

Protect Your Family From Lead in Your Home





United States Environmental Protection Agency



United States Consumer Product Safety Commission



United States

Department of Housing and Urban Development

March 2021

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Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based** paint? Lead from paint, chips, and dust can pose serious health

Read this entire brochure to learn:

- · How lead gets into the body
- · How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or leadbased paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

 Read EPA's pamphlet, The Lead-Safe Certified Guide to Renovate Right, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or stateapproved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

 Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

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Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- · Nervous system and kidney damage
- · Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- · Poor muscle coordination
- · Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- · Increased chance of high blood pressure during pregnancy
- · Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- · Memory and concentration problems

Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- · Children at ages 1 and 2
- · Children or other family members who have been exposed to high levels of lead
- · Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have **lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments.
- · On surfaces inside and outside of the house, and
- · In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- · On windows and window sills
- · Doors and door frames
- · Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu g/ft^2)$ and higher for floors, including carpeted floors
- 100 μg/ft² and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards. and lead

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

[&]quot;Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

[&]quot;Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- · A lead-based paint inspection tells you if your home has leadbased paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - · Portable x-ray fluorescence (XRF) machine
 - · Lab tests of paint samples
- A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs,
 - Sample dust near painted surfaces and sample bare soil in the
 - · Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 e, Lead-Safe Certified renovators (see page 12) may

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- · Presume that lead-based paint is present and use lead-safe work

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD** (5323) for a list of contacts in your area.3

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What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- · If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- · Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- · Keep children from chewing window sills or other painted surfaces, or
- · When renovating, repairing, or painting, hire only EPA- or stateapproved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- · Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- · In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or statecertified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

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Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot (µg/ft²) for floors, including carpeted
- * 100 $\mu g/ft^2$ for interior windows sills
- 400 μg/ft² for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an

- · Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- · Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with **Lead-Based Paint**

ou hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to* Renovate Right



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- Avoid renovation methods that generate large amounts of **lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read The Lead-Safe Certified Guide to Renovate Right.

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Lead in Drinking Water

Other Sources of Lead

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company

Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- · Lead smelters or other industries that release lead into the air.
- · Your job. If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old toys and furniture may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.4
- Food and liquids cooked or stored in lead crystal or lead-glazed pottery or porcelain may contain lead.
- · Folk remedies, such as "greta" and "azarcon," used to treat an upset

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call 1-800-424-LEAD (5323).

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at 1-800-424-LEAD.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at 1-800-877-8339.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact U.S. EPA Region 1 5 Post Office Square, Suite 100, OES 05-4 Boston, MA 02109-3912 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact U.S. EPA Region 2 2890 Woodbridge Avenue Building 205, Mail Stop 225 Edison, NJ 08837-3679 (732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact U.S. EPA Region 3 1650 Arch Street Philadelphia, PA 19103 (215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact U.S. EPA Region 5 (LL-17J) 77 West Jackson Boulevard Chicago, IL 60604-3666 (312) 353-3808 **Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact U.S. EPA Region 6 1445 Ross Avenue, 12th Floor Dallas, TX 75202-2733 (214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska) Regional Lead Contact

Regional Lead Contact U.S. EPA Region 7 11201 Renner Blvd. Lenexa, KS 66219 (800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact U.S. EPA Region 8 1595 Wynkoop St. Denver, CO 80202 (303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact U.S. EPA Region 9 (CMD-4-2) 75 Hawthorne Street San Francisco, CA 94105 (415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Washington)
Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

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Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

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4330 East West Highway Bethesda, MD 20814-4421 1-800-638-2772 cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236 Washington, DC 20410-3000 (202) 402-7698 hud.gov/lead

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U. S. EPA Washington DC 20460 U. S. CPSC Bethesda MD 20814

U. S. CPSC Bethesda MD 20814 U. S. HUD Washington DC 20410 March 2021

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards.
 Generally, lead-based paint that is in good condition is not a hazard (see page 10).

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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

	,	paint hazards (<i>check (i) or (ii) be</i> ed paint hazards are present in t	
(ii) Lessor has no	o knowledge of lead-based p	aint and/or lead-based paint haz	ards in the housing.
(i) X Lessor has pr		ck (i) or (ii) below): ailable records and reports perta ousing (list documents below).	ining to lead-based paint
(ii) Lessor has no the housing.	o reports or records pertainii	ng to lead-based paint and/or lea	d-based paint hazards in
Lessee's Acknowledge	ement (initial)		
(c) MR Lessee	has received copies of all info	ormation listed above.	
(d) MR Lessee	has received the pamphlet P	rotect Your Family from Lead in Y	Your Home.
Agent's Acknowledge	ment (initial)		
	nas informed the lessor of the ner responsibility to ensure o	e lessor's obligations under 42 U compliance.	S.C. 4852d and is aware
		n above and certify, to the best of t e.	their knowledge, that the
1829 Summit Place	e (DC), LLC, 1829 Sum	nmit Pl #290G1	
		Was	hington
Apartment Name & uni	t number OR street address o	of dwelling City	
Matthew Rosenfeld	09/18/202		
Lessee (Tenant)	Date	Lessee (Tenant)	Date
Lessee (Tenant)	Date	Lessee (Tenant)	Date
Lessee (Tenant)	Date	Lessee (Tenant)	Date
1829 Summit Place	e (DC), LLC	- -	
Lessor (Owner)		- <i>Jacque Moll</i> Agent	
		09/21/2023	
Date	✓ Blue Moon eSignature S	Services Document ID: 397514404	

APARTMENT LEASE CONTRACT



August 9, 2023 Date of Lease Contract: _

(when the lease contract is filled out)

This is a binding document. Read carefully before signing.

	Moving In—Ge	ner	al Information
1.	PARTIES. This Lease Contract is between the following tenants, as tenants (list all people signing the Lease Contract): Matthew D Rosenfeld and 1829 Summit Place (DC), LLC as owner (name of owner or agent of owner). The terms "you" and "your" refer to all tenants listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). By this Lease Contract, you agree to lease from us, and we agree to lease to you, Apartment No. 290G1 (the "Apartment"), at 1829 Summit Pl (street address) in (street address) in (street address) in or in the same approach of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached to this Lease Contract. READ THIS PARAGRAPH BEFORE SIGNING THIS LEASE: PRIOR TO THE EXECUTION OF THIS LEASE, YOU WERE NOTIFIED THAT THIS APARTMENT [CHECK ONE]: Si is subject to rent control. is not subject to rent control and you acknowledge that, prior to execution of this Lease Contract by you, we have advised you that, pursuant to Section 205 of the District of Columbia Rental Housing Act of 1985, rent increases for the Apartment are NOT regulated by the Rent Stabilization Program (i.e., rent control program) of that Act, and that the Apartment is exempt from the Rent Stabilization Program.	5.	SECURITY DEPOSIT. Tenant has paid to Landlord the sum of \$500.00 (the "Security Deposit"), the receipt of which is hereby acknowledged, which sum does not exceed one (1) month's Rent. The Security Deposit shall be held as collateral security and applied on any rent or unpaid utility bill or other charge payable by Tenant that may remain due and owing at any time during or at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the Premises in excess of ordinary wear and tear caused by Tenant, Tenant's family, guests, employees, trades people, or pets, or other damages and expenses suffered by Landlord as a result of a breach by Tenant of any covenant or provision of this Lease. Tenant may not utilize the Security Deposit as Rent and Tenant shall not apply the same as the last month's Rent. Landlord shall not withhold the security deposit for the replacement value of apartment items that are damaged due to ordinary wear and tear. Any promise by the Tenant to leave, restore, surrender, or yield the Apartment in good repair does not obligate the Tenant to make substantial repairs, replace obsolete materials, or fix other defects without negligence or fault on the Tenant's part. For the purposes of this Section, the term "ordinary wear and tear" means deterioration that occurs without negligence, carelessness, accident, or abuse of the Apartment, fixtures, equipment, or other tangible personal property by the Tenant, immediate family member, or a guest. KEYS. You will be provided 2 apartment key(s), 2 mailbox key(s), 1 FOB(s), and/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. A fee of 75.00 will be charged for replacing any lost or damaged keys. A fee of 75.00 will be charged for replacing any lost or damaged lectronic entry fobs. RENT AND CHARGES. Unless modified by addenda, you will pay to us
	occupants. The Apartment will be occupied only by you and (list all other occupants not signing the Lease Contract): as permissive occupant(s). No one else may occupy the Apartment. No family member of yours over the age of eighteen (18) years old (except a full-time student) or other person over the age of eighteen (18) years old may be listed as an "occupant," but rather must be qualified as, and be listed above as, a resident/tenant. No guest(s) of yours may stay in the Apartment for more than seven (7) consecutive days during a 30-day period, without our prior written consent.		In addition, prorated rent is due from you to us on execution of this Lease in the amount of \$614.40 for payment in advance of rent due for the remainder of the first month. You must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must pay your rent via cashier's check, money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. If you don't pay all rent on or before the fifth (5th) day of the month, you'll pay a late charge. Your late charge will be (check one): a flat rate of \$ or \$ 5 % of the full amount of the total monthly rent payment due by tenant. Regardless of the calculation method chosen above, the total amount of your late charges shall not exceed five percent (5%) of your total monthly rent payment. This charge is not a penalty but the cost to us of auditing your account and, if necessary, sending you a rent deficiency notice. A charge of \$ 35.00 will be payable by you to us for each returned check or rejected electronic payment. Landlord shall not impose on Tenant a mandatory fee for any service or facility that has not been approved pursuant to section 211 or section 215 of the Rental Housing Act of 1985, if the Apartment is
3.	LEASE TERM. The initial term of the Lease Contract begins onthe22ndday ofSeptember2023(the "Commencement Date"), and ends at 11:59 p.m.the21stday ofSeptember2024		section 215 of the Rental Housing Act of 1985, if the Apartment is subject to rent control.

- 7. RENT INCREASES AND LEASE CONTRACT CHANGES. Rent may be increased by us at any time or time(s) permitted by law. You will receive notices of rent increases, in writing, in accordance with District of Columbia law, which requires us to give you written notice of any rent increase at least 15 days before the advance written notice time period as set forth in Paragraph 40 (Move-Out Notice).
- **8. UTILITIES.** Utilities for the Apartment (and related deposits, charges, fees, or services) shall be paid as follows:

(1)	By you:	
	☐ Gas	🛛 Cable
	Electricity	Phone
	☐ Water/Sewer	🛚 Internet
(2)	By us:	
	🕱 Gas	Cable
	Electricity	Phone
	■ Water/Sewer	Internet

You must not allow utilities to be disconnected during your tenancy for any reason, including disconnection for not paying your bills. Cable channels that are provided may be changed during the Lease Contract term if the change applies to all tenants. 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-powered lighting, not candles or open flames. If any utilities are submetered for the apartment, or prorated by an allocation formula for water/sewer, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance. Failure to pay any utilities shall be deemed a breach of this Lease Contract.

9. INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any tenant, 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 tenants, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

We \square 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.

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. Such policy shall provide limits of liability of \$10000.00 personal liability, and \$personal property, and you shall provide us with proof of such insurance to our satisfaction.

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

Additionally, you are *[check one]* In required to purchase personal liability insurance in 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 acknowledge that no portion of the rent paid by you under this Lease Contract will be applied to the owner's structural fire insurance on your behalf, and that you are in no way a co-insured or additional insured under any such policy. You are solely responsible for obtaining renter's insurance, or other desired insurance coverage, which may cover you for losses relating to a casualty in the Apartment, including but not limited to: replacement premises, bodily injury, and/or losses for personal possessions-irrespective of whether we require you to obtain any such insurance(s) as a condition of this Lease Contract above.

10.LOCKS AND LATCHES. Keyed lock(s) will be rekeyed after the prior tenant moves out. The rekeying will be done before you move into your apartment.

You may at any time ask us to change or rekey locks or latches during the Lease Term with our standard locks or latches. You must pay for any such change or rekeying, unless otherwise provided by law.

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

addenda or written rules become a part of this I	The following special provisions and any furnished to you at or before signing will lease Contract and will supersede any this printed Lease Contract form.
See any additional specia	al provisions.

12.DAMAGES AND REIMBURSEMENT.

You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the Apartment and apartment community due to a violation of the Lease Contract or community rules, improper use, negligence, or intentional conduct by you or your fellow Tenants, occupants, guests or visitors. Unless the damage or wastewater stoppage is due to our negligence, we're not liable for and except for normal wear and tear, 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.

