

RADON TESTING AND DISCLOSURE NOTICE



1. DWELLING DESCRIPTION.

Apartment No. TBD, 2726 Moorhead Ave
(street address) in Boulder (city),
Colorado, 80305 (zip code) ("apartment" or the "premises").

Owner's name: GEDR UNION BASELINE, LLC

Residents or Prospective Residents (*list all prospective residents*):

Robert Perez

2. RADON DISCLOSURE.

We are required to provide the below disclosure in accordance with C.R.S. 38-12-803:

THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMENDS THAT ALL TENANTS HAVE AN INDOOR RADON TEST PERFORMED BEFORE LEASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL. RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER. RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. A LANDLORD IS REQUIRED TO PROVIDE THE TENANT WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY.

3. KNOWLEDGE OF RADON CONCENTRATION.

- A radon test(s) has been conducted on the Residential Real Property as defined by C.R.S. 38-12-803.
- If this box is checked, radon concentration has been detected. Additional information regarding the most current records and reports that pertain to radon concentration within the Residential Real Property that We have knowledge of will be provided to You. If this box is not checked, we do not have records and reports, and/or knowledge that pertain to radon concentration within the Residential Real Property.
- We have no knowledge of a radon test(s) having been conducted on the Residential Real Property.
- The most current records and reports pertaining to radon concentrations within the Residential Real Property are provided with this disclosure.

4. MITIGATION AND REMEDIATION.

If applicable, radon mitigation or remediation performed is described below:

N/A

5. RADON MITIGATION SYSTEM.

This Residential Real Property does does not have a radon mitigation system. If this Residential Real Property does have a radon mitigation system, additional information regarding the system description and documentation of the system is described below: N/A

6. EDUCATION RESOURCES AVAILABLE.

We will provide information regarding radon that is from the Department of Public Health and Environment.

7. SPECIAL PROVISIONS.

The following special provisions control over conflicting provisions of this printed form:

N/A

The prospective Resident(s) signing below acknowledge that they have received a copy of this Radon Disclosure and radon brochure before being obligated to sign the Lease Contract.

Prospective Resident or Resident(s)
(All Prospective Residents must sign)

Owner or Owner's Representative
(signs below)





RADON



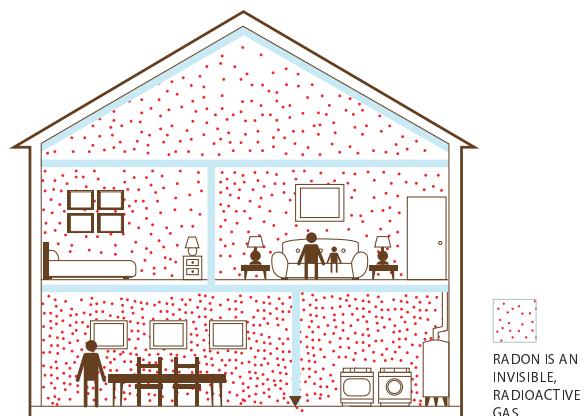
and

REAL ESTATE TRANSACTIONS

in Colorado

November 2022

More often, informed buyers are having radon tests performed when purchasing a home. Discovering elevated radon concentrations doesn't mean you need to walk away from the deal! Testing for and mitigating radon is easy and affordable.



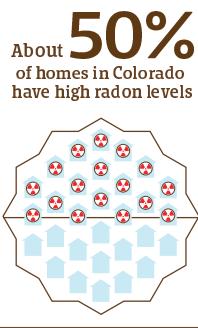
Understanding Radon

RADON OCCURS NATURALLY

Radon is an invisible, radioactive gas created from natural deposits of uranium and radium in the soil. Radon is easily drawn into homes through cracks and gaps in the foundation and can reach concentrations that increase the potential for developing lung cancer.

Although there are rare cases where radon comes from building materials, the major source of radon in Colorado homes comes from natural deposits of uranium and radium commonly found in Colorado's soil. It is rarely caused by mankind like other environmental concerns.

2 RADON AND REAL ESTATE TRANSACTIONS IN COLORADO



RADON LEVELS ARE HIGH IN COLORADO

Data collected by the Colorado Department of Public Health and Environment indicates that approximately 50% of homes in Colorado have radon levels higher than the U.S. Environmental Protection Agency (EPA)-recommended action level of 4 picocuries per liter of air (pCi/L). All of Colorado – not just the mountains or foothills – is considered to be at high risk for elevated indoor radon levels.

Radon levels can be elevated in a variety of structures, including:

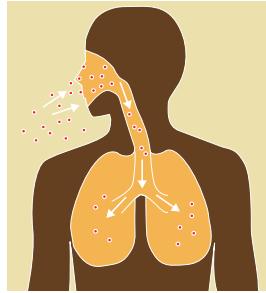
- New and old homes.
- Homes built on all types of foundations, including slab-on-grade, crawlspaces, and basements.

RADON EXPOSURE CAUSES LUNG CANCER

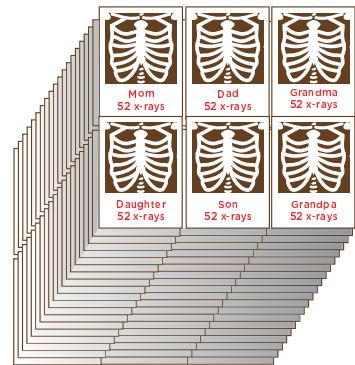
As uranium and radium breaks down in the soil, radon gas is created. Radon is then pulled into homes by a natural stack effect, releasing solid radioactive particles that can be inhaled into your lungs. These particles are referred to as radon decay products. This radiation can damage your lungs and increase your risk of developing lung cancer.

Residential case-control studies, as well as carefully controlled studies on animals and miners, have shown that prolonged exposure to radon decay products can significantly increase a person's potential for lung cancer.

- Radon is a Class A carcinogen; that is, it is known to cause cancer in humans with prolonged exposure. It is in the same class as tobacco products.



■ The average indoor radon level in the U.S. is about 1.3 pCi/L in air. In Colorado, the average indoor radon level is about 6.4 pCi/L. Living in a home with average levels of radon in Colorado for 1 year is like having more than 200 chest x-rays every year. That's more than 3 chest x-rays per week, per person, per year.



■ The United States Surgeon General, the American Lung Association, and the Environmental Protection Agency recommend that people avoid long-term radon exposure at or above 4 pCi/L.

■ Every year in the U.S., over 20,000 people die from radon-induced lung cancer. In Colorado, approximately 500 people die annually from radon-induced lung cancer. Long-term residential radon exposure is the second leading cause of lung cancer in the general population (cigarette smoking is the first).

(Field, R. William. 'A Review of Residential Radon Case-Control Epidemiologic Studies Performed in the United States.' *Reviews on Environmental Health* 16.3 (2001): 151-67. Print.)

Real Estate Transaction Requirements

RADON DISCLOSURE IS REQUIRED IN COLORADO REAL ESTATE TRANSACTIONS

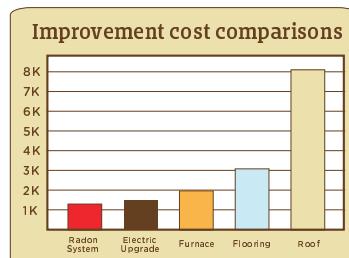
Section N of the Environmental Conditions portion of the Colorado Seller's Property Disclosure Form specifically lists radon as a hazard that, if known by the seller to exist or ever have existed, must be disclosed. This is true even if previous test results were less than 4 pCi/L. In all cases, sellers should provide copies of any test results to potential buyers. If a radon mitigation system exists, it should also be disclosed, as it is presumed that radon had existed previously, and that if the system were to fail, the radon level would return to its original level.

SPD19-6-17. SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)		
N.	ENVIRONMENTAL CONDITIONS - If you know of any of the following EVER EXISTED on my part of the Property check the "Yes" column	Comments
1	Hazardous materials on the Property, such as radioactive, toxic, or hazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products	<input type="checkbox"/>

Radon section on Seller's Property Disclosure document

RADON LEVELS CAN BE FIXED

If radon concerns are discovered during the home inspection process, they can be fixed through mitigation. Normal real estate negotiation procedures can be used to resolve the costs associated with radon mitigation.



Testing

TEST FOR RADON DURING THE INSPECTION PROCESS

At the time of resale, it is important to know what the radon exposure risk could be, independent of how someone else operates or lives in a home. Reliable testing devices and methods exist and are readily available to determine indoor radon levels.

SELECT CERTIFIED AND LICENSED RADON CONTRACTORS

Lists of these individuals can be found at www.coloradoradon.info under the "testing and mitigating your home" link. Certified contractors have been trained in the proper placement of radon measurement devices and the interpretation of the results. They use high-quality testing devices that can accurately determine the radon risk of the home.

Follow these steps to ensure that your new home will keep your family safe and healthy for years to come:

- 1 Find the house you want to buy.
- 2 As part of the home inspection process, request a short-term radon test using a certified and licensed radon measurement contractor. Your home inspector may or may not be qualified to conduct radon testing.
- 3 If the short-term test result is less than 4 pCi/L, the EPA does not recommend any immediate action; however, consider conducting a long-term test (90 days up to a year) after your family moves into the home, as there is still some risk at exposures less than 4 pCi/L.
- 4 If the short-term test result is 4 pCi/L or higher, consider asking the seller to pay for a mitigation system. The seller is not legally required to pay for mitigation; this is a negotiation between the buyer and seller, just like any other home repair.

You can consider purchasing the property and reducing the radon levels after moving into the home. All homes can be fixed!

- 5 Once you decide to install a mitigation system in the house, seek bids from certified and licensed mitigation contractors who are willing to guarantee the results to below 4 pCi/L. A
- 6 Use bids from certified contractors as a basis for negotiations with the seller.
- 7 If the seller is willing to pay for a mitigation system, work with your real estate professional to determine the best way to obtain the funding from the seller and have the system installed by a certified and licensed contractor after taking possession of the property. This will help to ensure that you are happy with the system design.

TESTING TYPES, PURPOSE, AND CONDITIONS

Potential for Radon Exposure

- Short-term test, typically 2-5 days.
- Conduct test under closed-house conditions 12 hours prior to start of test and throughout test.
- Test lowest potentially livable level of home, even if it is unfinished.
- Commonly used at time of resale.

Risk of Exposure Living in Home

- Long-term test, typically 91 days up to 1 year.
- Conduct test under normal day-to-day living conditions.
- Test lowest potentially livable level of home, even if it is unfinished.
- Commonly used outside of a real estate transaction or as a basis of escrow fund release.

IF YOU LOVE THE HOUSE, BUY IT

Buyers should not be reluctant to buy a home with elevated radon levels. They should take action to reduce radon after they move in. If the radon test results show a potential radon concern, consider doing a long-term test after you move in and before you install a radon mitigation system.

The amount of radon exposure you have depends on where you spend your time. Doing a long-term test after you move in allows you to control the test conditions to better measure your actual radon exposure. If needed, you can then decide with your certified and licensed contractor about the need for mitigation. A long-term test should be placed for a minimum of 91 days up to 1 year after you move into the home.

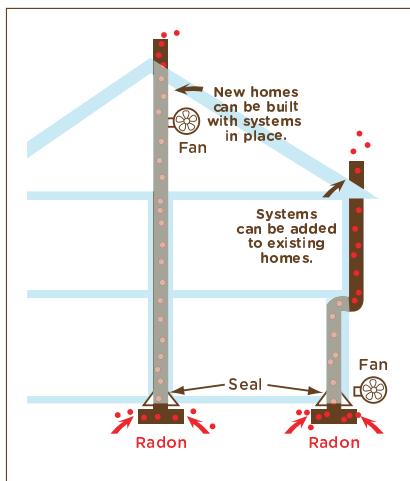
Mitigation

REDUCING RADON IS EASY AND INEXPENSIVE

Considerable research has been conducted by educational institutions and private industries in Colorado and elsewhere that provides evidence-based practices for mitigating radon in homes, schools, and commercial buildings. The techniques are straightforward and reliable.

However, mitigation requires more than trying to seal openings in the foundation. In fact, caulking and sealing of foundation openings, on its own, has proven NOT to be a suitable method for reducing radon levels.

Mitigation should be done by a certified and licensed contractor who will install the system according to Radon Mitigation Standards and local building codes. A list of certified and licensed radon mitigation contractors is available at www.coloradoradon.info.



Mitigation Systems

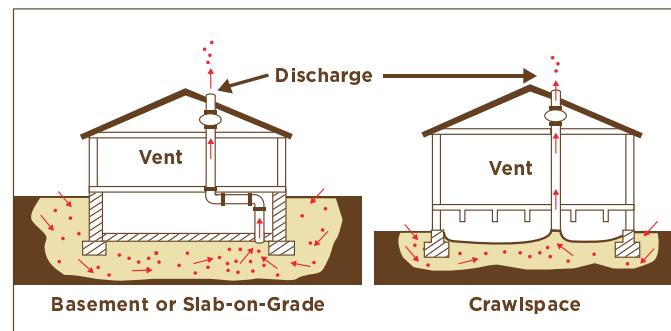
Radon systems are designed and installed based on the construction of a home, not on the existing radon levels. Radon is mitigated when a system is installed that pulls radon-laden soil gas from underneath the foundation or crawlspace and exhausts it outside of the building, far enough away from windows and other openings that it will not re-enter the home.

A mitigation system usually consists of plastic pipe connected to an air pocket surrounded by the soil, either through a hole in the slab, via a sump lid connection, in a perimeter drain, or from beneath a plastic sheet in a crawl space. A quiet, continuously operating fan is attached to the pipe and discharges the radon outdoors.

A home with more than one foundation can present challenges to collecting the soil gas from under all portions of the building. However, qualified mitigation contractors typically can connect multiple systems together so that only one fan is required.

Crawlspace Systems

For crawlspace mitigation systems, contractors need to lay perforated pipe, install plastic sheeting over the piping, seal it to the walls, and then route the piping to the fan. These systems can be more costly; however, the added benefit of reducing moisture in the crawlspace, in addition to reducing radon, can be a significant benefit.



Costs

It's best to get involved in how the radon mitigation system will be installed if you will be the future occupant of the property. Costs depend on the amount of effort it takes the contractor to conceal the system and maintain the visual appeal of the home. Although a system routed up the outside of the building will reduce radon quite well, it may not be as visually appealing as one that is routed through the interior of the home.

Average U.S. installation cost: \$1,500

Average operating cost in Colorado: \$3/month

Expected life span of fan: 8-10 years

Fan replacement cost: \$145-\$300

Periodic maintenance: Test every 2 years

- 6 All homes with mitigation systems should be retested no sooner than 24 hours (no later than 30 days) after installation to verify radon mitigation is working and has lowered radon levels to below 4 pCi/L. The home should be retested every two years to make sure the mitigation system is operating properly.
- 7 If purchasing a home or building with an existing radon mitigation system, it should be tested prior to purchase and every two years to confirm it's working properly.

Key Elements of Mitigation Systems

U.S. EPA recommends standards for radon mitigation systems. Your qualified contractor should understand and follow these standards. standards.aarst.org

- 1 The discharge point of the system must:
Be at least 10 feet above grade;
Be at least 10 feet away or 2 feet above any opening to the interior of the home; AND
Terminate above the eave of the roof.
- 2 System fans should not be located inside a home, building, or in a crawlspace. They can be in an attic, on the outside of the house, or in the garage (provided there is no living space above the garage).
- 3 There should be a gauge (manometer) located in a prominent location (inside the home) that will easily show the occupant that the system is functioning properly.
- 4 Power to the fan should be run in accordance with local electric codes, including permits where required.
- 5 All portions of the system should be labeled and a simple instruction manual, with warranties, provided to the homeowner.

SELECT CERTIFIED AND LICENSED RADON MITIGATION CONTRACTORS

Lists of these individuals can be found at www.coloradoradon.info under the "testing and mitigating your home" link.

