessing the property. The Landlord will make a best effort to return these belongings to the rightful owner.

Good housekeeping is expected of everyone. Tenant agrees to keep quarters clean and in a sanitary condition.

The Tenant agrees to cancel a reservation as early as possible so that other medical professionals can use the room. You can substitute another registered Ninja without notice to Landlord.

Landlord will be responsible for providing clean sheets and towels. Landlord will launder all sheets and towels and remove all trash deposited in provided trash cans. Tenants are responsible to remove all slept on sheets and place in laundry baskets. All towels should be placed in the laundry baskets as well.

Tenants should be considerate of other tenants and seek to create a friendly environment.