13.DELAY OF OCCUPANCY. If initial occupancy of the Apartment by you is or will be delayed for construction, repairs, cleaning, or a previous tenant'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 this Lease Contract as set forth below. Termination notice from you to us must be in writing. After termination, you are entitled only to refund of deposit(s) and any pre-paid rent. Rent abatement or Lease Contract termination does not apply if delay is for cleaning or repairs that do not 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. Otherwise:

- (1) If we give you written notice of a delay, after the initial term of this Lease Contract is scheduled to begin on the Commencement Date (as set forth in Paragraph 3 Lease Term), and the notice states that occupancy has been delayed because of construction, or because of a previous tenant's holding over, and that the apartment will be ready on a specific date-you may terminate the Lease Contract within three (3 calendar days after you have received the notice, but not later.
- (2) If we give you written notice of a delay, before the initial term of this Lease Contract is scheduled to begin on the Commencement Date (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 seven (7) calendar days after you received the notice, but not later. In the event of such delay, the Commencement Date of the term of this Lease Contract will be deemed, by agreement hereunder and for all purposes, to be the date on which occupancy of the Apartment is available to you, and this Lease Contract nonetheless shall terminate on the date previously set forth in Paragraph 3 (Lease Term) above. This new Commencement Date may not be moved to an earlier date unless we and you agree to the same, in writing.

14. AD VALOREM TAXES/FEES AND CHARGES - ADDITIONAL RENT.

Unless otherwise prohibited by law, if, during the term of this Agreement, any locality, city, state, or Federal Government imposes upon us, any fee, charge, or tax, which is related to or charged by the number of occupants, or by the apartment itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the apartment, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional

Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. As examples, these charges can include, but are not limited to: any charges we receive for any zoning violation, sound, noise or litter charge; any charge under any nuisance or

chronic nuisance type statute, 911 or other life safety, per person, or per unit charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

While You're Living in the Apartment

- 15. COMMUNITY POLICIES OR RULES. You, any occupants, and your guests and visitors shall comply with any and all written apartment rules and community policies, including instructions for care of our property, which may be attached to this Lease Contract as a written addendum. We reserve the right to change any written apartment rules and community policies at any time, and such amendments shall become effective and binding hereunder, as of the date the owner has sent a copy of them to you via first class mail. You, any occupants, and your guests and visitors shall comply with any amended apartment rules and community policies at all times after mailing, as set forth above. Any violation of any written apartment rules and community policies (or amendments thereof or thereto) shall be a violation of this Lease Contract and such apartment rules and community policies are incorporated herein, by reference.
- **16.LIMITATIONS ON CONDUCT.** The apartment and other areas reserved for your private use must be kept clean by you. Trash must be disposed of by you at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used by you only for entry or exit. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas (if any of the foregoing exist in the apartment community) must be used by you with care in accordance with apartment rules and posted signs. Your access to amenities, such as swimming pools. exercise or meeting rooms, saunas, spas, tanning beds, storerooms, laundry rooms, or the like is not as a matter of right and may be terminated by us, should you fail to comply with applicable rules and regulations governing the same, or in the event that there is loud, boisterous, objectionable, or damaging behavior/occurrence(s) by you, your occupants, your guests or visitors, in or to such amenities. Glass containers are prohibited in or near pools and all common areas. You, your occupants, guests or visitors may not anywhere in the apartment community: use candles or use kerosene lamps; cook on balconies or anywhere outside of the Apartment; or solicit business or contributions. Conducting any kind of business (including child care services) in your Apartment or in the apartment $community \, is \, prohibited\text{-}except \, that \, any \, lawful \, and \, properly \, licensed$ 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 or the apartment community 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

We may exclude from the apartment community guests, visitors or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules and community policies, or disturbing other tenants, neighbors, visitors, or owner representatives. If any on-site management personnel or security personnel is provided by us to the apartment community, it is for the benefit of us only, and is not a part of nor an amenity appurtenant to your tenancy interest hereunder. We're not responsible for obtaining criminal-history checks on any tenants, occupants, guests, visitors, or contractors in the apartment community. If you or any occupant, visitor 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 also must furnish us with the law-enforcement agency's incident report number upon request.

17. PROHIBITED CONDUCT. You and your occupants, guests or visitors 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; 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; possessing any firearm whether or not in compliance with all laws and regulations; discharging a firearm in the Apartment or apartment community; displaying or possessing a gun, knife, or other weapon in the Apartment or common area; storing anything in closets having gas appliances; tampering with utilities or telecommunications; or bringing hazardous materials into the apartment community.

- **18.PARKING.** Parking [check one] ☐ is 🛚 is not provided to you under this Lease Contract. If parking is checked as provided, we may regulate the time, manner, and place of parking all cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. We may charge a fee for any such parking, under a month-to-month commercial license separate from this Lease Contract, and may terminate your license to park upon providing you with thirty (30) days' written notice. Any violation of the License for Enclosed Garage, Carport, or Storage Unit is a material breach of lease, including, but not limited to any failure to pay the monthly charge or security deposit or comply with any other requirements set-forth in the License for Enclosed Garage, Carport, or Storage Unit. Your obligations under this Lease Contract will not be amended or modified in any way in the event we terminate parking. Any termination of a parking license may be with, or without, cause and at our sole discretion. Any parking provided hereunder shall be deemed a commercial tenancy, not appurtenant to, nor a part of your residential tenancy under this Lease Contract, Motorcycles or motorized bikes shall not be parked inside an apartment unit or on sidewalks, under stairwells, or in handicapped parking areas. We may have unauthorized or illegally parked vehicles towed. 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 or no current inspection sticker; or
 - (4) takes up more than one parking space; or
 - (5) belongs to a tenant 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 tenant(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 tenant or occupant and is parked in a visitor or retail parking space.

19. NO RELEASE OF TENANT/HEIRS & ASSIGNS.

Unless you're otherwise entitled to terminate your tenancy as a matter of law, or by an express provision herein, 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-Tenants, loss of employment, bad health, or death. This Lease Contract inures only to the benefit of the named Tenants in Section 1 of this Lease Contract. In the event that the Tenant(s) listed herein should die at any time during the tenancy, there is no right of survivorship, inheritance, or assignment of this Lease Contract or the Apartment. In the event that the named Tenant(s) dies, all occupants must immediately vacate the Apartment. The tenant(s) hereunder hereby direct their personal representative and estate to promptly pay all unpaid rents or other financial obligations due hereunder to us, and to vacate and surrender the Apartment to the us within thirty (30) days after the Tenant(s) date of death, or in such time as is provided by a Court of competent jurisdiction in a probate or similar proceeding.

- **20.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.
- 21. TENANT DUE CARE AND PROPERTY LOSS. You and all occupants, guests and visitors must exercise due care for your own and others' safety, especially in the use of smoke detectors, keyed deadbolt locks, keyless bolting devices, window latches, and access control devices. You acknowledge and agree that living in an urban environment, such as Washington, D.C., has risks and dangers that are beyond our control. We cannot be, and are not responsible, legally nor otherwise to protect you from these risks and dangers, unless otherwise compelled to do so under law, and you agree to assume all such risks and dangers as part of your tenancy.

Smoke Detectors. We will furnish smoke detectors to you as part of your Apartment rental, and will test them for working order. You must immediately report smoke detector malfunctions to us in writing. Smoke detectors shall not be disabled by you, your occupants, guests or visitors. If you damage or disable the smoke detector or remove power supply without replacing it, you may be liable to us for the costs of any fine incurred by us via a Notice of Infraction issued by the District of Columbia government due to such damage from disabling of the smoke detector, plus our actual damages. If you disable or damage the smoke detector, or fail to report known smoke detector malfunctions to us, you will likewise be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

Casualty Loss. We're not liable to any tenant, occupant, guest or visitor for bodily injury or death, 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, interruption of utilities, theft, or vandalism unless due to our negligence. 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 these services.

In the event the Apartment, or any part thereof, is taken by condemnation by any government agency or authority, your tenancy will be terminated at our option. You hereby specifically assign to us any portion of the award payable as damages for the taking of the property, and you waive any right to participate or make any claim in such condemnation proceedings.

Crime or Emergency. You agree to 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 agree to contact our representative. Unless otherwise provided by law, we're not liable to you or any occupants, visitors or guests 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 are not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security unless required by statute or regulation. We do not provide any security measures or devices. If we provide any access control devices or security measures upon the property, they are not an obligation of us to prevent crime or to $% \left\{ 1\right\} =\left\{ 1$ reduce the risk of crime on the property. You agree that no access control devices or security measures can eliminate all crime and that you will not rely upon any provided access control devices or security measures as a warranty or guarantee of any kind. We disclaim any express or implied warranties of security, crime prevention or access control. You won't treat any of our security measures as an express or implied warranty of security, nor as a guarantee against crime nor of reduced risk of crime. We're not responsible for obtaining criminal-history checks on any tenants, occupants, guests, visitors 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 also must furnish $us\ with\ the\ law-enforcement\ agency's\ incident\ report\ number\ upon$ request.

22.CONDITION OF THE PREMISES AND ALTERATIONS. You accept the Apartment, fixtures, and furniture as is, except for conditions required by law to be fixed by us. You will be given an Inventory and Condition form on or before move-in. You must sign and note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, sanitary, 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 the Apartment or our property. No holes or stickers are allowed inside or outside the Apartment. But we will permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our apartment community rules and policies state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless we have 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, 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. Your improvements to the Apartment (whether or not we consent) become ours unless we agree otherwise in writing.

23.REQUESTS BY YOU. IF YOU NEED TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE TENANT 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, or crime in progress). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request does not waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; mold; 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 normally not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We will act with reasonable efforts to make repairs and reconnections, taking into consideration when casualty insurance proceeds are received. Unless otherwise required by law, rent will not abate in whole or in part.

24.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 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. You agree that an animal deposit is not considered a general security deposit. We will authorize an assistance animal for a disabled person where there is a disability-related need for the assistance animal. 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 occupant, guest or visitor violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the Apartment at any time during your term of occupancy (with or without our consent), we will charge you for and you agree to pay for defleaing, deodorizing, and shampooing the Apartment. Initial and daily animal-violation charges are payment of damages for our time, inconvenience, and overhead in enforcing animal restrictions and rules. We may remove an unauthorized animal by following the procedures of paragraph 26 (Multiple Tenants or Occupants). We are not liable for loss, harm, sickness, or death of the animal unless due to our negligence. We will return the animal to you upon request if it has not already been turned over to a humane society or local authority. You must pay for the animal's reasonable care and kenneling charges. We have no lien on the animal for any purpose.

25. WHEN WE MAY ENTER.

A. Except in the event of an emergency for the protection or preservation of the Apartment, or for the protection and safety of the tenants or other persons, the Landlord may enter the Apartment during the Tenant's tenancy only for a reasonable purpose, at a reasonable time, and after having provided the Tenant with reasonable notice.

- "Reasonable notice" means written notice provided to the B. Tenant at least 48 hours before the time the Landlord wishes to enter the Apartment or a shorter period of time as agreed to by the Tenant in writing. Written notice may include electronic communication including email and mobile text $messaging, provided\,that\,if\,the\,Tenant\,fails\,to\,furnish\,a\,written$ acknowledgment, the Landlord will provide a paper notice.
- "Reasonable time" means a time between the hours of 9 a.m. and 5 p.m., and not on a Sunday or federal holiday, or at another time agreed upon by the Tenant.
- $\hbox{``Reasonable purpose'' means a purpose that is directly related}\\$ to the Landlord's duty to keep the Apartment Community safe from damage, to inspect the Apartment, make necessary or agreed repairs, decorations, alteration, renovations or improvements, supply necessary or agreed services, maintenance, or exhibit the Apartment to prospective or actual purchasers, mortgagees, tenants, workmen or contractors or to gain entry for work ordered by a governmental agency.
- Upon the allegation of a Housing Code violation by the Tenant, the Tenant may not unreasonably prevent the Landlord from accessing the Apartment for assessment and abatement of the alleged violation and the Tenant must provide access to the Apartment within 48 hours of the written request by the Landlord for access.