In addition to contractor selection, homeowners should always:

- 1 Ask for references.
- 2 Get several bids, as with any home repair.
- 3 Require proof of certification and licensure.
- 4 Ask for proof of liability insurance, being bonded, and having all necessary licenses to satisfy local requirements.
- 5 Ask for a clear contract with a guarantee below 4 pCi/L and a warranty.

ASK FOR A RADON MITIGATION SYSTEM IN NEW HOMES

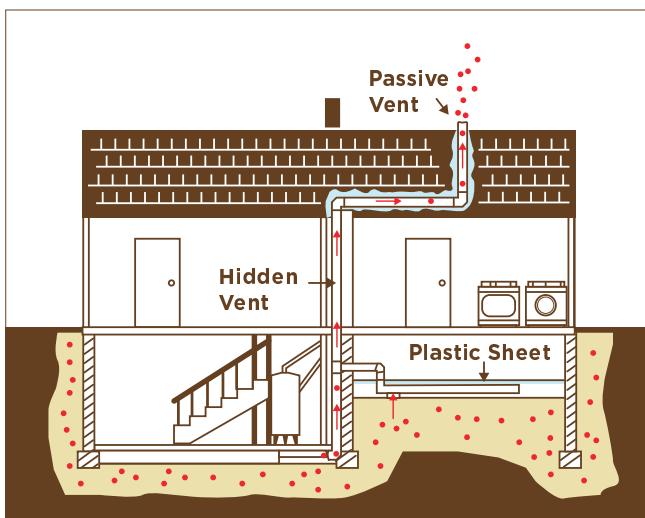
A considerable number of Colorado homebuilders routinely put mitigation systems in homes during the building process. In many locations in Colorado, local building codes require that a radon system be installed in all new homes. Check with your local building department. In areas where it is not a building code requirement, it may be offered as an additional option by the builder.

If you're building a new home:

- Ask your builder to install a radon system during construction.
- Test the home or building after completion to ensure it reduces the radon levels below 4 pCi/L.

Installing a system while a house or building is being constructed can be advantageous because:

- The piping can be easily concealed.
- The vent pipe can exit the roof and appear as a normal roof penetration.
- The sub-grade can be prepared to collect radon easily.
- Multiple foundations (such as in a basement and a crawl space) can be hooked up to a single vent, which also can be concealed in walls.
- When done correctly, the system often works passively, without the need of a fan. (A contractor will route the system vent pipe in such a manner that after the home is tested, if the radon levels are not acceptable, a fan can easily be installed on the vent pipe within the attic to make the system more effective.)



Radon in Water

RADON FROM GROUNDWATER IS A LOW RISK

Radon can dissolve in the groundwater and be released into the air of a home when it is used for showers, laundry, and other purposes. Radon in water is not widespread and is primarily an issue with homes whose water supplies are from private wells that use groundwater.

The major concern is not with drinking the water, but rather the increased amount of radon added into the indoor air in addition to radon coming from the soil. Normal radon-in-air tests will measure this contribution if the house is occupied during testing. It takes a lot of radon in the water to have a measurable effect on indoor radon concentrations. As a rule, it takes 10,000 pCi/L in the water to add 1 pCi/L of radon to the air in the home. Always test the air first before testing or becoming concerned about radon in the water.

Radon in water test kits may be purchased online or at most home improvement stores. For a list of contractors who mitigate radon in water, refer to www.coloradoradon.info.

Find Out More

ADDITIONAL INFORMATION ABOUT RADON IS AVAILABLE AT:

Colorado Department of Public Health and Environment
www.coloradoradon.info

United States Environmental Protection Agency
www.epa.gov/radon

Your local health department
<https://cdphe.colorado.gov/public-information/find-your-local-public-health-agency>



COLORADO
Hazardous Materials
& Waste Management Division

Department of Public Health & Environment

4300 Cherry Creek Drive South
Denver, CO 80246-1530
1-800-846-3986

www.coloradoradon.info

**ACKNOWLEDGMENT OF RECEIPT OF RADON
AND REAL ESTATE TRANSACTION BROCHURE**



This Acknowledgment is incorporated into the Lease Contract dated February 28, 2025 between
GEDR UNION BASELINE, LLC

("We" and/or "we" and/or "us") and Robert Perez

("You" and/or "you") of Unit No. TBD located at 2726 Moorhead Ave
(street address) in Boulder, CO 80305

and is in addition to all terms and conditions in the Lease Contract.

In accordance with C.R.S. 38-12-803, we are delivering to you a copy of the **Radon And Real Estate Transactions** brochure as provided by the Colorado Department of Public Health and Environment, Hazardous Materials and Waste Management Division. Resident(s) hereby acknowledges receipt of this brochure.

Resident(s)

(All Residents must sign)

Owner or Owner's Representative

(signs here)

Date of Lease Contract

February 28, 2025

This is a binding document. Read carefully before signing.

General Lease Provisions

1. PARTIES. This Lease Contract ("Lease") is between you, the resident: Robert Perez

and us, the Owner: GEDR UNION BASELINE, LLC

(name of apartment community or title holder). The name and address of Landlord or Landlord's Authorized Agent is:
Name: Union Baseline
Address: 2726 Moorhead Ave., Boulder, CO 80305

If this information changes in the future, Landlord or its authorized agent will notify you by email within one business day and will post the identity of the new landlord or authorized agent in the leasing office.

As stated in your application, your primary language is:

2. APARTMENT. You are renting:

Apartment No. TBD,
 Bedroom No. _____, or
 Floor Plan Renovated 2x2 Flat

at 2726 Moorhead Ave

(street address) in Boulder
(city), Colorado, 80305 (zip code) for use as a private residence only.

When this Lease is signed, all fees are paid and any guarantor paperwork is received, we will set aside a bedroom from our inventory for you. We will notify you of your bedroom assignment prior to move-in if not noted above.

2.1. Use and Occupancy. Your access may include exclusive areas, shared common space in the apartment, and common areas in the property.

We may assign another person to share a bedroom with you. If the apartment has a separate bathroom for each bedroom, you and any other person assigned to your bedroom will have exclusive use of that bathroom.

We do not make any representations about the identity, background or suitability of any other resident, and we are under no obligation to perform any resident screening of any kind, including credit, prior resident history or criminal background. Any disputes that arise are your responsibility to resolve directly in a reasonable manner that complies with this Lease. Disputes are not grounds to terminate this Lease.

You have a non-exclusive right to use other areas in the apartment, including the kitchen, living area, patios/balconies and other shared spaces. Both you and other residents have equal rights to use the space and amenities in the apartment common area. It is a violation of this Lease to use any spaces not assigned to you, and we have the right to assign a roommate to any vacancy at any time with or without notice.

2.2. Access Devices. In accordance with our policies, you'll receive access devices for your apartment and mailbox, and other access devices including:

3. TERM. The term of the Lease Contract begins on the 18th day of August, 2025 (year), and ends at noon the 31st day of July, 2026 (year).

This Lease does not automatically renew. Pursuant to C.R.S. § 38-12-1302, if the Lease Contract term is less than twelve (12) months, Part 13 of Title 38 Article 12 C.R.S. does not apply.

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

4. RENT AND CHARGES. Your rent for the term is \$ 20700.00.

Under this Lease and in accordance with our policies, your total amount due is payable in advance and without demand in 12 installments of \$ 1725.00 each. This amount may include or exclude other fees and charges as outlined in your lease package. The first installment is due on or before the first (1st) of the month in which this Lease begins. All other payments must be made by the due date with no grace period. This amount is owed by you and is not the total rent owed by all residents.

Rent is due on (Check One):

- on or before the 1st day of the month.
 on or before the 8th day of the month prior to the month for which rent is due.
 on or before the last day of the month prior to the month for which rent is due.

(If no box is checked rent is due on or before the 1st day of the month).

If you don't pay the first installment by the date above, unless damages are liquidated pursuant to Paragraph 9 (Early Move-Out), the total rent for the Lease term may be automatically accelerated without notice and become immediately due. If permitted by law, we also may end your right of occupancy and recover damages, future rent, reletting costs and losses, attorney's fees, court costs, and other lawful charges. Our rights, remedies and duties under Paragraphs 9 (Early Move-Out) and 26 (Default by Resident) apply to acceleration under this paragraph. **You must pay your installments on or before the date above for which rent is due. There is no grace period, and you agree that not paying by the date for which rent is due is a material breach of this Lease. Cash is not acceptable without our prior written permission. You cannot withhold or offset rent unless authorized by law. Your obligation to pay rent does not change if there is a reduction of amenity access or other services performed by us.** If you don't pay rent on time, you'll be in default and subject to all remedies under state law and this Lease.

4.1. Payments. You will pay your rent:

- at the onsite manager's office
 through our online payment site
 at _____

We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, electronic payment, or one (1) monthly check rather than multiple checks. If we have a dropbox, lockbox, or any other unattended rent drop (collectively "dropbox") for rent payments, the dropbox is for your convenience only. You agree that any payment placed into a rent dropbox is not delivered to us unless your payment is in the dropbox when opened by us. Until any payment put in the dropbox is delivered to us, you bear the risk of loss, including by theft, of any payments put in the dropbox. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. You agree that any payment you make to us via an ACH, debit or credit card transaction is

for your convenience, and you agree to pay the stated fee imposed by the online payment site for each ACH, debit or credit card transaction for this convenience. Rent is not considered accepted if the payment/ACH is rejected, does not clear, or is stopped for any reason. In the event you deliver a payment(s) to us, and said payment(s) is stolen from us, regardless of fault, you agree to promptly cooperate with us in tracing or replacing the stolen funds. Rent and late charges are due without demand, and all other sums are due upon our demand.

4.2. Application of Money Received. When we receive money, we shall apply it first to unpaid rent, then to your other unpaid obligations. We may do so regardless of notations on checks or money orders and regardless of when the obligations arose.

4.3. Utilities and Services. We'll pay for the following if checked:

- gas water wastewater
 electricity trash/recycling cable/satellite
 Internet stormwater/drainage government fees
 other _____

Your per-person share of any submetered or allocated utilities or services for the apartment will be included as an itemized charge on a billing statement to you. "Per person" is determined by the number of residents authorized to be living in the apartment at the time of the utility billing to you by us or our agent. You'll pay for all other utilities and services, related deposits, and any charges or fees on such utilities and services during your Lease term.

4.4. Late Charges. Rent is late if not paid by 11:59 p.m. on the day it is due. If you don't pay all rent and other amounts due within seven (7) calendar days of it being late, you'll pay a late charge. Your late charge will be: _____ % (not to exceed 5%) of the past due rent payment as stated in this Lease or \$ **50.00**. If no amounts are filled in, the late charge will be \$50 or 5% of the past due rent payment, whichever is greater.

You'll also pay a charge of \$20 or actual charges, whichever is greater for each returned check or rejected electronic payment, plus a late charge.

Imposition of a late charge is not a grace period or a waiver of our right to demand rent on its due date, but an incentive for you to pay on time. If you pay late, you agree to pay the rent due plus all applicable late charges incurred through the date of payment regardless of whether we made a written demand for the rent. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract and at law will be authorized, including eviction. You will also owe us all sheriff's fees if you are evicted and we incur sheriff's fees.

4.5. Statutory Right to Cure. Pursuant to Colorado law, you have the right to pay all amounts due prior to a court entering a judgment for possession if you are being evicted for non-payment of rent. If you exercise your statutory right to pay, we only have to accept your payment if you fully pay all amounts due according to the eviction notice, as well as any rent that remains due under this Lease Contract. If you exercise your right to pay, you agree to pay as follows:

Certified Funds

4.6. Ad Valorem Taxes/Fees and Charges. Unless otherwise prohibited by law, if, during the term of this Lease Contract, 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 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 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

emergency services, per person, or per apartment charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

4.7. Lease Changes. No rent increases or Lease changes are allowed during the Lease term, except for those allowed by special provisions, by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under the provisions herein, unless prohibited by law.

5. SECURITY DEPOSIT. Your security deposit is \$ **0.00**, due on or before the date this Lease Contract is signed. Regardless of the purpose of any Security Deposit, Owner may apply any deposit to any sum owed by Resident. If Owner applies any portion of the Security Deposit for any purpose while Resident is in possession of the Premises, Resident shall promptly pay Owner upon demand the amount necessary to restore the Security Deposit to the original amount. Unless prohibited by law, Resident agrees to waive their rights to any interest earned on their security deposit. Resident agrees to waive their right for Owner to use cash basis accounting for the security deposit accounting. The Owner's management company or representative, whose address appears at the end of this Lease Contract, shall initially hold your Security Deposit, subject to transfer upon sale or a change in management, as authorized by law. If the Owner sells the community, upon the Owner's compliance with the applicable law, Resident agrees to look solely to any successor Owner, or any successor Owner's agent, broker or manager, as the case may be, for satisfaction of all claims relating to said Security Deposit, and shall not look to the Owner. Upon a sale or change in management, Resident specifically consents to and authorizes the transfer of their Security Deposit to a successor Owner or management company. Any animal deposit will be stated in an animal addendum.

5.1. Refunds and Security Deposit Deductions. *In accordance with our policies and as allowed by law, we may deduct from your security deposit the amount of damages beyond normal wear and tear.* We'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than sixty (60) days after surrender or abandonment, unless statutes provide otherwise. Normal wear and tear excepted, you'll be liable for and you agree that we may deduct from your security deposit any charge, fee, sum, amount, or damage owed by you. This includes but is not limited to unpaid rent; unpaid utilities; unpaid late charges; agreed early move-out charges; unreimbursed service charges; repairs or damages caused by smoke or smoking, negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke or carbon monoxide detector batteries at any time; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone, Internet, television services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; agreed early move-out charges; packing, removing, or storing property removed or storing property under Paragraph 29 (Surrender and Abandonment); removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under Paragraph 20 (Animals); government fees or fines against us for violation (by you, your occupant(s), or guest(s)) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge (not to exceed \$100) for owner/manager's time and inconvenience in our lawful removal of an animal or in any valid eviction proceeding against you.

We may also deduct any charge, expense, or amount incurred by us because of your Lease breach. This includes all sheriff's fees, court costs, and court filing fees, and any attorneys' fees based on a court determining that we were the prevailing party and the amount of the fees were reasonable regardless of whether the court enters a monetary judgment for any attorneys' fees.

6. GUESTS. "Guests" include anyone entering the apartment for any reason related to your occupancy. You are responsible for the conduct of your guests, invitees, family members, and any other person whom you allow to enter the property or apartment, as if such conduct were your own. Unless otherwise stated in this Lease or in our policies, no more than 10 people may be present in the apartment at one time. Other than residents and authorized occupants, no one else may occupy the apartment. Guests are not permitted to stay in the apartment for more than 3 consecutive days without our prior written consent. *If the previous blank isn't filled in, two (2) consecutive days will be the limit.*

6.1. Exclusion of Persons. We may exclude from your apartment or the apartment community, guests or others who, in our reasonable judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside or common area, a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community. We may deny any person access to the premises, including by changing the locks, if any court or legal order restrains or bars said person from the premises.

7. CARE OF APARTMENT/COMMON AREAS AND DAMAGES.

You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use, negligence, or intentional conduct by you or your invitees, guests or occupants; or any other cause not due to our negligence or fault as allowed by law except for damages by acts of God to the extent they couldn't be mitigated by your action or inaction.

Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' negligence or intentional acts (A) damage to doors, windows, or screens; (B) damage from windows or doors left open; **and** (C) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment.

Each resident is jointly and severally liable for all Lease obligations relating to any shared areas and utilities (if applicable). All residents will be jointly responsible for damage to the apartment that we do not determine (in our sole discretion) was caused by a specific Resident, and other amounts due under the Lease. In addition to other obligations outlined in this Lease, you are liable for missing batteries from smoke or other detectors, government fines, or damages to the apartment if we cannot, in our reasonable judgment, ascertain the identity of the person who caused the damages or the charge or fee to be incurred. "Per person" is determined by the number of persons, including you and other residents, authorized to live in the apartment at the time of the damage, charge, fine or violation.