You hereby expressly permit our access to your Apartment by the owner, management, or by its/their agent(s) in circumstances which may include, but are not limited to the following: 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 batteries; retrieving unreturned tools, equipment or appliances; preventing waste of utilities; exercising our contractual lien; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or security devices; removing or re-keying unauthorized locks or security devices; removing unauthorized window coverings; stopping excessive noise; removing health or safety hazards (including hazardous materials), or items prohibited under our rules; removing perishable foodstuffs if your electricity is disconnected and you fail to remove them; retrieving property owned or leased by former tenants; 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 enforcement officer with a search or arrest warrant, or in hot pursuit; showing apartment to prospective tenants (after move-out or vacate notice has been given); or showing apartment to government inspectors, $fire \ marshals, lenders, appraisers, contractors, prospective \ buyers,$ or insurance agents.

26.MULTIPLE TENANTS OR OCCUPANTS. Each Tenant named in Section 1 of this Lease Contract as a tenant is jointly and severally liable for all Lease Contract obligations. If you, any occupant, guest or visitor violates the Lease Contract or the Community Policies/ Rules, all Tenants named in Section 1 of this Lease Contract as tenant shall be deemed to have violated the Lease Contract. Our requests and notices (including sale notices) to any Tenant shall be addressed as notice to all Tenants and occupants. Notices and requests from any Tenant or occupant (including notices of termination, repair requests, and entry permissions) constitute notice from all Tenants. Security deposit refunds will only be issued via one check, and any deduction itemizations will be mailed to one Tenant only.

Replacements

- 27. REPLACEMENT TENANTS AND SUBLETTING. Replacing a Tenant, subletting, or assignment is not permitted, except with the prior written consent of Landlord in Landlord's sole and absolute discretion. If departing or remaining Tenants find a replacement tenant acceptable to us before moving out, and we expressly consent to the replacement, subletting, or assignment, then:
 - a reletting charge will not be due;
 - an administrative (paperwork) and/or transfer fee will be (2)due, and a rekeying fee will be due if rekeying is requested or
- you, the departing Tenant, will remain jointly and severally liable for all Lease Contract obligations for the remainder of the tenancy created hereby and any extensions thereof, until such date as the apartment is surrendered back to us vacant and is accepted by us, whether voluntarily, or by legal process.

Procedures for Replacement Tenant: If we approve a replacement tenant, then, at our option: (1) the replacement tenant must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement tenants must sign an entirely new Lease Contract. The departing Tenant will no longer have a right of occupancy of the Apartment, but will remain liable for all obligations under this Lease Contract, as provided above.

Responsibilities of Owner and Tenant

- 28.RESPONSIBILITIES OF OWNER. We will comply with the Housing Regulation requirements to:
 - keep common areas reasonably clean and maintained;
 - maintain fixtures, furniture, hot water, heating and A/C equipment which we have installed and own; and
 - $make\,all\,reasonable\,requested\,repairs\,required\,by\,this\,Lease$ Contract, subject to your obligation to pay for damages for which you are liable.

Owner is not responsible, as a matter of law in the District of Columbia, to make any repair(s) that it has not been informed of.

29. DEFAULT BY TENANT. You'll be in default of this Lease Contract if you or your occupant, guest or visitor violates any terms of this Lease Contract including but not limited to the following violations: (1) you do not pay any rent or other amounts that you owe when due; (2) you or any occupant, visitor or guest violate any other provision of this Lease Contract; (3) you or any occupant, guest or visitor violates the apartment community rules and policies, or fire, safety, health, or criminal laws; (4) you abandon the Apartment; (5) you give incorrect or false answers in a rental application; (6) you or any occupant is arrested, convicted, or given deferred adjudication for a criminal offense in the Apartment or apartment community involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia as defined in the District of Columbia Code; (7) any illegal drugs or paraphernalia are found in your Apartment, irrespective of who brought the same into the Apartment, or whether you had actual knowledge of the same; or (8) you or any occupant, guest or visitor engages in any of the prohibited conduct otherwise described in this Lease Contract. Timely payment of rent hereunder is a covenant of, and an integral part of this Lease Contract. Late payment of rent is a default hereunder, irrespective of whether the rent is ultimately paid, with or without a late charge.

Eviction. If you fail to pay rent, or any other charge hereunder otherwise defined as rent, we or our agents/attorney(s) may for thwith file a non-payment suit for possession of the Apartment.

Liability for Rent and Damages. All rent and other charges payable by you for the period prior to termination of tenancy due to your default shall be and remain payable by you even if you are evicted, and all monthly rent and other charges for the remainder of the Lease Contract term or renewal period will be payable by you to us as damages incurred by us, and will be immediately due and delinquent if, without our written consent (1) you move out or give oral or written notice (by you) of intent to move out before the Lease Contract term or renewal period ends; and (2) you've not paid all rent for the entire Lease Contract term or renewal period. Such conduct is considered a default for which we need not give you notice. Remaining rent also will be payable by you to us as damages even if you are judicially evicted or move out when we demand because you have defaulted. Your liability for damages is subject to our mitigation obligations, if any are required by law.

Holdover. You or any occupant, invitee, or guest or visitor must not hold over beyond the date contained in your move-out notice (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) if you hold over after the date contained in your moveout notice, you shall be liable to us for rent at double the rate payable according to the terms of the tenancy for all the time that you shall wrongfully hold over, to be recovered by us in the same way as rent accruing before the termination of the tenancy.

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.

Mitigation of Damages. If you move out early, you will be subject to all of the provisions set forth herein. We will exercise customary diligence to re-let the Apartment and mitigate damages, to the extent required by law. We will credit all subsequent rent that we actually receive from subsequent tenants under a new lease against your liability for past-due and future rent and other sums due.

General Clauses

 $\textbf{30.ENTIRE\,AGREEMENT.} \quad \text{Neither we nor any of our representatives}$ have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us.

31.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.

- 32.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 any right hereunder, including but not limited to written-notice requirements, rental due dates, acceleration, is not a waiver of such rights, under any circumstances.
- **33.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 and electronic signatures are binding. All notices must be signed.

34.MISCELLANEOUS.

- A. Exercising one remedy won't constitute an election or waiver of other remedies.
- B. 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.
- **35.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 (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.

- 36.JURY TRIAL. In the District of Columbia, you have the right to a jury trial in any legal proceeding. It is your obligation to ascertain the circumstances for seeking and securing a jury trial, and your right thereto may be waived should you not proceed in accordance with District of Columbia law. We have no obligation to provide you with any such information, and in no instance will the owner nor its/his/her employee, agent, or management company give you legal advice.
- 37. FORCE MAJEURE. If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, pandemics, public health emergencies or crises, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond our control, 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 Apartment or apartment community to materially affect its habitability by some or all tenants, we reserve the right to vacate any and all tenants and suspend or terminate tenancy, and you agree to excuse us from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

- **38.PAYMENTS.** Payment of all sums by you is an independent covenant. 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. All sums other than rent are due as provided in this Lease Contract and if not so provided then upon our demand. After the due date, we do not have to accept the rent or any other payments. Should any payment be returned to us marked for insufficient or uncollected funds, we have the right to require you to make subsequent payments, for the following six (6) months, via certified funds.
- **39.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

 $\textbf{40.MOVE-OUT NOTICE.} \quad \text{Before moving out, either at the end of the}$ lease term, any extension of the lease term as specified in paragraph 3 (Lease Term), or prior to the end of the lease term, you must give Thirty (**30**)days our representative not less than _ advance written notice of your intention to vacate. This advance written notice requirement expires upon the expiration of the initial lease term unless you sign a renewal lease for a term of more than month-to-month. If you sign a renewal lease for a term of more than month-to-month, then the advance written notice requirement in the renewal lease will become effective. If you do not sign a renewal lease or sign a renewal lease for a month-to-month term, then you will have the right to vacate the Apartment upon a 30-day notice for so long as you remain a month-to-month tenant. If you are a month-to-month tenant and provide a 30-day notice, then the notice shall expire on the first day of the first month at least 30 days after the date of the notice. If you move out prior to the end of the lease term, your notice does not act as a release of liability for the full term of the Lease Contract. You will still be liable for the entire Lease Contract term if you move out early under paragraph 19 (No Release of Tenant/Heirs & Assigns) except if you are able to terminate your tenancy under the statutory rights explained under paragraph 19 (No Release of Tenant/Heirs & Assigns) or any other applicable laws. All notices to vacate must be in writing and must provide the date

by which you intend to vacate. If the notice does not comply with the time requirements of this paragraph 3 (Lease Term), even if you move by the last date in the lease term, you will be responsible for an additional month's rent. If you fail to vacate by the date set forth $% \left(x\right) =\left(x\right) +\left(x\right) +\left($ in your notice, you will automatically and immediately become a holdover Tenant pursuant to state law, and we will have all remedies available under this Lease Contract and state law.

41.MOVE-OUT PROCEDURES. The move-out date you state in your move-out notice cannot be changed unless we and you both agree in writing. You won't move out before the Lease Contract term or renewal period ends unless all rent for the entire Lease Contract term or renewal period is paid in full. Early move-out may result in re-letting charges and acceleration of future rent. You're prohibited by law from applying any security deposit to rent you won't stay beyond the date you state in your move-out notice. All Tenants, guests, and occupants must abandon the apartment before the forty-five (45) day period for us to provide you with a written list of any damages to the Premises together with a statement of costs properly incurred or Rent unpaid that will form the basis of a deduction from your Security Deposit or tender payment to you of the Security Deposit. You must give us and the U.S. Postal Service, in writing, each Tenant's forwarding address.

- **42.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.
- **43.DEPOSIT RETURN, SURRENDER.** The Security Deposit will be deposited in an escrow account devoted to Security Deposits in a federally insured banking or savings institution in Washington, D.C. Within forty-five (45) days after termination of the tenancy, Landlord must either (a) provide to Tenant, by certified mail directed to Tenant's last known address, a written list of any damages to the Premises together with a statement of costs properly incurred or Rent unpaid that will form the basis of a deduction from Tenant's Security Deposit; or (b) tender payment to Tenant of the Security Deposit funds, plus applicable interest as required by law if there are no deductions to be made. If Landlord notifies Tenant that deductions will be made from the Security Deposit, then Landlord has thirty (30) days from the date the notice of deductions was served to tender a refund to Tenant of any balance remaining of the Security Deposit (with interest as required by law) after all appropriate deductions have been made, together with an itemized list of expenses incurred or repairs made with the Security Deposit funds. Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Apartment. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for damages and costs.

In order to determine the amount of the Security Deposit or other payment to be returned to the Tenant, the Landlord may (but shall not be required to) inspect the Apartment within three (3) days, excluding Saturdays, Sundays, and holidays, before or after the

termination of the tenancy. The Landlord shall conduct the inspection, if the inspection is to be conducted, at the time and place of which notice is given to the Tenant. The Landlord shall notify the Tenant in writing of the time and date of the inspection. The notice of inspection shall be delivered to the Tenant, or at the Premises, at least ten (10) days before the date of the intended inspection.

Upon vacating the Premises, Tenant must furnish to Landlord, in writing, a forwarding address. If Tenant fails to leave a forwarding address, it is understood that any communication from Landlord will be sent to Tenant at Tenant's last known address; i.e., the Apartment vacated.

In the event of a sale of the property upon which the Apartment is situated or the transfer or assignment by Landlord of this Lease, Landlord has the obligation to transfer the Security Deposit to the purchaser or assignee. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new Landlord.

It is expressly understood that Landlord's application of the Security Deposit shall not be Landlord's sole remedy in the event of Tenant's default. SHOULD THE COSTS OF REPAIRS, REPLACEMENTS, AND/OR LANDLORD'S OTHER DAMAGES EXCEED THE SECURITY DEPOSIT, TENANT SHALL PAY LANDLORD FOR SUCH EXCESS COSTS AND DAMAGES.

You have surrendered the apartment when: All apartment keys and access devices have been returned to us. If we request that you sign a form indicating that you have surrendered the apartment, you hereby expressly agree to do so. Should you fail to sign such a form, you will be held liable for all rents and other charges which accrue; 1) Until the date such form is signed, or 2) Until the last day of the month in which the US Marshal's Service has executed a Writ of Restitution for the apartment.

Severability, Originals and Attachments, and Signatures

Tenant or Tenants (all sign below)

Matthew Rosenfeld

- 44.SEVERABILITY. If any provision of this 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 Lease Contract. The court shall interpret the Lease Contract and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.
 45.ORIGINALS AND ATTACHMENTS. This Lease Contract has been
- 45. ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract 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 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 are binding and hereby incorporated into and made part of the Lease Contract between you and us. This Lease Contract 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 are legally bound by this document. Please read it carefully.