8. INSURANCE. *We do not maintain insurance to cover your personal property or personal injury.*

8.1. Renter's Insurance Requirement

You are:

- required to buy and maintain renter's insurance; **or**
 not required to buy renter's insurance.

8.2. Personal Liability Insurance Requirement

You are:

- required to purchase and maintain personal liability insurance; **or**
 not required to buy liability insurance.

If neither option is checked, insurance is not required but is still strongly recommended. Even if not required, we urge you to get your own insurance for losses due to theft, fire, water, pipe leaks, and similar occurrences. Renter's insurance doesn't cover losses due to a flood. We urge all residents to obtain flood insurance—particularly those residents in coastal areas, areas near rivers, and areas prone to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

9. EARLY MOVE-OUT. (Check only (1) one box).

9.1. FUTURE RENT:

BOX 1:

If this box is checked, you'll be liable to us for actual costs and losses we incur if you (A) fail to give written move-out notice; or (B) move out without paying rent in full for the entire Lease term or renewal period; or (C) move out at our demand because of your default; **or** (D) are judicially evicted.

Costs and losses include, but are not limited to, advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, locator-service fees, future or past-due rent; repayment of concessions or discounts; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

9.2. LIQUIDATED DAMAGES:

BOX 2:

If this box is checked, it replaces Paragraph 9.1 (Early Move-Out; subparagraph Future Rent) Box 1 in its entirety and you'll be liable to us for liquidated damages in the amount set forth below if you move out without paying rent in full for the entire Lease term or renewal period under any circumstances, including but not limited to if you default and we either request you move out or you are evicted.

You agree to pay us for liquidated damages in the amount of \$ _____ (if no dollar amount is filled in, the liquidated damages amount is equivalent to one (1) month's rent) as well as pay, repay, or refund any concessions and move in discounts in the total amount set forth in the Lease Contract or Lease Addendum for Rent Concession or Other Rent Discount. You agree that the liquidated damages is an amount agreed to by you in consideration of, among other things, our waiver to seek from you future rent for the entire amount of any uncompleted rental term, plus re-leasing related fees, costs, and expenses. For the reasons stated and because the re-renting of the premises after you break this Lease Contract cannot be determined with any certainty, you agree that the liquidated damages amount represents a fair amount and method to allocate the numerous risks and liabilities regarding future rent and re-leasing damages. You agree the liquidated damages amount only relieves you from liability for the future payment of monthly Rent and re-leasing related costs and expenses, and will not under any circumstances release you for any liability to us under this Lease Contract for any other charges or amounts due under the Lease Contract, including but not limited to unpaid utilities, cleaning charges, or any physical damages to the premises, and you will at all times remain liable for said amounts or any other breaches of the Lease Contract. We will retain all remedies for your breaches and other non-compliance with the Lease Contract. You will not be released from liability on this Lease Contract for any reason whatsoever unless specifically released by us in writing.

If neither BOX 1 nor BOX 2 above is checked, BOX 1 FUTURE RENT shall apply in the event of your early move out.

10. SECURITY AND SAFETY DEVICES.

10.1. Smoke and Carbon Monoxide Detectors. We'll furnish smoke detectors and carbon monoxide detectors only if required by statute. We may install additional detectors not so required. We'll test them and provide working batteries when you first take possession. Upon request, we'll provide, as required by law, a smoke alarm or carbon monoxide detector capable of alerting a person with a hearing-impairment disability. You must test the smoke detectors and the carbon monoxide detectors on a regular basis, and you must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you.

10.2. Duty to Report. You must immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable neither the smoke detectors nor the carbon monoxide detectors. You will be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

11. DELAY OF OCCUPANCY. We are not responsible for any delay of your occupancy caused by construction, repairs, cleaning, or a previous resident's holding over. The Lease Contract will remain in force subject to: (1) abatement of rent on a daily basis during delay; **and** (2) your right to terminate as set forth below.

After termination, you are entitled only to a refund of the deposit(s) you paid and any rent you paid. Rent abatement or Lease Contract termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

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

(a) If we give written notice to you when or after the Lease begins—and the notice states that occupancy has been delayed because of a construction or a previous resident's holding over, and that the apartment will be ready on a specific date—you may terminate the Lease Contract within three (3) days of your receiving the notice, but not later.

(b) If we give you written notice before the date of the Lease begins and the notice states that a 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) days after you receive written notice, but not later.

The readiness date is considered the new initial term as set forth in Paragraph 3 (Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree in writing.

Resident Life

12. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are part of this Lease Contract. Your violation or breach of our rules is a default for which we may exercise any remedy. We may make reasonable changes to written rules, effective upon distribution to all applicable apartments without prior notice to you, if they do not change dollar amounts on page 1 of this Lease Contract. We may change rules without prior notice to you and regardless of whether you acknowledge receiving or consenting to any change to any rule at any time.

12.1. Photo/Video Release. When signing this Lease, you grant us permission to use any photograph or video taken of you while you are using property common areas or participating in any event sponsored by us.

12.2. Limitations on Conduct. You will use the premises as your principal residence, solely as a private residential household, not for any unlawful purposes, and/or for any other purpose whatsoever. You, your occupants, and guests will show due consideration for others by not permitting, committing, or suffering any conduct, disorderly or otherwise, noise, vibration, odor, or other nuisance whatsoever having a tendency to annoy or disturb others and to use no machinery, device, or any other apparatus which would damage the premises or annoy others; and interfering with, disturbing, or threatening the rights, comfort, health, safety, convenience, quiet enjoyment, management, and use of the community by us, other residents and occupants and any of their guests, agents, invitees, or the general public. You, and any occupants, and guests may not disrupt or interfere with our business operations, or communicate with us in a rude, hostile, or unreasonable manner, including time, manner and amount of communications, or injure our reputation by making bad faith allegations against us to others. We may limit you to communicating with us only in writing if you communicate with us in a rude, hostile, or unreasonable manner. We are the sole judge of acceptable conduct.

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

for business purposes. We may regulate:

- (a) the use and appearance of patios, balconies, windows, and porches;
- (b) the conduct of movers and delivery persons; **and**
- (c) recreational activities in common areas.

You'll be liable to us for damage caused by you or any guests or occupants.

We may limit or prohibit your right to photograph or video the common areas or others.

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

12.4. Attendance and Enrollment. You must notify us prior to any extended absence from your apartment that is for more than fourteen (14) days and not during a regular school break. If you are suspended or expelled by an educational institution, we have the right, but not the obligation, to terminate your Lease. Within ten (10) days of your suspension or expulsion, you must give us written notice. At our request, the educational institution may give us information about your enrollment status.

13. PROHIBITED CONDUCT. You, your occupant(s) or guest(s), or the guest(s) of any occupant(s), shall not engage in, commit, or permit criminal or unlawful activities whether or not such unlawful activities occur in, near, off, or about the premises, including but not limited to:

- (a) the manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance (as defined by any law), or drug paraphernalia; engaging in or threatening violence, possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying a knife in the common area, displaying a firearm or possessing a loaded firearm in the common area, excluding law enforcement personnel; displaying or possessing any other weapon in the common area;
- (b) storing anything in closets having gas appliances, tampering with utilities or telecommunications;
- (c) bringing hazardous materials into the apartment community;
- (d) using windows for entry or exit; **or**
- (e) heating the apartment with a gas-operated cooking stove or oven.

You and your occupants shall not register the address of the premises or any part of the apartment community on any list of registered sex offenders or similar list or compilation. You agree that any act set forth in this paragraph constitutes a material breach of this Lease. Upon any violation of the paragraph by you, we may terminate your right to occupancy upon three (3) days' notice to quit.

14. PARKING. We may regulate the parking place of all cars, trucks, motorcycles, bicycles, scooters, boats, trailers, and recreational vehicles by anyone. Motorcycles, motorized bikes, or scooters, may not be parked inside an apartment or on sidewalks, under stairwells, or in handicapped parking areas. We may have unauthorized or illegally parked vehicles towed under an appropriate statute or booted. When permitted by law,

towing may occur without notice. We may relocate any vehicle as necessary to complete repairs in the Community. A vehicle is unauthorized or illegally parked in the apartment community if it:

- (a) has a flat tire or other condition rendering it inoperable;
- (b) is on jacks, blocks or has wheel(s) missing;
- (c) has no license plate or no registration and/or inspection sticker;
- (d) takes up more than one parking space;
- (e) belongs to a resident or occupant who has surrendered or abandoned the apartment;
- (f) is parked in a marked handicap space without the legally required handicap insignia;
- (g) is parked in space marked for manager, staff, or guest at the office;
- (h) blocks another vehicle from exiting;
- (i) is parked in a fire lane or designated "no parking" area;
- (j) is parked in a space marked for other resident(s) or apartment(s);
- (k) is parked on the grass, sidewalk, or patio;
- (l) blocks garbage trucks from access to a dumpster;
- (m) belongs to a resident and is parked in a visitor or retail parking space; **or**
- (n) is not displaying a parking permit, if required by landlord.

15. RELEASE OF RESIDENT. Unless allowed by this Lease Contract, federal or state law, you won't be released from this Lease Contract for any reason.

16. 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.

17. RESIDENT SAFETY AND LOSS. *We are not liable to you, other residents in your apartment or your guests for any damage, injury or loss to person or property caused by persons, including but not limited to theft, burglary, assault, vandalism or other crimes.* We're not liable to you, other residents, guests, or occupants for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, mold, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities or other occurrences unless such damage injury or loss is caused exclusively by our negligence, unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. You must maintain appropriate or reasonable climate control, ventilation, and lighting in the apartment based on the circumstances. 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 apartment). 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 others' property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for those services.

You acknowledge that we are not equipped or trained to provide personal security services to you, other residents or your guests. You recognize that we are not required to provide any private security services and that no security devices or measures on the property are fail-safe. You further acknowledge that even if an alarm is provided it is a mechanical device that requires proper operation by you regarding coding and maintaining the alarm. Any charges resulting from the use of an intrusion alarm will be charged to you, including but not limited to any false alarms with police/fire/ambulance response or other required city charges.

We do not warrant security of any kind. You agree that you will not rely upon any security measures taken by us for personal security, and that you will call local law enforcement authorities if any security needs arise, along with 911 or any other applicable emergency number if an emergency occurs.

18. CONDITION OF THE PREMISES AND ALTERATIONS.

18.1. As-Is. Every tenant is entitled to safe and healthy housing under Colorado's warranty of habitability and a landlord is prohibited by law from retaliating against a tenant in any manner for reporting unsafe conditions in the tenant's residential premises,

requesting repairs, or seeking to enjoy the tenant's right to safe and healthy housing. **We disclaim all implied warranties.** You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. To the extent not prohibited by law, we disclaim all implied warranties or covenants. We are not responsible for any violation of the implied covenant of quiet enjoyment that is committed by a third party acting beyond our reasonable control. You'll be given an Inventory and Condition form on or before move-in. Within 48 hours after 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, and good working condition.

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

19. REQUESTS, REPAIRS, AND MALFUNCTIONS.

19.1. Written Requests Required. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—it must be submitted through either the online resident portal, or signed and in writing and delivered to our designated representative (except for fair-housing accommodation or modification requests or situations involving imminent danger or threats to health or safety such as fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). **Every tenant is entitled to safe and healthy housing under Colorado's warranty of habitability and a landlord is prohibited by law from retaliating against a tenant in any manner of reporting unsafe conditions in the tenant's residential premises, requesting repairs, or seeking to enjoy the tenant's right to safe and healthy housing.** Our written notes on your oral request do not constitute a written request from you. A request for maintenance or repair by anyone residing in your bedroom or apartment constitutes a request from all residents.

Notifications and Requirements. You must immediately notify us in writing of: water leaks or excessive moisture; moisture accumulation; mold; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. Unless we instruct otherwise, you are required to keep the apartment cooled or heated according to our policies. You must cooperate with us to complete repairs to the bedroom or apartment, which may include temporary removal of your personal property or your absence from the bedroom or apartment.

You can mail or personally deliver written notice of an uninhabitable condition to the following address:
2726 Moorhead Ave., Boulder CO 80305

,
by email at the following email address:
UnionBaseline@greystar.com

,
or through our online tenant portal or platform with a web address of:
https://www.unionbaseline.com

El inquilino puede enviar por correo o entregar personalmente un aviso por escrito de una condición inhabitable a la siguiente dirección:

2726 Moorhead Ave., Boulder CO 80305

,
o por correo electrónico a:

UnionBaseline@greystar.com

,
o a través de nuestro portal o plataforma para inquilinos en línea por nuestra página de web

https://www.unionbaseline.com

19.2. Utilities. 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.

19.3. Casualty Loss and Equipment Repair. We'll act with customary diligence to make repairs and reconnections, taking into consideration when casualty insurance proceeds are received. Rent will not abate in whole or in part.

19.4. The Right to Terminate for Casualty Loss/Property Closure. In the event of fire or catastrophic damage to the premises or any portion of the community that impacts the premises, per applicable law, we may repair the premises or damaged portion of the community or you and we may terminate your tenancy or we may relocate you at our cost within the apartment community within a reasonable time by giving you written notice. If your tenancy is terminated under this paragraph and you, your occupants or guests are not responsible for the damages, we'll refund prorated rent and all deposits, less lawful deductions.

20. ANIMALS.

20.1. No Animals Without Consent. *Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment community unless we've so authorized in writing.* If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, fees or other charges. An animal deposit is considered a general security deposit. The animal addendum includes information governing animals, including assistance or service animals. We will authorize an assistance animal for a disabled person without requiring an animal deposit. When allowed by appli-

cable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may request a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal, we may request for you to execute a separate animal and/or assistance animal addendum. Animal deposits, 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 represent that any requests you made are true, accurate and made in good faith. You must not feed stray or wild animals.

20.2. Removal of Unauthorized Animal. We may remove an illegal or unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a written notice of our intent to remove the animal within twenty-four (24) hours; **and** (2) following the procedures of Paragraph 21 (When We May Enter). We won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. We'll 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.

20.3. Violations of Animal Policies and Charges. If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing.

21. WHEN WE MAY ENTER. You shall allow us access to the Premises and we shall have the right to reenter the Premises at all reasonable times, unless modified by applicable law, for any legitimate or necessary purpose which we determine in our sole discretion, including but not limited to, inspecting, providing necessary services, making necessary repairs or improvements, and showing the Premises to prospective residents or to other persons having a legitimate or necessary interest. We shall always have the right to reenter the Premises without notice, with your consent or request. Absent consent or request from you, we may reenter with notice when practical, and without notice when impractical, or with required legal notice if applicable. Any entry by us shall not constitute an eviction in whole or in part, at any time, nor shall we be liable to you for any inconvenience or discomfort, and Rent shall not abate during any period that we reenter. You agree that we do not have to provide you with 48-hours notice for the inspection and treatment of bed bugs. We may enter regardless of whether you are present by duplicate key or by breaking a window or other means when necessary or in the event of an emergency.

22. NOTICES. Notices and requests from you or any other resident or occupant of the apartment constitute notice from all residents. Unless this Lease or the law requires otherwise, any notice required to be provided, sent or delivered in writing by us may be given electronically, subject to our rules. Your notice of termination or intent to move out must be signed by you. A notice from us to you to pay sums owed only by you will be addressed to you only. A notice from us that is intended only for you will be addressed only to you. You represent that you have provided your current e-mail address to us, and that you will notify us in the event your e-mail address changes.

23. SUBLETTING, TRANSFERS, RELOCATION AND REPLACEMENTS. *Prior written consent required. Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing.*

23.1. Transfers. You must get our prior written approval for any transfer. If transfer is approved, you must:
(a) be in compliance with all terms of this Lease;
(b) execute a new Lease or other agreement for the space to which you are transferring;
(c) complete all required forms;
(d) pay a new security deposit in advance if required; **and**
(e) pay transfer fee of \$ **300.00** in advance if you are moving from one apartment to another or \$ **300.00** in advance if you are moving from one exclusive space to another in the same apartment.

Under no circumstances will we be responsible for paying your moving costs.