Before submitting a rental application or signing a Lease Contract, you may take a copy of these documents to review and/or consult an attorney.

Additional provisions or changes may be made in the Lease Contract if agreed to in writing by all parties.

Owner or Owner's Representative (signing on behalf of owner)
Gacque Moll
Address and phone number of owner's representative for notic purposes
1829 Summit Place NW
2029 Samuel 22000 1111
Washington, DC 20009
(202) 462-6416
Name and address of locator service (if applicable)
Date form is filled out (same as on top of page 1)
08/09/2023

PECIAL PROVISIONS (CONTINUED FROM PAGE 2)

ANIMAL ADDENDUM

Becomes part of Lease Contract



Please note: We consider animals a serious responsibility and a risk to each tenant in the dwelling. If you do not properly control and care for an animal, you'll be held liable if it causes any damage or disturbs other tenants.

1.	DWELLING UNIT DESCRIPTION. Unit No. 290G1 , 1829 Summit P1	6. LIABILITY NOT LIMITED. The additional monthly rent and additional security deposit under this Animal Addendum do not limit tenants' liability for property damages, cleaning,			
	(street address) in Washington, D.C.,(zip code).		deodorization, defleaing, replacements, or personal injuries.		
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: August 9, 2023 Owner's name: 1829 Summit Place (DC), LLC		DESCRIPTION OF ANIMAL(S). You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)—mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect—into the dwelling or apartment community.		
			Animal's name:		
	Tenants (list all tenants):		Breed:		
	Matthew D Rosenfeld		Color:		
			Weight: Age:		
			City of license:		
			Date of last rabies shot:		
			Housebroken?		
			Animal owner's name:		
			Animal's name:		
			Type:		
			Breed:		
	The term of this Addendum is as follows:		Color:		
	Begins on, and ends on,		Weight: Age:		
	The Lease Contract is referred to in this Addendum as the		License no.:		
	"Lease Contract."		Date of last rabies shot:		
			Housebroken?		
	A. NO APPROVED ANIMALS. If this box is checked, you		Animal owner's name:		
	are not allowed to have animals (including mammals, reptiles, birds, fish, rodents, and insects), even temporarily, anywhere				
	in the apartment or apartment community unless we've		Animal's name:		
	authorized so in writing. We will authorize support and/or		Type:		
	service animals for you, your guests, and occupants pursuant		Breed:		
	to the parameters and guidelines established by the Fair Housing Act, HUD regulatory guidelines, and any applicable		Color:		
	state and/or local laws.		Weight: Age:		
	B. CONDITIONAL AUTHORIZATION FOR ANIMAL.		City of license:		
	If this box is checked, you may keep the animal that is described		Date of last rabies shot:		
	below in the dwelling until the Lease Contract expires. But		Housebroken?		
	we may terminate this authorization sooner if your right of		Animal owner's name:		
	occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of				
	the rules in this Addendum.		Animal's name:		
4	ANIMAL DEDOCIT. An animal deposit of the		Type:		
4.	ANIMAL DEPOSIT. An animal deposit of \$ will be charged. We [check one] □ will consider, or		Breed:		
	will not consider this additional security deposit the		Color:		
	general security deposit for all purposes. The security deposit		Weight: Age:		
	amount in Provision 4 of the Lease Contract [check		License no.:		
	one] ☐ does, or ☐ does not include this additional deposit amount. Refund of the animal deposit will be subject to the		Date of last rabies shot:		
	terms and conditions set forth in the Lease Contract regardless		Housebroken?		
	of whether it is considered part of the general security deposit.		Animal owner's name:		
5	ADDITIONAL FEE. You must also pay a one-time non-				
٥.	refundable fee of \$ for having the animal in				
	the dwelling unit. It is our policy to not charge a deposit for				
	support animals. In addition, you will pay a monthly fee of				
	\$ for having the animal in the dwelling unit. It				

is our policy to not charge this monthly fee for support animals.

3.	SPECIAL PROVISIONS. The following special provisions
	control over conflicting provisions of this printed form:
	Pets that contain a mix of any of the
	breeds listed below will not be permitted:
	American Pit Bull Terrier, Bull
	Staffordshire Terrier, Malamute, American
	Bulldog, Bull Terrier, Wolf-Dog Hybrid,
	Doberman Pinscher, Mastiff, Great Dane,
	Rottweiler, Bullmastiff, St. Bernard,
	German Shepard, Presa Canario, Akita, Tosa
	Inu, Siberian Husky, Chow-Chow, American
	Staffordshire Terrier, and Cane Corso.
	·
9.	EMERGENCY. In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment, at your expense.
	Doctor:

10. ANIMAL RULES. You are responsible for the animal's actions at all times. You agree to abide by these rules:

Address:

Phone:

City/State/Zip: _

- The animal must not disturb the neighbors or other tenants, regardless of whether the animal is inside or outside the dwelling.
- Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.
- Inside, the animal may urinate or defecate only in these designated areas: _
- Outside, the animal may urinate or defecate only in these designated areas: _
- · Animals may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards (if any) for your exclusive use.
- You must not let an animal other than support animals into swimming-pool areas, laundry rooms, offices, clubrooms, other recreational facilities, or other dwelling
- · Your animal must be fed and watered inside the dwelling unit. Don't leave animal food or water outside the dwelling unit at any time, except in fenced yards (if any) for your
- You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.
- Unless we have designated a particular area in your dwelling unit or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate anywhere on our property. You must take the animal off our property for that purpose. If we

allow animal defecation inside the dwelling unit in this Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.

- **11. ADDITIONAL RULES.** We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every tenant who is allowed to have animals.
- 12. VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must remove the animal immediately and permanently from the premises. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees.
- 13. COMPLAINTS ABOUT ANIMAL. You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other tenant or if we, in our sole discretion, determine that the animal has disturbed neighbors or other tenants.
- **14. REMOVAL OF ANIMAL.** In some circumstances, we may allow an animal control officer or humane society representative to enter the dwelling unit and remove the animal if, in our sole judgment, you have:
 - abandoned the animal;
 - left the animal in the dwelling unit for an extended period of time without food or water; or
 - failed to care for a sick animal;

If you have violated our animal rules or let the animal defecate or urinate where it's not supposed to you will be subject to eviction and other remedies under the Lease Contract.

15. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC.

You and all co-tenants will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or $anyone's \ property. \ You'll \ indemnify \ us \ for \ all \ costs \ of \ litigation$ and attorney's fees resulting from any such damage.

- **16. MOVE-OUT.** When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future tenants from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services.
- **17. MULTIPLE TENANTS.** Each tenant who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each tenant is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the tenant does not own the animal.

 $\textbf{18. GENERAL.} \quad \textbf{You acknowledge that no other oral or written}$ agreement exists regarding animals. Except for special provisions noted in paragraph 8 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing, as described under paragraph 11. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one $\,$ or more for us.

You are legally bound by this document. Please read it carefully.

Tenant or Tenants (All tenant's must sign)	Owner or Owner's Representative (Signs below)			
Matthew Rosenfeld	Jacque Moll			
	Date of Signing Addendum			
	09/21/2023			

UTILITY ADDENDUM FOR WATER, SEWER, GAS, TRASH AND ELECTRIC SERVICE



Thi	s Uti			corporated into the 2 23 betwee						
Ma	tthe	ew 1	D Rosenfeld							("We") and
("Yo	ou")	of U	Init No	290G1 lo	ocated at 1829 Su	mmit Pl	•			t address) in
To t	he e	xtei	Wash:	ington, DC 2000 of this Utility Adden	9 ndum conflict with	and i	s in addition t	o all terms and	conditions in	n the Lease.
1. l	Resp	ons		ent of utilities, and t				•		
	follo [,] a)		iter service to vo	our dwelling will be j	paid either:					
	,		by Us, because	the payment for wat		ed in your	rent charged,	pursuant to Pa	aragraph 8 of	fyour Lease
			Contract; or by You directly	to the utility service	provider (NOTE: C	НЕСК ТНІ	S ONLY IF THE	DWELLING IS	SEPARATELY	Y METERED
				ITY COMPANY ACCO ater bills are billed by				d to you based o	on the follow	ing formula:
				lected, the current fl						
				g company if applica						
1	b)	Sev		our dwelling will be payment for sew		ed in vour	rent charged	nursuant to Pa	aragranh 8 of	f vour Lease
			Contract; or			-				
			AND THE UTIL	to the utility service ITY COMPANY ACCO	UNT IS IN THE TE	NANT'S N	AME); or			
			by You when sev	wer bills are billed by	the service provide	er to us an	d then allocate	d to you based	on the followi	ing formula:
				lected, the current fl						
(c)	_	s service to your	dwelling will be pai	d either:					
		X	by Us, because Contract: or	the payment for gas	service is included	d in your	rent charged,	pursuant to Pa	ragraph 8 of	your Lease
			by You directly	to the utility service ITY COMPANY ACCO	provider (Note: CH UNT IS IN THE TEI	IECK THIS	S ONLY IF THE AME)	DWELLING IS	SEPARATELY	Y METERED
(d)		ash service to yo	our dwelling will be p	oaid either:		,			_
		X	by Us, because Contract; or	the payment for tras	sh service is include	ed in your	rent charged,	pursuant to Pa	iragraph 8 of	your Lease
				to the utility service		неск тні	S ONLY IF THE	DWELLING IS	SEPARATELY	Y METERED
				ITY IS IN THE TENA ash bills are billed by		r to us and	d then allocate	d to you based o	on the follow	ing formula:
			If flat rate is se	lected, the current fl	at rate is \$			per month.		
			3rd party billin	g company if applica	able			F ** *******		
(e)	Ele	ectric service to by Us. because t	your dwelling will be the payment for elect	e paid either: tric service is includ	ded in vou	r rent charged	, pursuant to Pa	aragraph 8 o	f vour Lease
			Contract; or							
		X		to the utility service ITY COMPANY ACCO				DWELLING 13	SEPAKAIELI	IMEIEKED
2.]	lfan	allo	cation method is	used, we or our billing	ng company will cal	culate you	ır allocated sha	are of the utiliti	ies and servic	es provided
				y allocation method as administrative fe						
ä	a bas	sis fo	or estimating tot	al utility consumption	on is fair and reaso	nable, whi	le recognizing	that the alloca	ition method	may or may
3	your	allo	ocated share of u	ual total utility consu Itilities and services	and all other billing	ig method	ls, in our sole	discretion, and	l after provid	ing written
				led descriptions of bi					•	•
((as n	nay l	be amended witl	ısh or other utility se n written notice as s _l	pecified above) rep	resent a fa				
ć	and t	that	the amount bille	ed is not based on a r	nonthly per unit co	st.				
3. \	Whe	n bi nent	illed by us direc	tly or through our b be responsible for a	oilling company, yo late fee as indicate	u must pa	ay utility bills The late navm	by the due dat	te stated on t	the bill. If a
ĺ	bill i	s a ı	material and sul	ostantial breach of t	he Lease and we w	ill exerci	se all remedie	es available und	der the Lease	e, up to and
				payment. To the extended shall pay such fees a		to the ext	ent tnere are a	ny new account	, monthly adn	ninistrative,
			w Account Fee:	akiwa Dilli P	\$	(not to exceed	\$ \$		
		Lat	e Fee:	ative Billing Fee:	\$ \$	(not to exceed	\$)	
		Fin	al Bill Fee:		\$	(not to exceed	\$)	

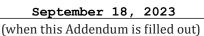
If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.

4. For utilities which you are to pay (as stated above) you will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services which are your responsibility, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of \$ 5. When you move out, you will receive a final bill which you must pay by the due date stated on the bill. 6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the direct result of negligence by us or our employees. 7. You agree not to tamper with, adjust, or disconnect any utility metering or 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 Utility Addendum. 8. In the event we are using a ratio utility billing system, any dispute relating to the computation of your bill is between you and us and not a third party billing agent. 9. In the event we are using a ratio utility billing system, you have the right to receive information from us to verify the water and sewer utility bill. 10. 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. 11. 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. Date _____09/18/2023 Tenant Signature Matthew Rosenfeld Tenant Signature _____ Date ___ Tenant Signature ___ Tenant Signature _____ Date _____ Date _____ Tenant Signature _____ Tenant Signature _____

Management Jacque Moll

BED BUG ADDENDUM

Date:





Please note: It is our goal to maintain a quality living environment for our tenants. 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	290G1	
	Washington	, D.C., 20009	(street address) in (zip code).
2.	Lease Contra	TRACT DESCRIPTION act Date: August 9, ne: 1829 Summit P	2023
	Tenants (list	all tenants): Rosenfeld	

1. DWELLING UNIT DESCRIPTION.

- 3. PURPOSE. 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. 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:

• 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

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 tenants 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 tenants 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.

cument. Please read it carefully.
Owner or Owner's Representative (Signs below) Gacque Moll
Date of Signing Addendum 09/21/2023

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 Tenants

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 tenants, 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 tenant'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, tenants 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 tenants 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.