23.2. Relocation. We reserve the right at any time, upon five (5) days prior written notice to you and without your having to pay any transfer fee, to relocate you to another bedroom in the apartment or to another apartment within the apartment community. We will pay for rekeying if we require you to relocate.

23.3. Replacement. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any license to occupy then:

- (a) reletting costs and losses *will not* be due;
- (b) an administrative (paperwork) and/or transfer fee *will* be due, and a rekeying fee *will* be due if rekeying is requested or required; **and**
- (c) you *will* remain liable for all Lease Contract obligations for the rest of the original Lease Contract term.

If we approve a replacement resident, then, at our option, that resident must sign a new Lease. Deposits will not transfer, unless we agree otherwise in writing. The departing resident will no longer have a right to occupancy or a security deposit refund, but will remain liable for the remainder of the original Lease Contract term unless we agree otherwise in writing—even if a new Lease Contract is signed.

23.4. Rental Prohibited. You agree that you won't rent or offer to rent your bedroom or all or any part of your apartment to anyone else. You agree that you won't accept anything of value from anyone else for the use of any part of your apartment. You agree not to list any part of your apartment on any lodging rental website or with any service that advertises apartments for rent.

Owner's Rights and Remedies

24. OUR RESPONSIBILITIES. We'll act with customary diligence to:

- (a) keep common areas reasonably clean, subject to Paragraph 18 (Condition of the Premises and Alterations);
- (b) maintain fixtures, hot water, heating and air-conditioning equipment in compliance with C.R.S. § 38-12-501, et seq.;
- (c) comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing. C.R.S. § 24-34-502(1) prohibits source of income discrimination and requires a non-exempt landlord to accept any lawful and verifiable source of money paid directly, indirectly, or on behalf of a person, including income derived from any lawful profession or occupation and income or rental payments derived from any government or private assistance, grant, or loan program; **and**
- (d) make all reasonable repairs, subject to your obligation to pay for damages and items for which you are liable.

24.1. Your Remedies. *If we violate any of the above and you have complied with your legal obligations under this Lease Contract and under state statute, you may terminate your tenancy and exercise other remedies as permitted only by state statute.*

25. OWNER'S RIGHTS TO TERMINATE THE LEASE. Pursuant to C.R.S. § 38-12-1303, et seq., as amended, we are legally permitted to non-renew your Lease for the following reasons:

- (1) If you have not been a resident of the Apartment for at least twelve (12) months;
- (2) If we plan to demolish the property, convert it to a non-residential use, or convert it to a short-term rental property;
- (3) If we plan to make substantial repairs or renovations to the property;
- (4) If you refuse to sign a renewal lease with reasonable terms; or
- (5) **If you have submitted a late rent payment to us more than two times during the Lease term** (i.e., if you fail to pay the full amount due within ten (10) days after receiving written notice from us that you.

Pursuant to C.R.S. § 38-12-1303, et seq., as amended, we are legally permitted to evict you from the Apartment for the following reasons:

- (1) If you holdover and continue to possess the Apartment, or any portion of the property, after the Lease Term, and either party provided a written notice of Lease termination;
- (2) If you violate the Lease covenant to pay rent;
- (3) If you commit a substantial violation of the Lease as described in C.R.S. § 13-40-107.5;
- (4) If you commit a material violation of the Lease;
- (5) If you commit a repeat violation of the Lease after you received written notice of violation from us; or
- (6) If you engage in conduct that creates a nuisance or disturbance that interferes with our quiet enjoyment or the quiet enjoyment of other residents at the property, or if you are negligently damaging the premises.

26. DEFAULT BY RESIDENT.

26.1. Acts of Default. You shall be in default if you break or fail to observe or perform any promise, agreement, or covenant set forth in this Lease Contract or any Addendum, including but not limited to your failure to timely and fully pay any Rent and other amounts due, which is a material violation of this Lease, abandoning or vacating the premises without fully performing all Lease terms and conditions, or if you shall make any misrepresentation. Regardless of whether specifically stated in any Lease provisions or Addendum, you are always responsible for the conduct of, shall be liable for, and shall also be in default if any occupant, family member, children, guest, invitee, or any other person in or about the premises, coming to or leaving the premises, or on Owner's Property due to you, or with your knowledge or consent breaches or fails to observe any of your covenants, promises, or obligations contained in this Lease Contract or any Addendum. You will also be in default if you in bad faith, make any invalid complaint to an official or employee of a utility company or government. If you fail to cure any default, provided any default can be cured, or commit a non-curable default either defined by this Lease Contract or by law, you shall be in breach of this Lease Contract and Owner shall have all remedies provided for in this Lease Contract and at law. If this is a renewal agreement, it is contingent on you not being in default of your existing Lease Contract. Your default of your existing Lease Contract is a material violation of this renewal agreement and we may, at our sole and absolute discretion, terminate this renewal agreement and the existing Lease Contract, even if this renewal agreement has yet to commence, if you fail to cure the default within 10 days after receiving a written demand for compliance or possession from us.

26.2. False Application. You have executed this Lease Contract after completing a rental application. You acknowledge that we entered into this Lease Contract in reliance on the information contained in your rental application. If it is determined at any time that such information is incorrect, false, or materially misleading, you will be in default of this Lease and we shall have the option to terminate your right of occupancy if you fail to cure the default by providing true and accurate information to us within 10 days after receiving a written demand for compliance or possession from us.

26.3. Right to cure. Unless we have the specific right to terminate your right of occupancy, you have a statutory right to cure all violations in accordance with statute.

26.4. Eviction. If you default, we may end your right of occupancy by giving you written notice required by statute or by this Lease Contract. Notice may be by (A) personal delivery to any resident; (B) personal delivery at the apartment to any occupant over 15 years old; **or** (C) affixing the notice to the apartment's main entry door.

Unless we have specifically released you in writing, termination of your possession rights or subsequent reletting doesn't release you from liability for early move-out charges or other lease obligations. After giving notice to vacate or filing an eviction suit, we may still accept rent

or other sums due; the filing or acceptance doesn't waive or diminish our right of eviction, or any other contractual or statutory right. Accepting money at any time doesn't waive our right to damages; past or future rent or other sums; or to continue with eviction proceedings.

- 26.5. Acceleration of Future Rent.** Unless damages are liquidated pursuant to Paragraph 9 (Early Move-Out), all future monthly rent for the rest of the Lease term or renewal period will be accelerated automatically without notice or demand and will be immediately due and delinquent if, without our written consent (A) you move out, remove property in preparing to move out, or give oral or written notice (by you or any occupant) of intent to move out before the Lease term or renewal period ends; **and** (B) you've not paid all rent for the entire Lease term or renewal period.

Unless damages are liquidated pursuant to Paragraph 9 (Early Move-Out), remaining rent also will be accelerated if you're judicially evicted or move out when we demand because you've defaulted. Acceleration is subject to our mitigation obligations below.

- 26.6. Other Remedies.** We may report unpaid amounts to credit agencies. If you default and move out without fully performing all of your Lease Contract covenants, you will pay, repay, or refund to us any amounts stated to be rental discounts in this Lease Contract or any addendum, in addition to other sums due. Upon your default, we have all other legal remedies, including lease termination. Unless a party is seeking exemplary, punitive, sentimental or personal-injury damages, the court shall award the prevailing party from the non-prevailing party attorney's fees and all other litigation costs following a determination by the court that the party prevailed and that the fees and costs are reasonable. If the landlord has filed an eviction due to your lease breach, including breaching for non-payment of rent, regardless of outcome or disposition by the Court, you agree that the Court upon request shall make a determination who the prevailing party was in any eviction and whether any attorneys' fees and court costs sought by any party are reasonable. If for any reason the Court does not make such determination in any eviction lawsuit between the parties, you and we agree that a court in any subsequent action between us shall make that determination.

(check if applicable) **Cap on Attorneys' Fees.** The attorneys' fees and costs awarded to the prevailing party shall not exceed \$2,500.00.

Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorney's fees and litigation costs). Except for unpaid rent and late charges, all other unpaid amounts bear 18% interest per year from due date, compounded annually. You must pay all collection-agency fees if you fail to pay all sums due within ten (10) days after we mail you a letter demanding payment and stating that collection agency fees will be added if you don't pay all sums by that deadline.

- 26.7. Mitigation of Damages.** If you move out early, you'll be subject to Paragraph 9 (Early Move-Out) and all other remedies. In the event Box 1 in Paragraph 9.1 (Early Move-Out; subparagraph Future Rent) is checked, we will exercise customary diligence to relet and mitigate damages, and we'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

- 26.8. Default by Other Residents.** If there is a default by another resident, it may not be possible to prevent their occupancy of the apartment during legal proceedings.

27. OTHER IMPORTANT PROVISIONS.

27.1. Representatives' Authority; Waivers; Notice.

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.

Any dimensions and sizes provided to you relating to the apartment are only approximations or estimates; actual dimensions and sizes may vary. No action or omission of our representative will be considered a

waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances. Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. We may require a guarantor if you do not qualify on your own. If anyone else has guaranteed performance of this Lease, a separate Lease Guaranty for each guarantor must be executed and submitted per our policies, we may, at our option, terminate this Lease. 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 (and any fax-transmittal verification). Fax or electronic signatures are binding. All notices must be signed.

- 27.2. Entire Agreement.** Neither we nor any of our representatives have made any oral promises, representations, or agreements.

- 27.3. Waiver of Jury Trial.** To minimize legal expenses and, to the extent allowed by law, you and we agree that in any legal proceedings in which we are seeking possession of the premises from you, a trial shall be to a judge and not a jury.

27.4. Miscellaneous.

- (a) All of your obligations under this Lease Contract (including payment of all sums) are independent covenants.
- (b) A violation on our part is not a defense to eviction, except as permitted by law.
- (c) Exercising one remedy won't constitute an election or waiver of other remedies.
- (d) Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- (e) All remedies are cumulative.
- (f) 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.
- (g) This Lease Contract binds subsequent owners.
- (h) This Lease remains in effect if any provision or clause is invalid or if initials are omitted on any page.
- (i) All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- (j) This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- (k) All Lease Contract obligations must be performed in the county where the apartment is located.
- (l) All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- (m) The term "including" in this Lease should be interpreted to mean "including but not limited to."
- (n) Nothing in this Lease constitutes a waiver of our remedies for a breach under your prior lease that occurred before the lease term in Paragraph 3 (Term) begins.

- 27.5. Rooming House.** In no event shall the apartment be deemed a rooming or lodging house and, in the event any state or local agency makes any determination to the contrary, you agree that this is a material and substantial violation of the lease and we reserve the right to terminate your tenancy upon seven (7) days' notice to quit.

- 27.6. Force Majeure.** If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond our control, then we shall be excused from any further performance of obligations and undertakings hereunder, to the fullest extent allowed under applicable law. Your exposure or potential exposure to or contracting of a Virus does not excuse you from fulfilling your Lease obligations.

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

End of the Lease

- 28. MOVE-OUT PROCEDURES.** The move-out date can't be changed unless you and we 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 early move-out charges under Paragraphs 9 (Early Move-Out) and 26 (Default by Resident). You're prohibited by law from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate the bedroom and apartment before the sixty (60) day period, for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.
- 28.1. Cleaning.** You must thoroughly clean the bedroom and 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—including charges for cleaning carpets, draperies, furniture, walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse).
- 28.2. Move-Out Inspection.** You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by our representative or us are subject to our correction, modification, or disapproval before final refunding or accounting. You may be present at move-out inspection if you notify us in advance in writing of your request.
- 29. SURRENDER AND ABANDONMENT OR JUDICIAL EVICTION.** Upon move out, you will deliver to us at the onsite Management Office all keys to the premises, access cards or devices and remotes (collectively "keys") issued by us to you to avoid disputes over the date you vacated and surrendered the premises. You have not vacated and surrendered possession of the premises to us until and unless you have either turned in all keys to the premises and we have acknowledged receipt of your keys, or you have abandoned the premises in our reasonable judgment. If you fail to turn in keys, you agree that you will be liable for rent and any other damages in accordance with this Lease Contract through the date we determine that you vacated and surrendered the premises in our reasonable judgment.
- You have abandoned the premises if your personal belongings have been substantially removed, and you do not appear to be living in the premises in our reasonable judgment and if any of the following have occurred (A) your written move out date has passed; (B) we are in the process of judicially evicting you for any reason; (C) you've been in default for non-payment of rent for ten (10) consecutive days or water, gas, or electric service for the apartment not connected in our name has been terminated; **and** (D) you've not responded for two (2) days to our notice left on the inside of the main entry door, stating that we consider the bedroom and apartment abandoned. A bedroom or apartment is also considered "abandoned" ten (10) days after the death of a sole resident.
- 29.1. The Ending of Your Rights.** Surrender, abandonment, or judicial eviction end your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the bedroom or apartment; determine any security deposit deductions; and remove property left in the bedroom or apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the bedroom or apartment but do not affect our mitigation obligations.
- 29.2. Removal After Surrender, Abandonment, or Eviction.** We or law officers may remove and/or store all property remaining in the apartment, bedroom, or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the bedroom and apartment.
- 29.3. Storage.** We may store, but have no duty to store, property removed after judicial eviction, surrender, or abandonment of the bedroom or apartment. You must pay reasonable charges for our packing, removing, storing, and selling any property. We have a lien on all property removed and stored after surrender, abandonment, or judicial eviction for all sums you owe.
- 29.4. Redemption.** If we've removed and stored property after surrender, abandonment, or judicial eviction, you may redeem only by paying all sums you owe, including rent, late charges, early move-out charges, storage, damages, etc. We may return redeemed property at the place of storage, the management office, or the bedroom or apartment (at our option). We may require payment by cash, money order, or certified check.
- 29.5. Disposition or Sale.** Except for animals and property removed after the death of a sole resident, if you abandon the premises or vacate the premises upon the expiration or termination of the Lease Contract or for any reason while leaving personal property within the premises, including any parking spaces, garages, or storage units, you intentionally, specifically and irrevocably waive all title and interest you have in such property and grant us full authority to immediately dispose of the property without notice, court order, accountability, or liability. You agree to indemnify us, our employees and representatives against any claim or cost for any damages or expenses with regard to the removal, disposal or storage of any property, including attorneys' fees and costs regardless of who makes a claim against us or any other indemnified party in connection with our removal of any property. We may throw away or give to a charitable organization all items of personal property that are: (1) left in the apartment after surrender or abandonment; **or** (2) left outside more than one (1) hour, or any period legally required, after a writ of restitution is executed, following a judicial eviction.
- Animals removed after surrender, abandonment, or eviction may be kenneled or turned over to local authorities or humane societies. Property not thrown away or given to charity may be disposed of as permitted by law.

Severability, Originals and Attachments, and Signatures

- 30. DISCLOSURE RIGHTS.** If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it unless statutes provide otherwise.
- 31. ASSOCIATION MEMBERSHIP.** We represent that either: (A) we or; (B) 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.
- 32. CANCELLATION.** If written cancellation is received within seventy-two (72) hours of the date you sign this Lease, the Lease will be voided with no penalties to you, unless we have received the first installment or you have been issued keys.
- 33. 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 and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.
- 34. ORIGINALS AND ATTACHMENTS.** This Lease Contract has been executed in multiple originals, with original or electronic 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. You agree that your failure to notify us within ten (10) days of signing this Lease Contract that you did not receive a copy of the fully signed Lease Contract will be your acknowledgment that you received a copy from us. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. In filling out, processing, and completing this Lease Contract some clerical, scrivener, human, computer and/or mathematical

errors may occur. Regardless of the cause of any error or mistake, you agree to cooperate with us by signing or resigning any document necessary to correct any mistake or error upon our request. Your failure to cooperate or failure to sign or resign any document is a default of this Lease Contract. 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 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.

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

See Additional Special Provisions

- ACKNOWLEDGMENTS.** By signing this Lease Contract, you acknowledge that:

 - (a) you received a disclosure from us about our application fees before you submitted your rental application;
 - (b) you received a receipt from us for the application fees and deposits you paid at the time of your application;
 - (c) you received any statutorily required disclosures from us regarding any known pest control issues affecting the premises.

Before submitting a rental application or signing this Lease, you should review the documents and consult an attorney. You are legally bound by this Lease when you sign it. A facsimile or an electronic signature on this Lease is as binding as an original signature.

The leasing process will be completed after we review, approve and return a countersigned Lease to you. You understand a contract has been formed even if the specific apartment or bedroom is to be assigned at a later date.

Additional provisions or changes may be made to the Lease if agreed to in writing by the parties. You are NOT relying on any oral representations.

You are entitled to receive a copy of this Lease after it is fully signed.

Keep it in a safe place.

Resident (*sign below*)

Date Signed

Owner or Owner's Representative (*signing on behalf of owner*)

Date Signed

Address and phone number of owner's representative for notice and service of process purposes

999 South Shady Grove Road, Suite 6

Memphis, TN 38120

(901) 260-2500

Name of property manager

GREP Southwest, LLC

Name and address of locator service (*if applicable*)

After-hours phone number _____ (303) 499-0209

SPECIAL PROVISIONS (CONTINUED) Apartment Lease Contract: Section 3: LEASE TERM. The initial term of the Lease Contract will end at NOON. RENEWAL. This Lease does not automatically renew. Student Housing Lease Contract: Section 2.1 Use and Occupancy. We WILL NOT assign another person to share a bedroom with you.



This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated February 28, 2025 between GEDR UNION BASELINE, LLC

("We" and/or "we" and/or "us") and Robert Perez

("You" and/or "you") of Apt. No. TBD located at 2726 Moorhead Ave

(street address) in Boulder, CO 80305 and is in addition to all terms and conditions in the Lease. 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.

1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.

a) **Water** service to your apartment will be paid by you either:

- directly to the utility service provider; or
 water bills will be billed by the service provider to us and then allocated to you based on the following formula: 8
 If flat rate is selected, the current flat rate is \$_____ per month.
 3rd party billing company if applicable Conservice

b) **Sewer** service to your apartment will be paid by you either:

- directly to the utility service provider; or
 sewer bills will be billed by the service provider to us and then allocated to you based on the following formula: 8
 If flat rate is selected, the current flat rate is \$_____ per month.
 3rd party billing company if applicable Conservice

c) **Gas** service to your apartment will be paid by you either:

- directly to the utility service provider;
 gas bills will be billed by the service provider to us and then allocated to you based on the following formula: _____
 If flat rate is selected, the current flat rate is \$_____ per month.
 3rd party billing company if applicable _____

If your Gas service is sub-metered and charged by Owner, a separate "Gas and Electric Sub-metering Addendum" is attached hereto and incorporated by reference. Any conflicting terms of the Gas and Electric Sub-metering Addendum shall supersede the terms of this Utility and Services Addendum.

d) **Trash** service to your apartment will be paid by you either:

- directly to the service provider; or
 trash bills will be billed by the service provider to us and then allocated to you based on the following formula: 4
 If flat rate is selected, the current flat rate is \$ 11.00 per month.
 3rd party billing company if applicable _____

e) **Electric** service to your apartment will be paid by you either:

- directly to the utility service provider; or
 electric bills will be billed by the service provider to us and then allocated to you based on the following formula: _____
 If flat rate is selected, the current flat rate is \$_____ per month.
 3rd party billing company if applicable _____

If your Electric service is sub-metered and charged by Owner, a separate "Gas and Electric Sub-metering Addendum" is attached hereto and incorporated by reference. Any conflicting terms of the Gas and Electric Sub-metering Addendum shall supersede the terms of this Utility and Services Addendum.

f) **Stormwater** service to your apartment will be paid by you either:

- directly to the utility service provider; or
 stormwater bills will be billed by the service provider to us and then allocated to you based on the following formula: 8
 If flat rate is selected, the current flat rate is \$_____ per month.
 3rd party billing company if applicable Conservice

g) **Cable TV** service to your apartment will be paid by you either:

- directly to the utility service provider;
 cable TV bills will be billed by the service provider to us and then allocated to you based on the following formula: _____
 If flat rate is selected, the current flat rate is \$_____ per month.
 3rd party billing company if applicable _____

h) **Master Antenna** service to your apartment will be paid by you either:

- directly to the utility service provider; or
 master antenna bills will be billed by the service provider to us and then allocated to you based on the following formula: _____
 If flat rate is selected, the current flat rate is \$_____ per month.
 3rd party billing company if applicable _____

- i) **Internet** service to your apartment will be paid by you either:
- directly to the utility service provider; or
- internet bills will be billed by the service provider to us and then allocated to you based on the following formula: _____
 If flat rate is selected, the current flat rate is \$_____ per month.
 3rd party billing company if applicable _____
- j) **Pest Control** service to your apartment will be paid by you either:
- directly to the utility service provider; or
- pest control bills will be billed by the service provider to us and then allocated to you based on the following formula: 4 _____
 If flat rate is selected, the current flat rate is \$ 1.00 per month.
 3rd party billing company if applicable Conservice _____
- k) **Valet Trash** service to your apartment and costs will be paid by you either:
- directly to the utility service provider; or
- bills will be billed by the service provider to us and then charged to you based on the following formula: N/A _____
 If flat rate is selected, the current flat rate is \$ N/A per month.
 Additional, replacement, and missing valet trash containers are \$ N/A.
 3rd party billing company if applicable N/A _____
- l) (Other) N/A service to your apartment will be paid by you either:
- directly to the utility service provider; or
- bills will be billed by the service provider to us and then allocated to you based on the following formula: N/A _____
 If flat rate is selected, the current flat rate is \$ N/A per month.
 3rd party billing company if applicable N/A _____

METERING/ALLOCATION METHOD KEY

- "1" - Sub-metering of all of your water/gas/electric use
 - "2" - Calculation of your total water use based on sub-metering of hot water
 - "3" - Calculation of your total water use based on sub-metering of cold water
 - "4" - Flat rate per month
 - "5" - Allocation based on the number of persons residing in your apartment
 - "6" - Allocation based on the number of persons residing in your apartment using a ratio occupancy formula
 - "7" - Allocation based on square footage of your apartment
 - "8" - Allocation based on a combination of square footage of your apartment and the number of persons residing in your apartment
 - "9" - Allocation based on the number of bedrooms in your apartment
 - "10" - Allocation based on a lawful formula not listed here
- (Note: if method "10" is selected, a separate sheet will be attached describing the formula used)

2. If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in common areas or in other residential units as well as administrative fees on unregulated utilities and services. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods or third-party billing companies, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.

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

3. When billed by us directly or through our billing company, you must pay utility bills within 3 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment, unless we are operating under a local, state, or federal voucher or subsidy program. To the extent there are any new account, monthly administrative, or final bill fees, you shall pay such fees as indicated below.

New Account Fee:	\$ <u>10.00</u>	(not to exceed \$ <u>15.00</u>)
Monthly Administrative Billing Fee:	\$ <u>6.35</u>	(not to exceed \$ <u>10.00</u>)
Final Bill Fee:	\$ <u>6.85</u>	(not to exceed \$ <u>10.00</u>)

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

4. If this paragraph is checked, notwithstanding anything to the contrary in this Addendum, utilities with large fluctuations in use and therefore cost, may be billed based on a trailing 12-month average rate in order to minimize large variations in resident expense. Resident may "opt out" of this averaged billing by communicating the request in writing to the management office.
5. No later than the Lease commencement date, you will transfer into your name or account all utilities to be paid for by you. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your apartment and may charge a reasonable administration fee for billing the utility service in the amount of \$ _____ (not to exceed 2% of the unpaid amount or \$10). Similarly, you will not change any such utility out of your name or allow any utility to be disconnected for any reason or by any means, including but not limited to non-payment of utility bills until you vacate the apartment. You consent to any utility company notifying us of your failure to pay any utility, or of any pending disconnection. If you breach the Lease, you will be responsible for utility changes for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. You are liable for all utilities until you move out, or could have moved out, whichever date is first.
6. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
7. 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 apartment unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the apartment due to such outages, interruptions, or fluctuations.

8. You agree not to tamper with, adjust, or disconnect any utility 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, this Addendum and at law.
 9. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
 10. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.
 11. 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.
 12. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Addendum and will supersede any conflicting provisions of this printed Addendum and/or the Lease Contract.

New Account Fee, Monthly Administrative Billing Fee and Final Bill Fee pertain to the setup and monthly Rent billing statements for residents. Billed trash expense may include, but is not limited to, actual trash invoice, internal trash-related expense, junk/bulky item pick up, porter service, consulting/management expense, equipment rental/maintenance, trash management costs, trash-related cleaning costs (including trash chute cleaning), odor control, trash auditing costs, and recycling charges. In the event you fail to timely establish electric/gas services (in your own name from move-in date included in your lease or utilities/services are transferred back to us during the term), we may charge you for all utility charges/service billed to you with respect to your unit plus a reasonable fee for billing of the utility/service in the amount of \$35.00 for each such occurrence.

Resident Signature _____

Date _____



This Colorado Gas and Electric Sub-metering Addendum is hereby made part of and attached to that Lease Contract executed on February 28, 2025 between GEDR UNION BASELINE, LLC

Robert Perez _____ (Owner) and _____

located at 2726 Moorhead Ave _____ (Resident) of Apt. No. TBD
Boulder, CO 80305,
and is in addition to all terms and conditions in the Lease.

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 is to be used where the Owner submeters or charges the Resident for gas or electric use and the Owner's billing method(s) are different from the methods established in Colorado Public Utilities Commission (PUC) regulation (Rules 4803 and 4804).

Owner sub-meters the cost of gas and/or electricity to residents. As Owner's methods of billing residents are dissimilar to the billing methods referenced in Colorado Public Utilities Commission (PUC) regulations (Rules 4803 and 4804), Owner has applied for and been granted the right to sub-meter the cost of gas and/or electricity as an exempt Master Meter Operator. The Owner shall bill the Resident for those portions of the gas and/or electricity sub-metered to the apartment according to the following:

- 1) The Owner shall not charge the Resident, as part of its billing for utility service, for any costs in addition to the actual cost billed to the Owner by the serving utility.
- 2) The sum of the Owner's billings to all Residents shall not exceed the amount billed to the Owner by the serving utility.
- 3) The Owner shall pass on to the Resident any refunds, rebates, rate reductions or similar adjustments it receives from the serving utility.
- 4) The Owner shall notify its current Residents, either by first class mail with a certificate of mailing or by inclusion in a regular monthly communication, of any refunds, rebate, rate reduction or similar adjustments from its serving utility and inform such Residents that they may claim the adjustments within 90 days after receipt of the notice.
- 5) With respect to those who are not current Residents, but were Residents during a previous period covered by any refunds, rebate, rate reduction or similar adjustments from the serving utility, the Owner shall send notice by first class mail to the Resident's last known address, advising them that they may claim said adjustments within 90 days after receipt of the notice.
- 6) Upon the expiration of the 90 day period, the Owner shall contribute unclaimed adjustments, if the aggregate amount exceeds one hundred dollars, to the fund established by the Legislative Commission on Low Income Energy Assistance.
- 7) Upon receipt of an invoice for any sub-metered utility, Resident (at Owner's option) shall either immediately make payment to the Owner for the sub-metered utility or shall remit the payment with the next regularly scheduled monthly rent payment. Failure by the Resident to timely pay for any sub-metered utility shall represent a default under the terms of the Lease, entitling Owner to recover possession of the apartment upon the posting of a ten-day Demand for Compliance or Possession, except if Owner is operating under any local, state, or federal voucher or subsidy program, as well as any and all other remedies provided by the Lease.

Owner:

Resident(s):

1. DWELLING DESCRIPTION.2726 Moorhead Ave

(street address), TBD (unit no., if applicable) in Boulder (city), Colorado, 80305 (zip code).

2. LEASE CONTRACT DESCRIPTION.Lease Contract date: February 28, 2025Owner's name: GEDR UNION BASELINE, LLC

Residents (list all Residents):

Robert Perez

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

3. 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 manufacture, distribution, or possession of marijuana, whether prescribed for medical reasons or not, is a criminal offense and will not be protected under the fair housing laws. Therefore, landlords are not required to accommodate the manufacturing, distribution, possession or use of marijuana by a tenant for medical or recreational purposes. Disabled tenants who are registered medical marijuana users, however, should not feel discouraged to request reasonable accommodations if the need arises.

4. The Premises listed above follow and comply with federal law regarding marijuana and is, and will continue to be, a drug free community. Possession, use, manufacture or sale of any illegal substance, including marijuana, or marijuana concentrate by the Resident and/or Resident's occupants, guests or invitees is a substantial violation of the Lease Contract and will result in immediate termination of Resident's possession of the dwelling. If you have any questions or concerns about this policy, please speak to management.

5. By signing below, Resident acknowledges his or her understanding of the terms and conditions as stated above, and his or her agreement to comply with those terms and conditions.

6. **SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(sign here)

Date of Signing Addendum

Owner or Owner's Representative (signs here)

Date of Signing Addendum



Date: February 28, 2025
(when this Addendum is filled out)

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

1. APARTMENT UNIT DESCRIPTION.

Apt. No. TBD, 2726 Moorhead Ave
Boulder (street address) in
(city), Colorado, 80305 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: February 28, 2025
Owner's name: GEDR UNION BASELINE, LLC

Residents (list all residents):
Robert Perez

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

3. PURPOSE. This Addendum modifies the Lease Contract and addresses situations related to bed bugs (*cimex lectularius*) which may be discovered infesting the apartment or personal property in the apartment. You understand that we relied on your representations to us in this Addendum. If such information is false or materially misleading, then we shall have the option to terminate your tenancy upon 3 days notice to quit. You agree that we do not guarantee or warrant a bed bug free environment.

4. INSPECTION AND INFESTATIONS. BY SIGNING THIS ADDENDUM, YOU REPRESENT THAT:

- YOU HAVE INSPECTED THE DWELLING PRIOR TO MOVING IN, OR PRIOR TO SIGNING THIS ADDENDUM, AND YOU DID NOT FIND ANY EVIDENCE OF BED BUGS OR A BED BUG INFESTATION;
- OR
- YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN, OR WITHIN 48 HOURS AFTER SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED BUG INFESTATIONS.

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

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

5. ACCESS FOR INSPECTION AND PEST TREATMENT.

You must allow us and our pest control agents access to the apartment 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, with all written instructions distributed to you and not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the apartment and building. We can select the method of treating the apartment, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring apartments to the infestation even if those apartments 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 apartment. 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 apartment 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 apartment, 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 apartment.
- 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.

Via written or electronic notice. IF YOU CHOOSE TO SEND YOUR NOTICE TO US ELECTRONICALLY, YOU MUST SEND IT TO US AT THE ONLINE TENANT/MAINTENANCE PORTAL OR unionbaselinemgr@greystar.com

(alternative electronic method of communication)

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 apartment and building that are infested. If you are not fully prepared for a treatment, you agree to reimburse us for our actual costs. You may only remove or destroy personal property that cannot be treated or cleaned as instructed by our qualified inspector. Any items you remove from the apartment must be disposed of off-site and not in the common areas or property's trash receptacles. If we confirm the presence or infestation of bed bugs in your apartment, we have the right to require you to temporarily vacate the apartment 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. We will be responsible for the initial costs of inspection and, if the presence of bed bugs is confirmed by a qualified inspector, the initial costs of treatment. If you knowingly and unreasonably fail to comply with inspections and treatment requirements, you will be in default of this Addendum, the Lease Contract, and state law, and you may be required to pay all reasonable costs of any necessary treatments to your apartment and any adjoining or neighboring

apartments to your apartment if the treatments arose from your noncompliance. If we confirm the presence of infestation of bed bugs after you vacate your apartment, you may be responsible for the cost of cleaning and pest control treatments. If you fail to comply with your inspection and treatment requirements and we must move other residents in order to treat adjoining or neighboring apartments to your apartment unit, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other apartments. 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 apartment. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

- 9. TRANSFERS.** If we allow you to transfer to another apartment in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.

10. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

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

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(Signs below)

Date of Signing Addendum

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

BED BUGS — A Guide for Rental Housing Residents

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

Bed bugs don't discriminate

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

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

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

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

Bed bugs don't transmit disease

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

Identifying bed bugs

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

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

- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.

- While bed bugs typically prefer to act at night, they often do not succeed in returning to their hiding spots without leaving traces of their presence through fecal markings of a red to dark brown color, visible on or near beds. Blood stains tend also to appear when the bugs have been squashed, usually by an unsuspecting host in their sleep. And, because they shed, it's not uncommon for skin casts to be left behind in areas typically frequented by bed bugs.

Preventing bed bug encounters when traveling

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

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

Bed bug do's and don'ts

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



CITY OF BOULDER RENTAL UNIT LEASE DISCLOSURE

DWELLING DESCRIPTION.

Apt. No. TBD, 2726 Moorhead Ave
(street address) in Boulder (city), Colorado, 80305 (zip code).

LEASE CONTRACT DESCRIPTION.

Lease Contract date: February 28, 2025
Owner's name: GEDR UNION BASELINE, LLC

Residents (*list all Residents*):

Robert Perez

This is an important notice for residents. Please read it carefully.

Every person who rents or leases a dwelling unit within the city limits of Boulder, CO, must be provided with information in accordance with the provisions of Boulder Revised Code, Section 12-2-4 (Ordinance 8122). Landlords are encouraged to make required disclosures at the time that lease agreements are executed in order to promote discussion of these city regulations. Landlords can, however, make required written disclosures at any time.

EVICTION LEGAL REPRESENTATION AND EVICTION RENTAL ASSISTANCE

It is the policy of the City of Boulder that Boulder tenants shall have the right to legal representation in eviction and administrative proceedings where they face the loss of housing and the City shall provide such representation to tenants to assist in the fair administration of justice. The City also administers a rental assistance program to tenants faced with such proceedings. For more information and to access this program, visit: <https://bouldercolorado.gov/community-relations/eviction-prevention-services> or call 303-441-3414.

Definitions:

Covered Proceeding means legal proceedings to evict a tenant from their place of residence pursuant to C.R.S. 13-40-101 et seq., counterclaims related thereto, the termination of Section 8 housing assistance, and appeals arising from any of the foregoing.

Legal representation means full scope representation provided by a licensed attorney to a tenant in a covered proceeding. This includes, but is not limited to, filing responsive pleadings, appearing on behalf of the tenant in court, administrative proceedings, or alternatives dispute resolution, and providing legal advice, advocacy, and assistance associated with such matters, and necessary fees and costs related thereto.

Tenant means any occupant of residential property, including but not limited to, any building, structure, vacant land, or part thereof offered for lease or rent for residential purposes who is a respondent or defendant, or who has legal standing to be a respondent or defendant, in a covered proceeding.

12-2-9. - No Evictions Without Representation.

(a) **Provision of Legal Representation and Rental Assistance.** The City of Boulder shall establish, run, and fully fund a program to provide legal representation and/or rental assistance for all tenants within the city who face a covered proceeding. This legal representation shall be available to a tenant immediately after the tenant is served with a notice to quit or demand for possession pursuant to C.R.S. 13-40-101, *et. seq.*, or a notice of termination of Section 8 housing assistance, and shall last at least until such time as the notice to quit, demand for possession, or unlawful detainer complaint is withdrawn, the case is dismissed, a final judgment in the matter is entered, or the Section 8 housing assistance termination proceedings are concluded. Written notification of this right to legal representation and how to access it must be provided by the landlord to a tenant at the time the right to legal representation attaches as described under this Section. The notice must be in the same form as required by B.R.C. 12-2-4(a)(1)(I).

OCCUPANCY LIMITS

Occupancy limits are determined by the landlord and/or the City of Boulder ordinances. Violation of the City of Boulder's ordinances may result in daily fines and/or criminal prosecution.

NOISE ORDINANCES

The City of Boulder has several ordinances that regulate noise. Violations of any of these ordinances can result in criminal prosecutions. The laws include:

Disruption of Quiet Enjoyment of the Home, Section 5-9-5, B.R.C. 1981. This focuses on individuals who engage in loud behavior at any time of day that disrupts a neighbor who is in his or her own house.

Unreasonable Noise, Section 5-9-6, B.R.C 1981. This is a provision that can be used when officers, standing more than 100 feet away from a noise source, hear amplified music in a residential zone after 11 p.m. or when an electronically amplified sound or noise is loud enough to be audible to a person of normal hearing two hundred or more feet beyond the property line between the hours of 7 a.m. and 11 p.m.

Excessive Sound Levels, Section 5-9-3, B.R.C. 1981. This is based upon measuring sound levels with meters. Noise must not exceed 50 decibels (dBA) between 11 p.m. and 7 a.m. in a residential zone. Late at night, the ambient or background noise level in most neighborhoods is approximately 35 dBA. A sound 15 decibels greater than the background noise (50 dBA), such as a loud stereo, will wake the average person from a deep sleep.

A violation of any of these noise ordinances can result in criminal prosecution and a maximum fine of up to \$1,000 and 90 days in jail.

FIREWORKS ORDINANCE

Fireworks, Section 5-6-6, B.R.C 1981. Except for police, military and certain other personnel described in Boulder's code, it is illegal for anyone to possess fireworks in any public or private place or to explode fireworks anywhere within the City of Boulder without first having obtained a permit.

NUISANCE PARTY ORDINANCE

Nuisance Party Prohibited, Section 5-3-11, B.R.C. 1981. A nuisance party is a gathering at which one of a number of violations of Boulder's code provisions occurs. These include the unlawful consumption of alcohol, the unlawful provision of alcohol to minors, property damage, littering, fighting, obstruction of traffic, or the generation of excessive noise.

A nuisance party is also any party at which an open keg of beer is located in the front yard setback, on the front porch, or in any side yard, of a property.

Any person convicted of holding a nuisance party can be criminally prosecuted and sentenced to a fine of up to \$1,000 and 90 days in jail.

BEAR CONTAINERS, TRASH, DUMPING, FURNITURE, WEEDS AND SNOW REMOVAL ORDINANCES

Bear-Resistant Containers Required, Section 6-3-12, B.R.C. 1981. Residents south of Sumac and west of Broadway must store trash and compost in bear-resistant containers, enclosures and/or dumpsters, or keep trash and compost securely stored within a structure at all times until the moment of pick-up. Do not overfill containers and ensure the lids are secure.

Trash Contract Required, Section 6-3-3 (b), B.R.C. 1981. Every property owner is required to maintain a valid contract with a commercial trash hauler for the weekly removal of accumulated trash. You should understand the manner in which trash and recycling are to be dealt with at your rental unit.

Illegal Dumping, Section 5-4-12, B.R.C. 1981. No person shall deposit any trash, refuse, garbage, furniture, or rubble in any dumpster or on any property without the express consent of the owner or person in control of the property.

Outdoor Furniture Restricted, Section 5-4-16, B.R.C. 1981. Residents of the University Hill neighborhood may not place, use, keep, store, or maintain any upholstered furniture or mattress not intended for outdoor use in any outside areas of the property.

Growth or Accumulation of Weeds Prohibited, Section 6-2-3, B.R.C. 1981. It is a violation to allow weeds and/or grass to grow to a height greater than twelve (12) inches.

Duty to Keep Sidewalks Clear of Snow, Section 8-2-13, B.R.C. 1981. Occupants of residential units, along with property managers, are responsible to keep public sidewalks and walkways abutting their residential premises clear of snow.

PARKING ON (BLOCKING) SIDEWALK

Parking on a sidewalk Prohibited, Section 7-6-13 (a)(1), B.R.C. 1981. No vehicle may be stopped or parked on a sidewalk or within a sidewalk area. This prohibits parking in a driveway in a manner that blocks a sidewalk.

MARIJUANA

Marijuana Odor Emissions, 5-10-6. No person, resident, occupant, or property owner shall permit the emission of marijuana odor from any source to result in detectable odors that interfere with the reasonable and comfortable use and enjoyment of another's property. For additional information, please refer to your Crime/Drug Free Housing Addendum, Addendum Regarding Recreational and Medical Marijuana and Landlord's Commitment to Drug Free Housing, and/or No-Smoking Addendum.

Marijuana Prohibited Acts, 6-14-13(a) and 6-16-13 (a). It is prohibited to possess more than six (6) marijuana plants without a marijuana business license (includes caregivers, home grows regardless). The six plant limit applies regardless of what doctor referral paperwork says they need to treat their condition. Marijuana extractions with butane or other volatile chemicals could result in a felony charge due to the possibility of serious injury when the process explodes.

VIOLATION OF LAW NOTIFICATION

Boulder law requires that we notify you of certain violations of law during the preceding twenty-four months for which we have received written notice of violations pursuant to Section 10-2.5-6, B.R.C. 1981. We will comply with this requirement.

INTEREST DUE ON SECURITY DEPOSITS

Interest Rates on Security Deposits, Sections BRC 12-2-2 and 12-2-7, B.R.C. 1981. Interest must be paid to residents on any security deposit for residential leases.

I have read and understand these disclosures and potential consequences including that if I violate these city regulations, my tenancy can be terminated and I can be subject to eviction. This is to be signed by every resident, other than minor children living with a supervising parent or other custodian.

Resident Signature

Owner or Owner's Representative

February 28, 2025

Date of Lease Contract

1. DWELLING DESCRIPTION.

2726 Moorhead Ave

(street address), TBD (unit no., if applicable) in Boulder (city), Colorado, 80305 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract date: February 28, 2025

Owner's name: GEDR UNION BASELINE, LLC

Residents (list all Residents):

Robert Perez

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

3. ADDENDUM APPLICABILITY. In the event any provision in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above-mentioned Lease Contract, then the provisions of this Addendum shall control. For purposes of this Addendum, the term "premises" shall include the dwelling, all common areas, all other dwellings on the property or any common areas or other dwellings on or about other property owned by or managed by the Owner. The parties hereby amend and supplement the Lease Contract as follows:

4. CRIME/DRUG FREE HOUSING. Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident:

A. Shall not engage in any illegal or criminal activity regardless of where such illegal or criminal activity occurs. The phrase, "illegal or criminal activity" shall include, but is not limited to, the following:

1. Engaging in any act intended to facilitate any type of criminal activity.
2. Permitting the premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
3. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in any city, county, state or federal laws, including but not limited to the State of Colorado and/or the Federal Controlled Substances Act regardless of whether or not the offense is a misdemeanor or felony.
4. Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of marijuana or marijuana concentrate, 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 the Lease Contract.)

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 Resident's dwelling.
6. Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or 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 Resident's application due to criminal conduct.
8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.

B. Agree and acknowledge that Resident has an affirmative duty to abstain from any criminal activity and to prevent criminal activity by any other persons, including but not limited to, immediately notifying a law enforcement officer at the first sign of Resident's knowledge of the criminal activity which constitutes any substantial violation agreed to in this Addendum or at law (collectively "substantial violation"), and cooperating with law enforcement with respect to the substantial violation. For the purpose of this Addendum, criminal activity also includes any activity or conduct by any person, which a reasonable person would conclude has the potential for escalating into or becoming criminal activity. Resident agrees that Resident's affirmative duty extends to being responsible for the conduct and actions of all persons regardless of any culpability or knowledge on Resident's part, that Resident's affirmative duty extends to making all persons aware of Resident's obligations, covenants, and duties under this Addendum, and that Resident's duties extend to all conduct whether or not such conduct occurs in Resident's dwelling. Resident may not assert as a defense in any eviction action against Resident based on violation of this Addendum that Resident did not know any person, occupant or guest was in violation of this Addendum.

C. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A SUBSTANTIAL VIOLATION AND MATERIAL NON-COMPLIANCE WITH THE 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 termination of the Resident's tenancy. Notwithstanding the foregoing comments, Owner may terminate Resident's tenancy for any lawful reason, and by any lawful method, with or without good cause.

Resident waives any and all legal rights of any kind whatsoever to claim or insist that Landlord must first serve Resident with a demand for compliance or possession in order to initiate an eviction action against Resident for recovery of the premises. Upon any violation of this Addendum by Resident, Owner may terminate Resident's right to occupancy without terminating the Lease Contract or Resident's obligation to pay rent as set forth in the Lease Contract at Owner's election. Owner's termination of Resident's right to occupancy shall be effective with right of eviction upon three (3) days notice to quit. Unless required by law, Owner shall not be required to serve any other notices upon Resident in order to terminate Resident's right of possession.

5. CRIMINAL CONVICTION NOT REQUIRED. Agree that unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction and shall be by a preponderance of the evidence.

6. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this form:

Resident or Residents
(sign here)

Date of Signing Addendum

Owner or Owner's Representative
(signs here)

Date of Signing Addendum





Legally Required Notice - Denver Tenant Rights & Resources

**This notice must be provided by the landlord to the tenant
both when the lease is signed and if rent demand is served.**

Landlords may not allow any person to initiate a new occupancy of a rental property for more than 30 days unless and until the tenant has been provided a copy of an executed written lease,¹ signed by both the landlord and tenant. The landlord must provide the tenant an electronic copy of the signed lease, or paper copy if requested by the tenant, within seven days from the tenant signing the lease.²

When providing a copy of the executed written lease and at any time the landlord makes any rent demand pursuant to Colorado Revised Statutes ("C.R.S.") § 13-40-104, the landlord must provide the most current version of this tenant rights and resources notice, which can be found at denvergov.org/EvictionHelp.

This notice summarizes some of the rights and obligations of residential landlords and tenants in Denver, Colorado. This notice does not represent a complete analysis of landlord-tenant law, does not constitute legal advice, and the information in this notice can change at any time. Please check the website listed above for the most current version of this notice and refer to the Free Eviction Legal Services section on Page 3 to see if you are eligible for free legal services. This notice merely serves as a general rights and resources guide, and though it outlines those principles generally, it does not cover every law or exception that may apply in a particular situation.

For more information on the topics covered in this notice and additional information for tenants and landlords, please review the Landlord/Tenant Guidebook found at denvergov.org/EvictionHelp.

Glossary of Terms and Definitions

Answer: A written response that a tenant may file with the court in response to a landlord's complaint initiating an eviction action.

Demand for Compliance or Right to Possession (commonly referred to as the 10-Day Demand): A notice given by a landlord to a tenant requiring the tenant to comply or correct a violation of the lease or to pay past due rent within ten days. The tenant can pay the rent if rent is owed, correct the violation, or move out within ten days or the landlord can initiate an eviction action.

Dwelling unit: A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation and includes single room units

Eviction: A legal proceeding to remove a tenant from a rental property. Also known as Forcible Entry and Detainer.

Forcible Entry and Detainer (FED): Also known as an eviction action, is a process of restoring possession of the rental premises back to the landlord.

Landlord: An owner or operator of a residential rental property.

¹ D.R.M.C. § 27-240(a)

² C.R.S § 38-12-801

Lease: A written or oral contract between a landlord and tenant in which the tenant can possess and use the landlord's property for a period of time in exchange for rent.

Notice to Terminate Tenancy: A notice given by a landlord requiring a tenant to leave a rental property. A Notice to Terminate Tenancy does not give the tenant an opportunity to correct the violation and the tenant must leave the rental unit within the required time period or dispute the eviction in court. The tenant may receive this notice if they have broken the same condition of the lease more than one time or if they have committed a substantial violation of the lease such as an act of violence or a drug-related felony.

Security Deposit: Any advance or deposit of money to secure a tenant's performance of a lease for a rental property.

Summons and Complaint: Forms filed by a landlord with the court in order to commence litigation. The Landlord typically will file a Summons and Complaint after one of three incidents: 1) when a tenant has not paid rent; 2) when a tenant has not resolved a violation within 10 days of being provided a 10-Day Demand; or 3) if a tenant remains in the rental property after receiving a Notice to Quit. The landlord must serve a copy of the Summons and Complaint to the tenant. The Summons and Complaint will inform the tenant that the tenant must file an answer or appear in court at a certain date and time.