MOLD INFORMATION AND PREVENTION ADDENDUM



Please note: It is our goal to maintain a quality living environment for our tenants. 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.

Unit. No	290G1	, 1829 Summit Pl
		(street address) is
Washington,	D.C.,	20009
(zip code).		
LEASE CONT	RACT DESCRIP	ΓΙΟΝ.
	ct date: August	
Owner's nam	e: 1829 Summi	t Place (DC), LLC
Tenants (list	all tenants):	
Matthew D	Rosenfeld	
TI.:- A J J	lum aanatitutaa	an Addendum to the abov

1. DWELLING UNIT DESCRIPTION.

2

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

described Lease Contract for the above described premises,

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

			Date of Lease Contract August 9, 2023
<u>Macinew R</u>	osenjecu	Jucque/Nocc	Data of Lance Combined
Matthew R	Tenant or Tenants (All tenants must sign here)	Jacque Moll	Owner or Owner's Representative (Signs here)
respons health p	til to comply with this Addendum, you can be held ible for property damage to the dwelling and any problems that may result. We can't fix problems in elling unless we know about them.		
prevent will be a could lea this add	MANCE. Complying with this addendum will help mold growth in your dwelling, and both you and we able to respond correctly if problems develop that ad to mold growth. If you have questions regarding endum, please contact us at the management office phone number shown in your Lease Contract.		
on porou large ar	CLEAN OR APPLY BIOCIDES TO: (1) visible mold as surfaces, such as sheetrock walls or ceilings, or (2) eas of visible mold on non-porous surfaces. Instead, in writing, and we will take appropriate action.		
items, sı provide	help remove non-visible mold products from porous uch as fibers in sofas, chairs, drapes and carpets—d the fibers are completely dry. Machine washing or ning will remove mold from clothes.		PROVISIONS. The following special provisions er conflicting provisions of this printed form:

ASBESTOS ADDENDUM

September 18, 2023



(when this Addendum is filled out)

Please note: It is our goal to maintain a quality living environment for our tenants. 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.

Date: _

1.	DWELLING UNIT DESCRIPTION. Unit No. 290G1 , 1829 Summit Pl		scraping, pounding, or other techniques that produce dust and cause the asbestos particles to become airborne. The EPA does not require that intact asbestos materials be removed
	Washington, D.C., 20009 (zip code).		Instead, the law simply requires that we take reasonable precautions to minimize the chance of damage or disturbance of those materials.
2. LEASE CONTRACT DESCRIPTION. Lease Contract date: August 9, 2023 Owner's name: 1829 Summit Place (DC), LLC			community policies and rules. You, your families other occupants, and guests must not disturb or attach anything to the walls, ceilings, floor tiles, or insulation behind the walls or ceilings in your dwelling unless specifically allowed in owner's rules or community policies that are separately attached to this Lease Contract. The foregoing prevails over other provisions of the Lease Contract to the
	Tenants (list all tenants): Matthew D Rosenfeld		contrary. Please report any ceiling leaks to management promptly so that pieces of acoustical ceiling material or ceiling tiles do not fall to the floor and get disturbed by people walking on the fallen material.
		6.	SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
3.	ASBESTOS. In most dwellings which were built prior to		
	1981 and in some built after that, asbestos was commonly used as a construction material. In various parts of your		
	dwelling, asbestos materials may have been used in the original construction or in renovations prior to the enactment of federal laws which limit asbestos in certain construction materials.		
4.	FEDERAL RECOMMENDATIONS. The United States Environmental Protection Agency (EPA) has determined that the mere presence of asbestos materials does not pose a health		
	risk to tenants and that such materials are safe so long as they are not dislodged or disturbed in a manner that causes the asbestos fibers to be released. Disturbances include sanding,		
	Tenant(s)		Date of Signing Addendum
	(All tenants must sign)		5 5
M	atthew Rosenfeld	_	09/18/2023
		_	
		_	
	Owner or Owner's Representative		Date of Signing Addendum
ga	cque Moll		09/21/2023



LEASE CONTRACT BUY-OUT AGREEMENT



1. DWELLING UNIT DESCRIPTION. Unit. No. 290G1 , 1829 Summit : (street address)	provisions in paragraph 9 regarding the amount, calculation
Washington, D.C., 20009 (zip code). 2. LEASE CONTRACT DESCRIPTION. Lease Contract date: August 9, 2023 Owner's name: 1829 Summit Place (DC), LLC	6. SHOWING UNIT TO PROSPECTIVE TENANTS. After you give us notice of buy-out, the Lease Contract gives us the right to begin showing your unit to prospective tenants and telling them it will be available immediately after your new termination date.
Tenants (list all tenants): Matthew D Rosenfeld	 become part of your security deposit, 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.
	successor tenant. We and any successor tenants who may be leasing your unit will be relying on your moving out on or
3. PURPOSE OF AGREEMENT. The purpose of this Buy-Agreement is to give you the right to buy out of your Le Contract early—subject to any special provisions in paragra 9 below. In order to buy out early, your notice must be sign by all tenants listed in paragraph 1 of the Lease Contract a you must comply with all provisions of this Buy-Out Agreement.	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
 4. BUY-OUT PROCEDURES. You may buy out of the Lec Contract prior to the end of the lease term and cut off liability for paying rent for the remainder of the lease term all of the following occur: (a) you give us written notice of buy-out at least	9. SPECIAL PROVISIONS. Your right of buy-out (check one) is or is is not limited to a particular fact situation. If 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: the the due our ons
Tenant or Tenants (All tenants must sign)	Owner or Owner's Representative (signs below)
Matthew Rosenfeld	Jacque Moll
	— Date of Lease Contract — August 9, 2023
	



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: Tenant(s):		1829 Summit Place (DC), LLC Matthew D Rosenfeld				
Unit l	No:/Address:	#290G1, 1829 Summit Pl, Washington, DC 20009				
Lease	Date:	08/09/2023				
Tenant(s) pat the Dwe provided for Addendum revoked by or the Comparishment of the Comparishm		CONDITIONS FOR USE OF DWELLING PROPERTY AND RECREATIONAL FACILITIES. Determission for use of all common areas, Tenant amenities, and recreational facilities (together, "Amenities") located alling Community is a privilege and license granted by Owner, and not a contractual right except as otherwise for in the Lease. Such permission is expressly conditioned upon Tenant's adherence to the terms of the Lease, this and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be a Owner at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum, amunity Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to character of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion, trice, obligation or recompense of any nature to Tenant. Owner and management may make changes to the Rules may Amenity at any time. Illy, Tenant(s) expressly agrees to assume all risks of every type, including but not limited to risks of personal property damage, of whatever nature or severity, related to Tenant's use of the amenities at the Community agrees to hold Owner harmless and release and waive any and all claims, allegations, actions, damages, liabilities of every type, whether or not foreseeable, that Tenant(s) may have against Owner and that are related to or arise from such use. This provision shall be enforceable to the fullest extent of the law. IS OF THIS ADDENDUM SHALL ALSO APPLY TO Tenant(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER ETHIS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND Tenant(S) SHALL BE SOLELY BLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY DREGULATIONS, AND Tenant(S) INTEND TO AND SHALL INDEMNIFY AND HOLD OWNER HARMLESS FROM AS OF SUCH PERSONS AS DESCRIBED IN THE PRECEDING PARAGRAPH. The term "Owner" shall include the				
II.	 Tenants a All Swimn For their Pool hour No glass, Proper sw No running with a tow Tenant(s) 	is Community DOES; DOES NOT have a pool. When using the pool, Tenant(s) agrees to the following: nd guests will adhere to the rules and regulations posted in the pool area and Management policies. In their own risk. Unless otherwise prohibited by law, Owner is not responsible for accidents or injuries. It is are posted at the pool. The pets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only. The pool is required at all times and a swimsuit "cover up" should be worn to and from the pool. The gor rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture well when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed. The must notify Owner any time there is a problem or safety hazard at the pool.				
		IN CASE OF EMERGENCY DIAL 911				
III.	 Tenants and guests will adhere to the rules and regulations posted in the fitness center and Management policies. The Fitness Center is not supervised. Tenant(s) are solely responsible for their own appropriate use of equipment. Tenant(s) shall carefully inspect each piece of equipment prior to Tenant's use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous. Tenant(s) shall immediately report to Management any equipment that is not functioning properly, is damaged or appear dangerous, as well any other person's use that appears to be dangerous or in violation of Management Rules and Policie. Tenant(s) shall consult a physician before using any equipment in the Fitness Center and before participating in any aerob or exercise class, and will refrain from such use or participation unless approved by Tenant's physician. Tenant(s) will keep Fitness Center locked at all times during Tenant's visit to the Fitness Center. Tenant(s) will not admit any person to the Fitness Center who has not registered with the Management Office. Tenant(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitting the Fitness Center. 					
	Card # issu	ed: (1) (3) (5) (2) (4) (6)				
IV.		RELEASE. This Community X DOES; DOES NOT accept packages on behalf of Tenants.				

Tenant(s) gives Owner permission to sign and accept any parcels or letters sent to Tenant(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Tenant 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.

 Unless otherwise prohibited by law, Tenant(s) agrees to use the business center at Tenant(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. Tenants will limit time on computers to 30 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 Tenant is allowed.
 - All vehicles must be registered at the Management office.
 - Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense after a _____24___ hour notice is placed on the vehicle.
 - 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.
 - We may charge a fee for any parking, thus creating a month-to-month commercial license, and may terminate your license to park upon providing you with thirty (30) days' written notice. (See Paragraph 18 of your Lease for complete provisions.)
- VII. FIRE HAZARDS. In order to minimize fire hazards and comply with city ordinances, Tenant shall comply with the following:
 - Tenants 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 _____25___ 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.
 - $\bullet \ \ Tenant(s)\ are\ solely\ responsible\ for\ fines\ or\ penalties\ caused\ by\ their\ actions\ in\ violation\ of\ local\ fire\ protection\ codes.$
- VIII. EXTERMINATING. Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Tenants' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Tenants in advance of extermination in Tenants' Dwelling, and give Tenant instructions for the preparation of the Dwelling and safe contact with insecticides. Tenants will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Tenants are unprepared for a scheduled treatment date Owner will prepare Tenants' dwelling and charge Tenants accordingly. Tenants must request extermination treatments in addition to those regularly provided by Owner in writing. Tenants 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, tenant will agree to the following:

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

TenantS 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 Tenant, when allowed, must be lined in white and present a uniform exterior appearance.
- **X. WATER BEDS.** Tenant 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.
- **XII. SIGNS.** Tenant 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.

XIV.	be effective unless grant clause, phrase, or provis	CY CLAUSE. No waiver of any pred by the Owner in a signed and do ion of this Part is invalid for any residence is addendum, the Lease Contract of	ated writing. If any c eason whatsoever, tl	ourt of competent jurisdiction finishing shall not effect the va	nds that any
XV.	SPECIAL PROVISIONS.	The following special provisions	control over conflic	ing provisions of this printed fo	orm:
Matth	(ew Rosenfeld	ree to comply with the preceding 09/18/2023		Date	
Tenar	nt	Date	Tenant	Date	
Tenar	nt	Date	Tenant	Date	
 Tenar	nt	Date	Tenant	Date	
Jacqu	aue Moll			09/21/2023	
	r Representative		Date		

XIII. SATELLITE DISHES/ANTENNAS. You must complete a satellite addendum and abide by its terms prior to installation or

use.

LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF Tenant



	Washington, D.C., 20009 (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract date: August 9, 2023 Owner's name: 1829 Summit Place (DC), LLC	 cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage. 5. We may provide you with information of an insurance program that we make available to tenants, which provides you with an opportunity to buy renter's insurance from a preferred company. However, you are free to contract for the required insurance with a provider of your
	Tenants (list all tenants): Matthew D Rosenfeld	 choosing. 6. SUBROGATION ALLOWED. You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract. 7. YOUR INSURANCE COVERAGE. You have purchased the required personal liability insurance from the insurance company of your choosing listed below that is licensed to do
		business in this state, and have provided us with written proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide additional proof of insurance in the future at our request. Insurance Company:
	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.	 8. DEFAULT. Any default under the terms of this Addendum shall be deemed an immediate and material default under the terms of the Lease Contract. If you do not cure this default within 30 days we shall be entitled to exercise all rights and remedies under the law. 9. MISCELLANEOUS. Except as specifically stated in this
3.	ACKNOWLEDGMENT CONCERNING INSURANCE OR DAMAGE WAIVER. You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or	Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control. 10. SPECIAL PROVISIONS: A minimum of \$100,000
	to cover your own liability for injury, loss or damage you (or your occupants or guests or the guest of any occupant(s)) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) or the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests or the guest of any occupant(s).	property damage and liability coverage is required. Harvard Village, PO Box 115009, Carrollton, TX 75011-5009, must be included on the insurance certificate as "Additional Interested Party" or "Additional Certificate Holder." If at any
	You understand that paragraph 9 of the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$\frac{10000.00}{2000}\$ per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below,	time Resident does not have Minimum Required Insurance, Resident is in breach of the Lease Contract and Owner shall have, in addition to any other rights under the Lease Contract, the right but not the obligation to purchase Minimum Required Insurance coverage and seek
4.	REQUIRED POLICY. You are required to purchase and maintain personal liability insurance covering you, your occupants, guests and the guest of any occupant(s), for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$ 100000.00	reimbursement from the Resident in the form of a \$50.00 (the "Lease Violation Fee") per month for all costs and administrative expenses associated with such purchase.
	I have read, understand and agree to c	omply with the preceding provisions.
	Tenant or Tenants (All tenants must sign here)	Owner or Owner's Representative (signs here)
Mi	latthew Rosenfeld	Jacque Moll
		Date of Lease Contract
		August 9, 2023



101 CIVIL ENFORCEMENT POLICY

- 101.1 The maintenance of leased or rental habitations in violation of the provisions of this subtitle, where those violations constitute a danger to the health, welfare, or safety of the occupants, is declared to be a public nuisance.
- 101.2 The abatement of the public nuisances referred to in subsection 101.1 by criminal prosecution or by compulsory repair, condemnation, and demolition alone has been and continues to be inadequate.
- 101.3 The public nuisances referred to in subsection 101.1 additionally cause specific, immediate, irreparable and continuing harm to the occupants of these habitations.
- The public nuisances referred to in subsection 101.1 damage the quality of life and the mental development and well-being of the occupants, as well as their physical health and personal property, and this harm cannot be fully compensated for by an action for damages, rescission or equitable set-off for the reduction in rental value of the premises.
- 101.5 It is the purpose of this section to declare expressly a public policy in favor of speedy abatement of the public nuisances referred to in subsection 101.1, if necessary, by preliminary and permanent injunction issued by Courts of competent jurisdiction.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2901, Commissioners' Order 55-1503 (August 11, 1955).

106 NOTIFICATION OF TENANTS CONCERNING

VIOLATIONS

- After an inspection of a habitation, the Director shall provide the tenant of the habitation a copy of any notification with respect to that habitation issued to the owner pursuant to this subtitle.
- The notification to the tenant shall state plainly and conspicuously that it is only for the tenant's information; Provided, that if the notice places duties on the tenant, it shall state those duties.
- In any instance where a violation of this subtitle directly involves more than one habitation, the Director shall post a copy of any notification issued to the owner pursuant to this chapter for a reasonable time in one or more locations within the building or buildings in which the deficiency exists. The locations for posting the notification shall be reasonably selected to give notice to all tenants affected.
- No person shall alter, modify, destroy, or otherwise tamper with or mutilate a notification posted under this section.
- Any tenant directly affected by the violation(s) shall, upon request to the Director, be sent a copy of the posted notification.
- 106.6 This section shall not be subject to any notice requirement of this subtitle.
 - SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2903(b), Commissioners' Order 55-1503 (August 11, 1955).

300 NOTICE TO TENANTS OF HOUSING CODE PROVISIONS

- The owner of each habitation shall provide to each existing tenant, and shall at the commencement of any tenancy provide to the tenant, a copy of the provisions of this chapter and a copy of the following sections of chapter 1 of this subtitle:
 - (a) Chapter 1, § 101 (Civil Enforcement Policy); and
 - (b) Chapter 1, § 106 (Notification of Tenants Concerning Violations).

AUTHORITY: Unless otherwise noted, the authority for this chapter is contained at paragraphs 28 and 46 of section 7 of An Act Making appropriations to provide for the expenses of the government of the District of Columbia for the fiscal year ending June thirtieth, nineteen hundred and three, and for other purposes ("Act of 1902"), Public, No.218, 32 Stat. 590, approved July 1, 1902, as amended by: An Act approved July 1, 1932 to amend section 7 [of the Act of 1902], Public, No. 237, 47 Stat. 550; and An Act approved July 22, 1947, Public Law 215, 61 Stat. 402.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2904, Commissioners' Order 55-1503 (August 11, 1955).

301 IMPLIED WARRANTY AND OTHER REMEDIES

- There shall be deemed to be included in the terms of any lease or rental agreement covering a habitation an implied warranty that the owner will maintain the premises in compliance with this subtitle.
- The rights, remedies, and duties set forth in this chapter shall not be deemed to be exclusive of one another unless expressly so declared or to preclude a court of law from determining that practices, acts, lease provisions and other matters not specifically dealt with in this chapter are contrary to public policy or unconscionable or otherwise unlawful.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR §§ 2902, 2913, Commissioners' Order 55-1503 (August 11, 1955).

302 VOIDING LEASE FOR VIOLATION OF REGULATIONS

- The leasing of any habitation which, at the beginning of the tenancy, is unsafe or unsanitary due to violations of this subtitle in that habitation or in the common space of the premises (whether or not those violations are the subject of a notice issued under this subtitle) of which the owner has knowledge or reasonably should have knowledge, shall render void the lease or rental agreement for the habitation.
- After the beginning of the tenancy, if the habitation becomes unsafe or unsanitary due to violations of this subtitle in that habitation or in the common space of the premises (whether or not the violations are the subject of a notice issued under this subtitle), the lease or rental agreement for the habitation shall be rendered void if both of the following apply:
 - (a) The violations did not result from the intentional acts or negligence of the tenant or his or her invitees; and
 - (b) The violations are not corrected within the time allowed for correction under a notice issued under this subtitle (or, if a notice has not been issued, within a reasonable time

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2902, Commissioners' Order 55-1503 (August 11, 1955).

303 SIGNED COPIES OF AGREEMENTS AND

APPLICATIONS

- In each lease or rental of a habitation entered into after June 12, 1970, the owner shall provide to the tenant upon execution (or within seven (7) days after execution) an exact, legible, completed copy of any agreement or application which the tenant has signed.
- This section shall not be subject to any notice requirement of this subtitle.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2905, Commissioners' Order 55-1503 (August 11, 1955).

304 PROHIBITED WAIVER CLAUSES IN LEASE

AGREEMENTS

- Any provision of any lease or agreement contrary to, or providing for a waiver of, the terms of this chapter, or § 101 or § 106 of chapter 1, shall be void and unenforceable.
- No person shall cause any of the provisions prohibited by this section to be included in a lease or agreement respecting the use of the property in the District of Columbia, or demand that any person sign a lease or agreement containing any such provision.
- No owner shall cause to be placed in a lease or rental agreement any provision exempting the owner or premises from liability or limiting the liability of the owner or the residential premises from damages for injuries to persons or property caused by or resulting from the negligence of the owner (or the owner's agents, servants, or employees) in the operation, care, or maintenance of the leased premises, or any facility upon or portion of the property of which the leased premises are a part.
- No owner shall place (or cause to be placed) in a lease or rental agreement a provision waiving the right of a tenant of residential premises to a jury trial, or requiring that the tenant pay the owner's court costs or legal fees, or authorizing a person other than the tenant to confess judgment against a tenant. This subsection shall not preclude a court from assessing court or legal fees against a tenant in appropriate circumstances.
- 304.5 The provisions of this section shall not be subject to any notice requirement of this subtitle.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR §§ 2906, 2907, and 2912, Commissioners' Order 55-1503 (August 11, 1955).

305 INSPECTION OF PREMISES AFTER BREACH OF WARRANTY OR VOIDED LEASE

Following a judicial determination that the owner has breached the implied warranty of habitability applying to the premises (under § 301 of this chapter), or following a judicial determination that a lease or rental agreement is void, the owner shall obtain a certificate from the Director that the habitation is in compliance with this subtitle prior to the next reletting of the habitation.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2911, Commissioners' Order 55-1503 (August 11, 1955).

306 WRITTEN RECEIPTS FOR PAYMENTS BY TENANT

- In each lease or rental of a habitation, the owner shall provide written receipts for all monies paid to him or her by the tenant as rent, security, or otherwise, unless the payment is made by personal check.
- Each receipt issued under this section shall state the following:
 - (a) The exact amount received;
 - (b) The date the monies are received; and
 - (c) The purpose of the payment.
- Each receipt shall also state any amounts still due which are attributable to late charges, court costs, or any other such charge in excess of rent.
- 306.4 If payment is made by personal check, and there is a balance still due which is attributable to late charges, court costs, or any other such charge in excess of rent, the owner shall provide a receipt stating the nature of the charges and the amount due.
- The provisions of this section shall not be subject to any notice requirement of this subtitle.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2909, Commissioners' Order 55-1503 (August 11, 1955).

307 PROHIBITION OF RETALIATORY ACTS AGAINST TENANTS

- 307.1 No action or proceeding to recover possession of a habitation may be brought against a tenant, nor shall an owner otherwise cause a tenant to quit a habitation involuntarily, in retaliation for any of the tenant's actions listed in § 307.3.
- No demand for an increase in rent from the tenant, nor decrease in the services to which the tenant has been entitled, nor increase in the obligations of a tenant shall be made in retaliation against a tenant for any of the tenant's actions listed in § 307.3.
- This section prohibits the taking of any of the actions set forth in this section in retaliation against the tenant for any of the following actions by a tenant:
 - (a) A good faith complaint or report concerning housing deficiencies made to the owner or a governmental authority, directly by the tenant or through a tenant organization;

- (b) The good faith organization of a tenant organization or membership in a tenant organization;
- (c) The good fait assertion of rights under this subtitle, including rights under §§ 301 and 302 of this chapter, or § 101 of chapter 1.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2910, Commissioners' Order 55-1503 (August 11, 1955).

308 SECURITY DEPOSITS

- For purposes of this chapter, the term "security deposit" shall mean all monies paid to the owner by the tenant as a deposit or other payment made as security for performance of the tenant's obligations in a lease or rental of the property.
- 308.2 On or after February 20, 1976, any security deposit or other payment required by an owner as security for performance of the tenant's obligations in a lease or rental of a dwelling unit shall not exceed an amount equivalent to the first full month's rent charged that tenant for the dwelling unit, and shall be charged only once by the owner to the tenant.
- All monies paid to an owner by tenants for security deposits or other payment made as security for performance of the tenant's obligations shall be deposited by the owner in an interest bearing escrow account established and held in trust in a financial institution in the District of Columbia insured by a federal or state agency for the sole purposes of holding such deposits or payments.
- All monies held by an owner on February 20, 1976 for security deposits or other payments covered by this section shall be paid into an escrow account within thirty (30) days.
- The owner of more than one residential building may establish one (1) escrow account for holding security deposits or other payments by the tenants of those buildings.
- For each security deposit or other payment covered by this section, the owner shall clearly state in the lease or agreement or on the receipt for the deposit or other payment the terms and conditions under which the payment was made.
- The housing provider shall post in the lobby of the building and rental office at the end of each calendar year, the following information: Where the tenants' security deposits are held and what the prevailing rate was for each 6-month period over the past year. At the end of a tenant's tenancy, the housing provider shall list for the tenant the interest rate for each 6-month period during the tenancy.
- The provisions of this section shall not be applicable to Federal or District of Columbia agencies' dwelling units leased in the District of Columbia or to units for which rents are Federally subsidized.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2908, Commissioners' Order 55-1503 (August 11, 1955); as amended by: section 3 of the Security Deposit Act, D.C. Law 1-48, 22 DCR 2823 (November 28, 1975); and section 2 of the Adjustment of Interest Rates Paid on Rental Security Deposits Amendment Act of 1992, D.C. Law 9-212, §§ 2908.1(b) and 2908.5, 40 DCR 2204 (March 17, 1993), incorporating by reference the text of D.C. Act 9-341, 40 DCR 23 (December 21, 1992); as amended by D.C. Act 16-633 at 54 DCR 889 (February 2, 2007).