Tenant: A person who rents a rental property from a landlord.

Warranty of Habitability: By statute, every landlord is required to fulfill certain requirements that make a rental property fit for human habitation. The Warranty of Habitability is more particularly described on Page 5.

Writ of Restitution: A court document that allows a sheriff's deputy to remove a Tenant from a rental property. A Writ of Restitution will only be provided by a court at the conclusion of an Eviction.

Minimum Standards for Denver Dwelling Units

The Denver Housing Code³ requires an owner or operator of a dwelling unit to maintain certain minimum standards of basic equipment and facilities, lighting, ventilation, heating, insect and rodent control, safety, sanitation, utilities, space, use, and location. These minimum standards are described in [Denver Municipal Code Chapter 27](#) and in the [Rules and Regulations](#). Visit www.denvergov.org/hfhh for more information on the Residential Health and Housing program. Violations may be reported to the Denver Department of Public Health and Environment by **calling 311**.

Residential Evictions in Colorado

Colorado law requires residential landlords to follow a specific process to evict a tenant. A landlord must engage the legal process to evict a tenant and the landlord is prohibited from self-eviction outside the legal process. The law also prohibits the landlord from shutting off utilities, threatening the tenant, changing the locks without notifying the tenant, taking tenant's belongings or retaliating against tenants.

For a landlord to evict a tenant in Colorado, the landlord **must** follow specific steps required by law. (See timeline and steps listed on Page 6.) Only a court can order a tenant to leave the property and only a sheriff's deputy can enforce this court order. This process is called a Forcible Entry and Detainer (FED), the legal term for eviction. It is illegal for a landlord to try to force a tenant out without a court order.

³ D.R.M.C. § 27-16 *et seq.*

If a tenant has not paid rent or violates the terms of the lease, the landlord can give the tenant a signed "Demand for Compliance or Right to Possession." This notice is also commonly called a "10-day demand." The demand must clearly state the amount of rent owed or the violation of the lease to start the eviction process. The tenant can pay the rent if rent is owed, correct the violation, move out, or dispute the eviction before a judge in court. The 10-day demand requirements always apply, even if the language of the lease states that it does not.

If a tenant violates the same condition of a lease more than one time and a 10-day demand was previously given, or there are more serious violations, the landlord can give the tenant a "Notice to Terminate Tenancy," which does not give the tenant an opportunity to correct the violation. Instead, the tenant must leave in the allowed timeframe as defined on the Notice to Terminate Tenancy or dispute the eviction before a judge in court.

The landlord can serve a notice or demand to the tenant or other person occupying the premises by leaving a copy with a tenant's family member above the age of 15 years old who resides at the property, or, after attempts at personal service at least once on two separate days, by posting it in an obvious place on the property, such as the front door. The 10 days to resolve the problem begin the day after the posting, even if the tenant never sees the notice.

After receiving a notice or demand described above, tenants have rights under Colorado law, depending on the reason for the notice or demand. Immigrant, undocumented, and refugee individuals and families have the same tenant rights and protections as all Denverites. **If you receive a notice, demand, or summons to court due to an eviction, you should try to get a lawyer as soon as you can.** (See the Free Eviction Legal Services section on Page 3 to see if you qualify for free legal services.) For more information about tenant rights after receiving a notice or demand and the eviction process, please review the Eviction Process section on Page 6.

Tenant Resources

RENT AND UTILITY ASSISTANCE

The Denver Department of Housing Stability has programs to help residents facing a financial hardship to prevent eviction or utility shut off. If you need help paying rent or utilities, you may be eligible to receive temporary help. Call 1-844-926-6632 , or visit denvergov.org/renthelp.

FREE EVICTION LEGAL SERVICES

The City and County of Denver provides funding for free legal services for low- and moderate-income individuals facing an eviction. Information on free legal services can be obtained from:

- Colorado Poverty Law Project: 303-532-2641 or copovertylawproject.org
- Covid-19 Eviction Defense Project: 303-838-1200 or cedproject.org
- Colorado Affordable Legal Services: 303-996-0010 or coloradoaffordablelegal.com
- Colorado Legal Services: 303-837-1313 or coloradolegalservices.org

HOUSING QUESTIONS

If you have a housing question that does not require legal advice, contact the free Colorado Housing Connects helpline to find answers. Colorado Housing Connects can help you navigate housing information and resources. Call 1-844-926-6632 or visit coloradohousingconnects.org.

Colorado State Laws on Tenant Rights

This is a list of key Colorado laws on tenant rights, but this list does not include all tenant rights. Many of these rights have some restrictions and conditions. The descriptions of each of the laws listed below is not comprehensive. For more information on the topics covered in this notice and additional information for tenants and landlords, please review the Landlord/Tenant Guidebook found at denvergov.org/EvictionHelp.

Bed Bugs in Residential Premises⁴

Landlords cannot rent properties known or reasonably suspected to have bedbug infestations.

Colorado Antidiscrimination Act – Housing Practices⁵

Landlords cannot refuse to show rental units to prospective tenants, deny access to rental units, or deny a lease based on disability, race, creed, color, sex, sexual orientation, gender identity, gender expression, marital status, familial status, veteran or military status, religion, national origin, ancestry, or sources of income.⁶ Any discriminatory housing practice violations must be filed within one year of the infraction at ccrd.colorado.gov/complaint-process.

Denver Anti-Discrimination Ordinance

Denver's Anti-Discrimination Ordinance prohibits discrimination in employment, housing and commercial space, public accommodations, educational institutions and health and welfare services. The ordinance prohibits discrimination that is based on several factors, including race, color, religion, national origin, ethnicity, citizenship, immigration status, gender, age, sexual orientation, gender identity, gender expression, marital status, military status, disability, protective hairstyle, and source of income. The ordinance prohibits discrimination of prospective renters based on their source of income (i.e., landlords or property managers cannot refuse to consider any lawful source of income, including housing choice vouchers, in the same manner as ordinary wage income in connection with an application for rental housing).

The Denver Anti-Discrimination Office (DADO) protects against discriminatory acts under this ordinance. Information about DADO can be found at: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Human-Rights-Community-Partnerships/Divisions-Offices/Anti-Discrimination-Office>.

Eviction Protections for Residential Tenants Receiving Cash Assistance⁷

A landlord and tenant must participate in mandatory mediation prior to commencing an eviction action if the tenant receives supplemental security income, federal social security disability insurance, or cash assistance through the Colorado works program (collectively, "cash assistance"). More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Immigrant Tenant Protection Act⁸

Landlords cannot:

- Request any information relating to immigration or citizenship status of a tenant unless the landlord is also the tenant's employer;
- Disclose or threaten to disclose information about a tenant's immigration or citizenship status or harass or intimidate a tenant for exercising their rights under this law; or
- Refuse to enter into a rental agreement based solely on the tenant's immigration or citizenship status,

⁴ C.R.S. § 38-12-1005

⁵ C.R.S. § 24-34-501 *et seq.*

⁶ C.R.S. § 24-34-502.2

⁷ [C.R.S. § 13-40-110](#)

⁸ C.R.S. § 38-12-1201 *et seq.*

- Bring any action to recover possession of the rental property because of the tenant's immigration or citizenship status.

More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Just Cause Eviction⁹

With certain exceptions, State law prohibits a landlord from evicting a residential tenant unless the landlord has cause for eviction. Cause exists when:

- There is non-payment of rent;
- There is substantial violation as defined in C.R.S. § 13-40-107.5;
- There is a material violation of the lease agreement;
- There is a repeat violation of a lease agreement after a tenant receives proper notice of a violation;
- A tenant or lessee is guilty of an unlawful detention of real property under certain circumstances described in State law; or
- A tenant has engaged in conduct that creates a nuisance or disturbance that interferes with the quiet enjoyment of the landlord or other tenants at the property or where the tenant is negligently damaging the property; or
- Conditions exist constituting grounds for a "no-fault eviction".

Leases, Rent and Late Fees¹⁰

- Landlords are prevented from raising rent more than one time per year.¹¹
- A tenant without a written lease must be given 60 days' written notice before the rent can be raised.¹²
- Landlords cannot charge a late fee until payment is at least seven days late.
- No late fee can be greater than \$50 per month or 5% of monthly rent, whichever is more.
- Tenants cannot be evicted solely for not paying a late fee.

More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Obligation to Maintain Residential Premises (Warranty of Habitability)¹³

The tenant's rental property must be fit for human habitation and in compliance with all applicable building, housing, and health codes. Not providing any of these items is considered a condition that interferes with life, health, and safety of the tenant, and is not allowed under Colorado law. More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Pet Animal Ownership in Housing

Landlords cannot ask for or receive more than \$300 of additional security deposit from prospective or current renters as a condition of permitting the tenant's pet animal to reside in the unit. More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Portable Screening Report for Residential Leases¹⁴

Landlords must accept a portable screening report when considering rental applications of prospective tenants. The landlord may require that the screening report (i) was completed within the last 30 days, (ii) be made directly available to the landlord from a consumer reporting agency (agency), and (iii) be provided at no cost to

⁹ C.R.S. §§ 38-12-1301 — 38-12-1307

¹⁰ C.R.S. § 38-12-105

¹¹ C.R.S. § 38-12-702

¹² C.R.S. § 38-12-701

¹³ C.R.S. § 38-12-505

¹⁴ C.R.S. § 38-12-901, *et seq.*

the landlord. More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Prohibited Provisions in Rental Agreements¹⁵

Current law prohibits a written rental agreement from including an unreasonable liquidated damages clause (a predetermined fee or cost) that assigns a cost to a party stemming from an eviction notice or an eviction action that results from a violation of the rental agreement. More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Protections for Residential Tenants

State law prohibits a landlord from requiring a tenant to submit a security deposit in an amount that exceeds the amount of two monthly rent payments under the rental agreement.¹⁶ If a landlord uses rental or credit history when considering a rental application, the landlord cannot consider a tenant's rental or credit history that is greater than seven years old.¹⁷ More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Remote Participation in Evictions¹⁸

As of January 2024, courts must allow either party or any witness in an eviction action to choose to appear in person or remotely at any return, conference, hearing, trial, or other court proceeding. More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Security Deposits - Wrongful Withholding¹⁹

A landlord cannot withhold a security deposit for normal wear and tear.

If a landlord chooses to withhold any portion of the security deposit, the landlord must provide the tenant with a written statement listing the exact reasons for withholding any portion of the security deposit. More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Victims of Sex Abuse, Stalking, Domestic Violence²⁰

Tenants may terminate their lease early if they (or their children) are the victim of unlawful sexual behavior, stalking, domestic violence, or domestic abuse, and they desire to vacate the premises due to a fear of continued danger. Landlords cannot evict tenants who are the victims of domestic violence, unlawful sexual behavior, or stalking. More info can be found in the [Renter's Housing Handbook](#) located at www.denvergov.org/evictionhelp

Residential Eviction Timeline and Process

This is a general eviction timeline, which can vary depending on numerous factors.

Steps (more detail below)	General Timeline
Notice provided to tenant	10 days - Demand for Compliance or Right to Possession (10-day notice) for nonpayment of rent or violation of any condition or covenant of the lease agreement One to 91 days - Notice to Terminate Tenancy (depending on lease violations, length of tenancy, and other factors)

¹⁵ [C.R.S. § 38-12-801](#)

¹⁶ [C.R.S. § 38-12-102.5](#)

¹⁷ [C.R.S. §. 38-12-904](#)

¹⁸ [C.R.S. § 13-40-113.5](#)

¹⁹ [C.R.S. § 38-12-103](#)

²⁰ [C.R.S. § 38-12-402](#)

Summons and Complaint is filed with the court and served to the tenant	At least seven days before the hearing
First appearance in court	Seven to 14 days after summons
Trial	Seven to 10 days after the tenant files an answer, if the tenant files an answer
Issuance of the Writ of Restitution	48 hours after the judge issues a judgment against the tenant in favor of the landlord
Execution of Writ of Restitution by Sheriff's Deputy	10 days from the date the judge issues a judgment against the tenant in favor of the landlord

STEP 1: Notice Provided to Tenant

If the tenant has not paid rent or violates the terms of the lease, the landlord must give the tenant a signed “Demand for Compliance or Right to Possession.” This notice is also commonly called a “10-day demand” because it allows 10 days for the tenant to resolve the problem before the landlord can file eviction paperwork with the court. The demand must clearly state the amount of rent owed or the violation of the lease to start the eviction process. The tenant can pay the rent if rent is owed, correct the violation, move out, or dispute the eviction before a judge in court.

If the tenant violates the same condition of a lease more than one time and a 10-day demand was previously given, or there are more serious violations, the landlord can post or deliver a “Notice to Terminate Tenancy,” which does not give the tenant an opportunity to correct the violation. Instead, the tenant must leave in the allowed timeframe as defined on the Notice to Terminate Tenancy (between one and 91 days) or dispute the eviction before a judge in court.

STEP 2: The Complaint is Filed and Served

If the tenant doesn’t resolve the lease violation and/or pay the rent owed during the 10-day period, the landlord may file the paperwork with the court to continue the eviction process. These forms are known as the Summons and Complaint. Within one business day after filing, the landlord must serve a copy of the Summons and Complaint, including all exhibits, to the tenant.

STEP 3: Court Hearing on Eviction

The court clerk will schedule an initial hearing for a date that is seven to 14 days after the initial filing, but the tenant must have received the Summons and Complaint at least seven days before the hearing.

IF THE TENANT DOES NOT COME TO COURT FOR THE INITIAL HEARING and does not file a timely Answer to the court, the court may automatically grant default judgment in favor of the landlord. This will result in a writ of restitution being issued and you can be removed from your rental property.

IF THE TENANTS DOES APPEAR IN COURT AND FILES A TIMELY ANSWER, there are several options:

1. Tenants can file their Answer in court at any time on or before the day the Answer is due. Then the Court must set the trial at least seven days (and no more than 10 days) after the Answer is filed.
2. The tenant can agree to voluntarily vacate the property, or the tenant and landlord can agree to certain terms that allow for the tenant to stay in the unit. If such an agreement is reached, it should be put in writing in the form of a “Stipulated Agreement (Evictions)” (JDF 106 A) and filed with the court. The court can also suggest mediation for the parties to resolve any lease issues.
3. Tenants can pay the landlord the rent they owe and stop the eviction up to the time that the judge issues a judgment. To benefit from this right, the tenant must pay all the rent they owe before the judge issues a judgment.

4. If the tenant and landlord can't reach an agreement, the case can go to trial. At trial, both parties will have an opportunity to present evidence to support their claims.

STEP 4: Writ of Restitution Issued

If a writ of restitution is issued, it means the court has ruled in favor of the landlord and the tenant is required to leave the property. The writ of restitution is the order from the court to the Sheriff which requires a sheriff's deputy remove the tenant from the property. The court shall not issue the writ until 48 hours after entry of judgment.

STEP 5: Possession of Property is Returned

The sheriff's deputy shall not execute upon the writ of restitution until at least 10 days after entry of the judgment. It is the landlord's responsibility to schedule a time for the eviction with the sheriff's department, but it cannot occur earlier than 10 days from when the judgment is issued.

ACKNOWLEDGMENT OF RECEIPT OF DENVER TENANT RIGHTS AND RESOURCES

This Acknowledgment is incorporated into the Apartment Lease Contract dated February 28, 2025
between GEDR UNION BASELINE, LLC

(“We” and/or “we” and/or “us”) and Robert Perez

(“You” and/or “you”) of Unit No. TBD located at 2726 Moorhead Ave
Boulder, CO 80305 (street address) and is in addition
to all terms and conditions in the Apartment Lease Contract.

In accordance with Denver Municipal Code § 27-201, we are delivering to you a copy of the Tenant Rights and Resources as prepared by the city of Denver. Resident(s) hereby acknowledges receipt of this summary.

Resident or Residents
(All residents must sign here)

Owner or Owner's Representative
(signs here)

Date





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

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 hazards.

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 lead-based 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).



March 2021

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 state-approved 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.