309 REPAYMENT OF SECURITY DEPOSITS TO TENANTS

- Within forty-five (45) days after the termination of the tenancy, the owner shall do one of the following:
 - (1) Tender payment to the tenant, without demand, any security deposit and any similar payment paid by the tenant as a condition of tenancy in addition to the stipulated rent, and any interest due the tenant on that deposit or payment as provided in paragraph (4)(a) and (a-1) (14 DCMR § 311); or
 - (2) Notify the tenant in writing, to be delivered to the tenant personally or by certified mail at the tenant's last known address, of the owner's intention to withhold and apply the monies toward defraying the cost of expenses properly incurred under the terms and conditions of the security deposit agreement.
- 309.2 The owner, within 30 days after notification to the tenant pursuant to the requirement of paragraph (2)(a)(2) (14 DCMR § 309.1(b)), shall tender a refund of the balance of the deposit or payment, including interest not used to defray such expenses, and at the same time give the tenant an itemized statement of the repairs and other uses to which the monies were applied and the cost of each repair or other use.
- 309.3 Failure by the owner to comply with § 309.1 and § 309.2 of this section shall constitute prima facie evidence that the tenant is entitled to full return, including interest as provided in § 311, of any deposit or other payment made by the tenant as security for performance of his or her obligations or as a condition of tenancy, in addition to the stipulated rent.
- Failure by the owner to serve the tenant personally or by certified mail, after good faith effort to do so, shall not constitute a failure by the owner to comply with § 309.1 and § 309.2.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2908, Commissioners' Order 55-1503 (August 11, 1955); as amended by: section 3 of the Security Deposit Act, D.C. Law 1-48, 22 DCR 2823 (November 28, 1975); and section 2 of the Unitary Rent Ceiling Adjustment Amendment Act of 1992, D.C. Law 9-191, §§ 2908.6 and 2908.7, 40 DCR 2184 (April 2, 1993); as amended by D.C. Act 16-633 at 54 DCR 889 (February 2, 2007).

310 RETURN OF SECURITY DEPOSIT: INSPECTION OF PREMISES

- In order to determine the amount of the security deposit or other payment to be returned to the tenant, the owner may inspect the dwelling unit within three (3) days, excluding Saturdays, Sundays, and holidays, before or after the termination of the tenancy.
- The owner shall conduct the inspection, if the inspection is to be conducted, at the time and place of which notice is given to the tenant.
- The owner shall notify the tenant in writing of the time and date of the inspection.
- The notice of inspection shall be delivered to the tenant, or at the dwelling unit in question, at least ten (10) days before the date of the intended inspection.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2908, Commissioners' Order 55-1503 (August 11, 1955); as amended by section 3 of the Security

311 INTEREST ON SECURITY DEPOSIT ESCROW

ACCOUNTS

- The interest in the escrow account described in § 309 on all money paid by the tenant prior to or during the tenancy as a security deposit, decorating fee, or similar deposit or fee, shall commence on the date the money is actually paid by the tenant, or within thirty (30) days after February 20, 1976, whichever is later, and shall accrue at not less than the statement savings rate then prevailing on January 1st and on July 1st for each 6-month period (or part thereof) of the tenancy which follows those dates. On those dates, the statement savings rate in the District of Columbia financial institution in which the escrow account is held shall be used. All interest earned shall accrue to the tenant except for that described in paragraph (4)(a-1) or as set forth in paragraph (2) (14 DCMR § 309).
- Interest on an escrow account shall be due and payable by the owner to the tenant upon termination of any tenancy of a duration of twelve (12) months or more, unless an amount is deducted under procedures set forth in paragraph (2) (14 DCMR §§ 309.1 and 309.2). Any housing provider violating the provisions of this section by failing to pay interest on a security deposit escrow account that is rightfully owed to a tenant in accordance with the requirements of this section, shall be liable to the Rent Administrator or Rental Housing Commission, as applicable, for the amount of the interest owed, or in the event of bad faith, for treble that amount. For the purposes of this paragraph, the term "bad faith" means any frivolous or unfounded refusal to return a security deposit, as required by law, that is motivated by a fraudulent, deceptive, misleading, dishonest, or unreasonably self-serving purpose and not by simple negligence, bad judgment, or an honest belief in the course of action taken. Any housing provider who willfully violates the provisions of this section by failing to pay interest on a security deposit escrow account that is rightfully owed to a tenant in accordance with the requirements of this section shall be subject to a civil fine of not more than \$ 5000 for each violation.
 - (1) If the housing provider invests the security deposit in an account with an interest rate that exceeds that of the statement savings rate as required in subparagraph (a)(14) (14 DCMR § 311.1), the housing provider may apply up to 30% of the excess interest for administrative costs or other purposes.
- Except in cases where no interest is paid to the tenant as provided in § 311.2, the owner shall not assign the account or use it as security for loans.
- It is the intent of this section that the account referred to in this section and § 309 shall be used solely for the purpose of securing the lessees' performance under the lease.
- This section and § 309 and § 310 shall not be subject to the notice requirements of any other section of this subtitle.

SOURCE: The Housing Regulations of the District of Columbia, 5G DCRR § 2908, Commissioners' Order 55-1503 (August 11, 1955); as amended by: section 3 of the Security Deposit Act, D.C. Law 1-48, 22 DCR 2823 (November 28, 1975); and section 2 of the Adjustment of Interest Rates Paid on Rental Security Deposits Amendment Act of 1992, D.C. Law 9-212, § 2908.4(a), 40 DCR 2204 (March 17, 1993), incorporating by reference the text of D.C. Act 9-341, 40 DCR 23 (December 21, 1992); as amended by D.C. Act 16-633 at 54 DCR 889 (February 2, 2007).

315 NOTIFICATION REQUIRED

- Prior to the acceptance of a nonrefundable application fee or security deposit, the owner of the habitation shall provide written notice of any requests that are pending for an adjustment in the rent ceiling of the habitation, as the adjustments are specifically enumerated in section 207 of the Rental Housing Act of 1985, D.C. Law 6-10, D.C. Official Code § 42-3502.07 (2001).
- The notification shall include the current rent ceiling, the new rent ceiling requested in the petition, the petition filing date and petition number, and the nature of any repairs or rehabilitation planned in the dwelling unit as part of the petition.
- A violation of this section shall be a Class 2 civil infraction pursuant to Titles I- III of the Department of Consumer and Regulatory Affairs Infractions Act of 1985. Adjudication of any infraction of this article shall be pursuant to titles I-III of the Department of Consumer and Regulatory Affairs Civil Infractions Act of 1985.

SOURCE: Section 2 of the Rent Ceiling Adjustment Notification Amendment Act of 1992, D.C. Law 9-79, §§ 2915.1 through 2915.3, 39 DCR 673 (February 7, 1992).

399 **DEFINITIONS**

399.1 The provisions of section 199 of chapter 1 of this title and the definitions set forth in that section shall be applicable to this chapter.

CHAPTER 1, § 106, AND CHAPTER 3.	
TENANT INITIAL HERE: MR	.
THIS IS A LEGALLY BINDING CONTRA THIS LEASE, SEEK LEGAL ADVICE BE	CT. IF YOU DO NOT UNDERSTAND ALL OF THE TERMS OF EFORE SIGNING IT.
IN WITNESS WHEREOF , Landlo above.	rd and Tenant have signed this Lease as of the date first written
WITNESS:	TENANT:
	Matthew Rosenfeld
WITNESS:	LANDLORD:
	By: Jacque Moll
Print Name:	
	Print Name:
	Its:

38. HOUSING REGULATIONS. TENANT ACKNOWLEDGES RECEIPT OF THE FOLLOWING SECTIONS OF THE DISTRICT OF COLUMBIA HOUSING REGULATIONS: CHAPTER 1, § 101,

SUPPORT OR SERVICE ANIMAL AMENDMENT TO ANIMAL ADDENDUM



September 18, 2023 (when this Addendum is filled out)

1.	DWELLING UNIT DESCRIPTION. Unit No. 290G1 , 1829 Summit Pl		The tenant is responsible for the care of the support or service animal. In the event the support or service animal is sick or injured and you are unavailable to seek treatment for the
	Washington, D.C., 20009 (zip code).		animal, we will have the right (but not the duty) to contact a veterinarian and incur on your behalf any necessary veterinarian charges to render aid or treatment to the animal.
2.	LEASE CONTRACT DESCRIPTION. Lease Contract date: August 9, 2023 Owner's name: 1829 Summit Place (DC), LLC		We will not charge a security deposit for your support or service animal. You will, however, be liable for any damages that this animal may cause.
		3	SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this form:
	Tenants (list all tenants): Matthew D Rosenfeld		
	You acknowledge that the ownership of or need for the support or service animal does not entitle you to permit the animal to bother, threaten or harm other tenants or persons without cause. While in common areas the animal must be supervised and the tenant must retain control of the animal at all times. Tenant is responsible for the proper disposal of animal waste. You acknowledge that if the animal violates the rules in the Animal Addendum or community rules, we have the right to evict both you and the support or service animal, as well as exercise other remedies under the lease. You acknowledge that unless you request and receive an accommodation and/or prior written approval your support or service animal is not permitted in the common areas.		
	You are legally bound by this do	ocui	nent. Please read it carefully.
	Tenant or Tenants (All tenants must sign)		Owner or Owner's Representative (Signs below)
M	latthew Rosenfeld	g	Pacque Moll
		_	Date of Signing Addendum 09/21/2023



ADDENDUM REGARDING RECREATIONAL and MEDICAL MARIJUANA USE



	DWELLING UNIT DESCRIPTION. Unit. No	5.	The Property in which the Dwelling Unit listed above is located follows and complies with federal law regarding use of controlled substances and does, and will continue to prohibit the possession, use, manufacture, distribution or sale of any controlled substance, including marijuana, or any products of any kind infused with or containing marijuana, or any use of marijuana by the Tenant and/or guests. A violation of this Addendum is a violation of the Tenant's Lease, and in addition may result in enforcement by governmental authorities. If you have any questions or concerns about this Addendum, please speak to management. By signing below, the Tenant 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. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	Where the terms and conditions of this Addendum vary from or contradict any terms or conditions set forth in the Lease Contract, this Addendum shall control.		
3.	The Legalization of Marijuana for Medical Treatment Amendment Act of 2010 and District of Columbia Muni. Regs. 22-C3 (2017) permits the limited use of medical marijuana and use of limited amounts of marijuana for personal use, 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, apartment complexes are not required to accommodate the use of marijuana by a tenant who is a current medical marijuana user.		
1	Tenant or Tenants (sign here)		Date of Signing Addendum
	latthew Rosenfeld		09/18/2023
_	Owner or Owner's Representative (signs here)		Date of Signing Addendum
4/4	acaue/ivioll/		09/21/2023



CRIME/DRUG FREE HOUSING ADDENDUM



DWELLING UNIT DESCRIPTION. Unit. No. 290G1 ,1829 Summit P1	 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 as the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation of any such federal law shall constitute a material violation of this rental agreement.) 5. Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with his or her unit. 6. Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Tenants, or involving imminent, actual or substantial property 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 Tenant'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 OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed a serious violation, and a material default, of the parties' Lease Contract. It is understood that a single violation shall be good cause for taking action to terminate the Lease Contract. In addition to the foregoing, Owner may terminate Tenant's tenancy for any other lawful reason, and by any lawful method. 5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise required by law, proof of violation of any criminal law shall not require a criminal conviction. 6. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
 Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest. 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 	
Substances Act. Tenant or Tenants (sign here)	Date of Signing Addendum
Matthew Rosenfeld	09/18/2023
District of Columbia and/or the Federal Controlled Substances Act. Tenant or Tenants (sign here)	
Owner or Owner's Representative (signs here)	Date of Signing Addendum
Pacque Moll	09/21/2023



ADDENDUM PROHIBITING SHORT-TERM SUBLETTING OR RENTAL



	DWELLING UNIT DESCRIPTION. Unit No. 290G1 , 1829 Summit Pl	consent. Permitting your dwelling to be used for any sublettin 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. 6. REMEDY FOR VIOLATION. Any violation of this Addendum constitutes a material violation of the Lease Contract, and a such we may exercise any default remedies permitted in the Lease Contract, including termination of your tenancy, is accordance with local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawfur reason, or by any lawful method.
	Tenants (list all tenants): Matthew D Rosenfeld	7. TENANT 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 action 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 tenants and violence or attempted violence to another person. It accordance with applicable law, without limiting your liability you agree we shall have the right to collect against any renter or liability insurance policy maintained by you for any losse or damages that we incur as the result of any violation of the terms of this Addendum.
	This document shall serve as an addendum ("the Addendum") to the Apartment Lease Contract (the "Lease") between Tenant and Owner. Where the terms of the Lease and this Addendum may conflict, the terms of this Addendum shall control.	8. SEVERABILITY. If any provision of this Addendum of 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 of otherwise affecting the remainder of this Addendum or the
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.	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 printer form:
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 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. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time without our prior written	
	Tenant or Tenants (All tenants must sign)	Owner or Owner's Representative (Signs below)
<u>M</u>	Natthew Rosenfeld	Jacque Moll
		Date of Signing Addendum 09/21/2023



PACKAGE ACCEPTANCE ADDENDUM



1.	DWELLING UNIT DESCRIPTION.						
	Unit No 290G1						
		(street address) in					
	Washington, D.C.,	20009					
	(zip code).						
2.	LEASE CONTRACT DESCRIPTION.						
	Lease Contract date: August 9, 2023						
	Owner's name: 1829 Summit Place (DC), LLC						
	Tenants (list all tenants):						
	Matthew D Rosenfeld						
	This document shall serve as an addendum ("the Addendum")						
	that is hereby incorporated in	•					
	Apartment Lease Contract (the "I						
	Owner. Where the terms of the						
	may conflict, the terms of this	Audendum Shan control.					

3. PURPOSE OF ADDENDUM. By signing this Addendum, you wish for us to sign for, and to accept, U.S. mail and privately-delivered packages or other items on your behalf, subject to the terms and conditions set forth herein.

4. PACKAGE ACCEPTANCE.

- A. Generally. You hereby authorize us and our agent to accept, on your behalf, any package or item delivered to our on-site management office during disclosed business hours, including but not limited to any package delivered by the U.S. Postal Service or by any private courier service or individual. You also specifically authorize us to sign on your behalf if the person or entity delivering said package or item requires an adult signature prior to delivery, including but not limited to the delivery of certified or registered mail. A photo I.D. is required before any packages will be released. Packages will only be released to verified Tenants or approved representatives.
- **B.** Limitations. You understand and agree that we may refuse to accept any package for any reason or no reason at all.
- 5. TIME LIMITATION. Due to limited storage space, you are required to pick up your package as soon as possible. You also agree that we shall have no duty whatsoever to hold or store any package for more than ______ days after receipt (accordingly, you should notify the management office if you are going to be away from the apartment home and expect to be receiving a package(s)). After that time, you agree that any such package is deemed abandoned and you authorize us to return the package to its original sender, and you agree that we will have no liability to you.

- 6. DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER. You acknowledge that no charge is made for this service and, in consideration of this gratuitous service, you agree to the following: As to any package for which we sign and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package, nor do we have any duty to maintain, protect, or deliver said package to you, nor do we have any duty to make said package available to you outside disclosed business hours. Unless otherwise prohibited by law, any packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risks whatsoever associated with any loss or damage to your packages and personal property. Unless otherwise prohibited by law, you, your guests, family, invitees, and agents hereby waive and release us and our agent (and their respective employees) from any and all claims, liabilities, damages and costs (including, without limitation, attorneys' fees), of whatsoever nature, for receiving, holding, losing, misplacing, damaging or destroying any such package or item received by us, 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 loss of or damage to property or 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.
- 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.** This Addendum shall remain in effect continuously until such date as you deliver to us or we deliver to you written notice of termination of this Addendum, but the release and indemnity set forth above shall nonetheless survive any such termination.

SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:	
Tenant or Tenants	Owner or Owner's Representative
(All tenants must sign)	(Signs below)
atthew Rosenfeld	Jacque Moll
	Date of Signing Addendum
	09/21/2023

E-SIGNATURE CERTIFICATE

This certificate details the actions recorded during the signing of this Document.



DOCUMENT INFORMATION

Status	Signed
Document ID	397514404
Submitted	09/21/23
Total Pages	45
Forms Included	Lead Hazard Disclosure Addendum, Apartment Lease Form, Animal Addendum, All-In-One Utility Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Asbestos Addendum, Lease Contract Buy-Out Agreement, Community Policies, Rules, & Regulations, Renter's or Liability Insurance Addendum, D.C. Housing Code (101-106 & 300-399), D.C. Housing Regulations Signature Page, Assistance Animal Addendum, Addendum Regarding Recreational and Medical Marijuana Use, Crime/Drug Free Housing Addendum, Short-Term Subletting or Rental Prohibited, Package Acceptance Addendum

PARTIES

Matthew Rosenfeld

signer key: 2eab7fe4be08d04d5c046aef30be4f81

IP address: 173.79.27.213

signing method: Blue Moon eSignature Services

 $authentication\ method:\ eSignature\ by\ email\ matthew.rosenfeld 22@gmail.com$

browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/116.0.0.0 Safari/537.36



Jacque Moll

signer key: 9d32651ecdc9c9b7a8c2d576ecef359e

IP address: 10.100.20.45

signing method: Blue Moon eSignature Services

authentication method: eSignature by email jmoll@cimgroup.com

browser: PHP 7.3.29/SOAP

Jacque Moll

(Property Manager)

DOCUMENT AUDIT

1	09/18/23 05:00:34 PM CDT	Matthew Rosenfeld accepted Consumer Disclosure
2	09/18/23 06:28:36 PM CDT	Matthew Rosenfeld dated Lead Hazard Disclosure Addendum
3	09/18/23 06:28:37 PM CDT	Matthew Rosenfeld signed Lead Hazard Disclosure Addendum
4	09/18/23 06:28:45 PM CDT	Matthew Rosenfeld initialed Lead Hazard Disclosure Addendum
5	09/18/23 06:28:46 PM CDT	Matthew Rosenfeld initialed Lead Hazard Disclosure Addendum
6	09/18/23 06:33:52 PM CDT	Matthew Rosenfeld signed Apartment Lease Form
7	09/18/23 06:40:46 PM CDT	Matthew Rosenfeld signed Animal Addendum
8	09/18/23 06:43:54 PM CDT	Matthew Rosenfeld signed All-In-One Utility Addendum
9	09/18/23 06:43:56 PM CDT	Matthew Rosenfeld dated All-In-One Utility Addendum
10	09/18/23 06:45:51 PM CDT	Matthew Rosenfeld signed Bed Bug Addendum
11	09/18/23 06:49:02 PM CDT	Matthew Rosenfeld signed Mold Information and Prevention Addendum
12	09/18/23 06:53:10 PM CDT	Matthew Rosenfeld signed Asbestos Addendum
13	09/18/23 06:53:12 PM CDT	Matthew Rosenfeld dated Asbestos Addendum
14	09/18/23 06:54:57 PM CDT	Matthew Rosenfeld signed Lease Contract Buy-Out Agreement

DOCUMENT AUDIT CONTINUED

15	09/18/23 06:56:58 PM CDT	Matthew Rosenfeld signed Community Policies, Rules, & Regulations
16	09/18/23 06:57:00 PM CDT	Matthew Rosenfeld dated Community Policies, Rules, & Regulations
17	09/18/23 06:57:41 PM CDT	Matthew Rosenfeld signed Renter's or Liability Insurance Addendum
18	09/18/23 07:00:10 PM CDT	Matthew Rosenfeld signed D.C. Housing Code (101-106 & 300-399)
19	09/18/23 07:00:20 PM CDT	Matthew Rosenfeld initialed D.C. Housing Regulations Signature Page
20	09/18/23 07:00:25 PM CDT	Matthew Rosenfeld signed D.C. Housing Regulations Signature Page
21	09/18/23 07:01:12 PM CDT	Matthew Rosenfeld signed Assistance Animal Addendum
22	09/18/23 07:03:01 PM CDT	Matthew Rosenfeld signed Addendum Regarding Recreational and Medical Marijuana Use
23	09/18/23 07:03:02 PM CDT	Matthew Rosenfeld dated Addendum Regarding Recreational and Medical Marijuana Use
24	09/18/23 07:03:12 PM CDT	Matthew Rosenfeld signed Crime/Drug Free Housing Addendum
25	09/18/23 07:03:14 PM CDT	Matthew Rosenfeld dated Crime/Drug Free Housing Addendum
26	09/18/23 07:03:25 PM CDT	Matthew Rosenfeld signed Short-Term Subletting or Rental Prohibited
27	09/19/23 04:00:28 PM CDT	Matthew Rosenfeld signed Package Acceptance Addendum
28	09/19/23 04:00:49 PM CDT	Matthew Rosenfeld submitted signed documents
29	09/21/23 11:19:52 AM CDT	Jacque Moll signed Lead Hazard Disclosure Addendum
30	09/21/23 11:19:52 AM CDT	Jacque Moll initialed Lead Hazard Disclosure Addendum
31	09/21/23 11:19:52 AM CDT	Jacque Moll dated Lead Hazard Disclosure Addendum
32	09/21/23 11:19:52 AM CDT	Jacque Moll signed Apartment Lease Form
33	09/21/23 11:19:52 AM CDT	Jacque Moll signed Animal Addendum
34	09/21/23 11:19:52 AM CDT	Jacque Moll dated Animal Addendum
35	09/21/23 11:19:52 AM CDT	Jacque Moll signed All-In-One Utility Addendum
36	09/21/23 11:19:52 AM CDT	Jacque Moll dated All-In-One Utility Addendum
37	09/21/23 11:19:52 AM CDT	Jacque Moll signed Bed Bug Addendum
38	09/21/23 11:19:52 AM CDT	Jacque Moll dated Bed Bug Addendum
39	09/21/23 11:19:52 AM CDT	Jacque Moll signed Mold Information and Prevention Addendum
40	09/21/23 11:19:52 AM CDT	Jacque Moll signed Asbestos Addendum
41	09/21/23 11:19:52 AM CDT	Jacque Moll dated Asbestos Addendum
42	09/21/23 11:19:52 AM CDT	Jacque Moll signed Lease Contract Buy-Out Agreement
43	09/21/23 11:19:52 AM CDT	Jacque Moll signed Community Policies, Rules, & Regulations
44	09/21/23 11:19:52 AM CDT	Jacque Moll dated Community Policies, Rules, & Regulations
45	09/21/23 11:19:52 AM CDT	Jacque Moll signed Renter's or Liability Insurance Addendum
46	09/21/23 11:19:52 AM CDT	Jacque Moll signed D.C. Housing Code (101-106 & 300-399)
47	09/21/23 11:19:52 AM CDT	Jacque Moll signed D.C. Housing Regulations Signature Page
48	09/21/23 11:19:52 AM CDT	Jacque Moll signed Assistance Animal Addendum
49	09/21/23 11:19:52 AM CDT	Jacque Moll dated Assistance Animal Addendum
50	09/21/23 11:19:52 AM CDT	Jacque Moll signed Addendum Regarding Recreational and Medical Marijuana Use
51	09/21/23 11:19:52 AM CDT	Jacque Moll dated Addendum Regarding Recreational and Medical Marijuana Use
52	09/21/23 11:19:52 AM CDT	Jacque Moll signed Crime/Drug Free Housing Addendum
53	09/21/23 11:19:52 AM CDT	Jacque Moll dated Crime/Drug Free Housing Addendum
54	09/21/23 11:19:52 AM CDT	Jacque Moll dated Short-Term Subletting or Rental Prohibited
55	09/21/23 11:19:52 AM CDT	Jacque Moll signed Short-Term Subletting or Rental Prohibited
56	09/21/23 11:19:52 AM CDT	Jacque Moll signed Package Acceptance Addendum
57	09/21/23 11:19:52 AM CDT	Jacque Moll dated Package Acceptance Addendum
58	09/21/23 11:19:52 AM CDT	Jacque Moll submitted signed documents