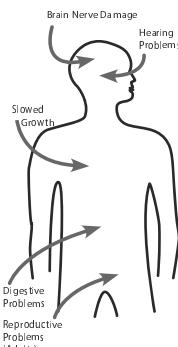
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

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

3

4

Check Your Family for Lead

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

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.¹

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, 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 window.

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 ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ 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.

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.

6

¹ "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/cm^2), or more than 0.5% by weight.

² "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.

5

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 lead-based 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, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - 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 home, 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 test 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 practices

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

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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 eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved 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 absorb less lead.

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 state-certified 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.

Reducing Lead Hazards, continued

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 ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

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

- 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

If you 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*.

12

11

Other Sources of Lead

Lead in Drinking Water

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 water tested.

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 to learn more.

* 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 stomach.

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.

14

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 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 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 7 (Iowa, Kansas, Missouri, Nebraska)

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

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 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 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 9 (Arizona, California, Hawaii, Nevada)

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

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 10 (Alaska, Idaho, Oregon, 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

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

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

This document is in the public domain. It may be produced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

U.S. EPA Washington DC 20460
U.S. CPSC Bethesda MD 20814
U.S. HUD Washington DC 20410

EPA-747-K-12-001
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).

DWELLING DESCRIPTION. **2726 Moorhead Ave**(street address), **TBD** (unit no. if applicable) in **Boulder** (city),
 Colorado, **80305** (zip code).LEASE CONTRACT DESCRIPTION. Lease Contract date: **February 28, 2025**Owner's name: **GEDR UNION BASELINE, LLC**

Residents (list all residents):

Robert Perez

Within 48 hours after move-in, you must note on this form all defects, damage or safety or pest-related concerns and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition. Please mark through items listed below or put "none" if the items don't exist. This form protects both you (the resident) and us (the owner). We'll use it in determining what should and should not be considered your responsibility upon move-out. You are entitled to a copy of this form after it is filled out and signed by you and us.

Resident's Name: **Robert Perez**

Home Phone: (_____) _____ Work Phone: (_____) _____

Resident's Name:

Home Phone: (_____) _____ Work Phone: (_____) _____

Resident's Name:

Home Phone: (_____) _____ Work Phone: (_____) _____

Resident's Name:

Home Phone: (_____) _____ Work Phone: (_____) _____

Resident's Name:

Home Phone: (_____) _____ Work Phone: (_____) _____

Resident's Name:

Home Phone: (_____) _____ Work Phone: (_____) _____

 Move-In Move-Out Condition (Check one)
 Living Room

Walls _____

Wallpaper _____

Plugs, Switches, A/C Vents _____

Woodwork/Baseboards _____

Ceiling _____

Light Fixtures, Bulbs _____

Floor/Carpet _____

Doors, Stops, Locks _____

Windows, Latches, Screens _____

Window Coverings _____

Closets, Rods, Shelves _____

Closet Lights, Fixtures _____

Lamps, Bulbs _____

Water Stains on Walls or Ceilings _____

Other _____

Kitchen

Walls _____

Wallpaper _____

Plugs, Switches, A/C Vents _____

Woodwork/Baseboards _____

Ceiling _____

Light Fixtures, Bulbs _____

Floor/Carpet _____

Doors, Stops, Locks _____

Windows, Latches, Screens _____

Window Coverings _____

Cabinets, Drawers, Handles _____

Countertops _____

Stove/Oven, Trays, Pans, Shelves _____

Vent Hood _____

Refrigerator, Trays, Shelves _____

Refrigerator Light, Crisper _____

Dishwasher, Dispensers, Racks _____

Sink/Disposal _____

Microwave _____

Plumbing Leaks or Water Stains on Walls or Ceilings _____

Other _____

General Items

Thermostat _____

Cable TV or Master Antenna _____

A/C Filter _____

Washer/Dryer _____

Garage Door _____

Ceiling Fans _____

Exterior Doors, Screens/Screen Doors/Doorbell _____

Fireplace _____

Other _____

Dining Room

Walls _____

Wallpaper _____

Plugs, Switches, A/C Vents _____

Woodwork/Baseboards _____

Ceiling _____

Light Fixtures, Bulbs _____

Floor/Carpet _____

Doors, Stops, Locks _____

Windows, Latches, Screens _____

Window Coverings _____

Closets, Rods, Shelves _____

Closet Lights, Fixtures _____

Other _____

Halls

Walls _____

Wallpaper _____

Plugs, Switches, A/C Vents _____

Woodwork/Baseboards _____

Ceiling _____

Light Fixtures, Bulbs _____

Floor/Carpet _____

Doors, Stops, Locks _____

Closets, Rods, Shelves _____

Closet Lights, Fixtures _____

Water Stains on Walls or Ceilings _____

Other _____

Exterior (if applicable)

Patio/Yard _____
 Fences/Gates/Gate Latches or Locks _____
 Faucets _____
 Balconies _____
 Other _____

Bedroom (describe which one) _____

Walls _____

 Wallpaper _____
 Plugs, Switches, A/C Vents _____
 Woodwork/Baseboards _____
 Ceiling _____
 Light Fixtures, Bulbs _____
 Floor/Carpet _____

 Doors, Stops, Locks _____
 Windows, Latches, Screens _____
 Window Coverings _____
 Closets, Rods, Shelves _____
 Closet Lights, Fixtures _____
 Water Stains on Walls or Ceilings _____
 Other _____

Bedroom (describe which one): _____

Walls _____

 Wallpaper _____
 Plugs, Switches, A/C Vents _____
 Woodwork/Baseboards _____
 Ceiling _____
 Light Fixtures, Bulbs _____
 Floor/Carpet _____

 Doors, Stops, Locks _____
 Windows, Latches, Screens _____
 Window Coverings _____
 Closets, Rods, Shelves _____
 Closet Lights, Fixtures _____
 Water Stains on Walls or Ceilings _____
 Other _____

Bath (describe which one): _____

Walls _____

 Wallpaper _____
 Plugs, Switches, A/C Vents _____
 Woodwork/Baseboards _____
 Ceiling _____
 Light Fixtures, Bulbs _____
 Exhaust Fan/Heater _____
 Floor/Carpet _____

Doors, Stops, Locks _____
 Windows, Latches, Screens _____
 Window Coverings _____
 Sink, Faucet, Handles, Stopper _____
 Countertops _____
 Mirror _____
 Cabinets, Drawers, Handles _____
 Toilet, Paper Holder _____
 Bathtub, Enclosure, Stopper _____
 Shower, Doors, Rods _____
 Tile _____
 Plumbing Leaks or Water Stains on Walls or Ceilings _____

 Other _____

Half Bath

Walls _____

 Wallpaper _____
 Plugs, Switches, A/C Vents _____
 Woodwork/Baseboards _____
 Ceiling _____
 Light Fixtures, Bulbs _____
 Exhaust Fan/Heater _____
 Floor/Carpet _____

Doors, Stops, Locks _____
 Windows, Latches, Screens _____
 Window Coverings _____
 Sink, Faucet, Handles, Stopper _____
 Countertops _____
 Mirror _____

Cabinets, Drawers, Handles _____

Toilet, Paper Holder _____
 Tile _____
 Plumbing Leaks or Water Stains on Walls or Ceilings _____

 Other _____

Bedroom (describe which one): _____

Walls _____

 Wallpaper _____
 Plugs, Switches, A/C Vents _____
 Woodwork/Baseboards _____
 Ceiling _____
 Light Fixtures, Bulbs _____
 Floor/Carpet _____

 Doors, Stops, Locks _____
 Windows, Latches, Screens _____
 Window Coverings _____
 Closets, Rods, Shelves _____
 Closet Lights, Fixtures _____
 Water Stains on Walls or Ceilings _____
 Other _____

Bath (describe which one): _____

Walls _____

 Wallpaper _____
 Plugs, Switches, A/C Vents _____
 Woodwork/Baseboards _____
 Ceiling _____
 Light Fixtures, Bulbs _____
 Exhaust Fan/Heater _____
 Floor/Carpet _____

 Doors, Stops, Locks _____
 Windows, Latches, Screens _____
 Window Coverings _____
 Sink, Faucet, Handles, Stopper _____
 Countertops _____
 Mirror _____
 Cabinets, Drawers, Handles _____
 Toilet, Paper Holder _____
 Bathtub, Enclosure, Stopper _____
 Shower, Doors, Rods _____
 Tile _____
 Water Stains on Walls or Ceilings _____
 Plumbing Leaks or Water Stains on Walls or Ceilings _____

 Other _____

Safety-Related Items (Put "N/A" if not applicable)

Door Knob Locks _____
 Keyed Deadbolt Locks _____

 Keyless Deadbolts _____

 Keyless Bolting Devices _____
 Sliding Door Pin Locks _____
 Sliding Door Latches _____
 Sliding Door Security Bars _____
 Doorviewers _____
 Window Latches _____
 Porch and Patio Lights _____
 Smoke Detectors (push button to test) _____
 Alarm System _____
 Fire Extinguishers (look at charge level-BUT DON'T TEST!) _____
 Garage Door Opener _____
 Gate Access Card(s) _____
 Other _____

Date of Move-In: _____**or****Date of Move-Out:** _____

Acknowledgment. You agree you will complete and submit this form in accordance with this Lease and our Community Policies. You acknowledge you will inspect and test all safety-related items in the dwelling, including smoke alarms and any other detector(s), and confirm that they are working, except as noted on your completed Inventory and Condition Form. All items will be considered to be in good and working condition unless otherwise noted. You acknowledge you will receive written operating instructions on the alarm system and gate access entry systems (if there are any). You acknowledge that you will inspect the dwelling and confirm no signs of bed bugs or other pests are present, or, if bugs are present, that you will promptly report any bed bug or pest issues on this Inventory and Condition Form and through a written work order or other written repair request. You agree that this returned completed Inventory and Condition Form accurately reflects the condition of the dwelling for purposes of determining any refund of deposit due to you when you move out. You acknowledge that if you do not return the form within 48 hours after move-in, we will consider the dwelling to be clean, safe, free of pest or insect infestations, and in good working condition for purposes of determining any refund of deposit due to you at move-out.

In signing below, you accept this inventory as part of the Lease Contract and agree that it accurately reflects the condition of the premises for purposes of determining any refund due to you when you move out.

Resident or Resident's Agent: _____

Date of Signing: _____

Resident or Resident's Agent: _____

Date of Signing: _____

Resident or Resident's Agent: _____

Date of Signing: _____

Resident or Resident's Agent: _____

Date of Signing: _____

Resident or Resident's Agent: _____

Date of Signing: _____

Resident or Resident's Agent: _____

Date of Signing: _____

Owner or Owner's Representative: _____

Date of Signing: _____



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

1. DWELLING DESCRIPTION.

2726 Moorhead Ave

(street address), TBD (unit no., if applicable) in Boulder
(city), Colorado, 80305 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract date: February 28, 2025

Owner's name: GEDR UNION BASELINE, LLC

Residents (list all Residents):

Robert Perez

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

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

Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for persons 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 used to help remove non-visible mold products from *porous* items, such as fibers in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

7. DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on *porous surfaces*, such as sheetrock walls or ceilings, or (2) *large areas* of visible mold on *non-porous* surfaces. Instead, notify us in writing, and we will take appropriate action.

8. COMPLIANCE. Complying with this Addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this Addendum, please contact us at the management office or at the phone number shown in your Lease Contract.

If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them.

9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(All residents must sign here)

Owner or Owner's Representative
(Signs here)

Date of Lease Contract

February 28, 2025

Date: February 28, 2025
(when this Addendum is filled out)

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

1. DWELLING DESCRIPTION.

2726 Moorhead Ave

(street address), TBD (unit no. if applicable) in Boulder
(city), Colorado, 80305 (zip code).

whether in the interior of the community or in the enclosed spaces on the surrounding community grounds. Smoking of non-tobacco products which are harmful to the health, safety, and welfare of other residents inside any dwelling or building is also prohibited by this Addendum and other provisions of the Lease Contract.

2. LEASE CONTRACT DESCRIPTION.

Lease Contract date: February 28, 2025

Owner's name: GEDR UNION BASELINE, LLC

Residents (list all residents):

Robert Perez

5. SMOKING OUTSIDE BUILDINGS OF THE COMMUNITY.

Smoking is permitted only in specially designated areas outside the buildings of the community. Smoking must be at least 100 feet from the buildings in the community, including administrative office buildings. If the previous field is not completed, smoking is only permitted at least 25 feet from the buildings in the community, including administrative office buildings. The smoking-permissible areas are marked by signage.

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

The following outside areas of the community may be used for smoking: Specially designated areas and in accordance with state law.

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

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

3. DEFINITION OF SMOKING. Smoking refers to any use or possession of any form of any product, especially including, but not limited to, a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons.

4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE COMMUNITY IS STRICTLY PROHIBITED. All forms and use of burning, lighted, vaporized, or ignited tobacco products and smoking of tobacco products inside any dwelling, building, or interior of any portion of the community is strictly prohibited. Any violation of the no-smoking policy is a material and substantial violation of this Addendum and the Lease Contract.

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

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

7. YOUR RESPONSIBILITY FOR LOSS OF RENTAL INCOME AND ECONOMIC DAMAGES REGARDING OTHER RESIDENTS. You are responsible for payment of all lost rental income or other economic and financial damages or loss to us due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees which results in or causes other residents to vacate their dwelling, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare.

8. LEASE CONTRACT TERMINATION FOR VIOLATION OF THIS ADDENDUM. We have the right to terminate your Lease Contract or right of occupancy of the dwelling for any violation of this No-Smoking Addendum. Violation of the no-smoking provisions is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for early move-out charges pursuant to the Early Move-Out paragraph of the Lease Contract.

- 9. EXTENT OF YOUR LIABILITY FOR LOSSES DUE TO SMOKING.** Your responsibility for damages, cleaning, loss of rental income, and loss of other economic damages under this No-Smoking Addendum are in addition to, and not in lieu of, your responsibility for any other damages or loss under the Lease Contract or any other addendum.
- 10. YOUR RESPONSIBILITY FOR CONDUCT OF OCCUPANTS, FAMILY MEMBERS, AND GUESTS.** You are responsible for communicating this community's no-smoking policy and for ensuring compliance with this Addendum by your occupants, family, guests, and invitees.
- 11. THERE IS NO WARRANTY OF A SMOKE FREE ENVIRONMENT.** Although we prohibit smoking in all interior parts of the community, there is no warranty or guaranty of any kind that your dwelling or the community is smoke free. Smoking in certain limited outside areas is allowed as provided above. Enforcement of our no-smoking policy is a joint responsibility which requires your cooperation in reporting incidents or suspected violations of smoking. You must report violations of our no-smoking policy before we are obligated to investigate and act, and you must thereafter cooperate with us in prosecution of such violations.

This is an important and binding legal document. By signing this Addendum you are agreeing to follow our no-smoking policy and you are acknowledging that a violation could lead to termination of your Lease Contract or right to continue living in the dwelling. If you or someone in your household is a smoker, you should carefully consider whether you will be able to abide by the terms of this Addendum.

- 12. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

Smoking on balconies, patios and limited common areas attached to or outside of Resident's Unit is permitted, however, Landlord reserves the right to revoke permission to smoke in any or all of these areas.

Resident or Residents
(All residents must sign here)

Owner or Owner's Representative
(Sign here)



1. APARTMENT UNIT DESCRIPTION.

Apt. No. TBD, 2726 Moorhead
Ave _____ (street address) in
_____ Boulder
(city), Colorado, 80305
(zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract date: February 28, 2025
Owner's name: GEDR UNION BASELINE, LLC

Residents (*list all residents*):

Robert Perez

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

3. PURPOSE 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 Residents 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, we must ask that you 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 5 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 said time, you agree that any such package is deemed abandoned and you authorize us to return the package to its original sender.

Resident or Residents

(All residents must sign)

Owner or Owner's Representative
(Signs below)

Date of Signing Addendum

Date: February 28, 2025
(when this Addendum is filled out)

1. APARTMENT UNIT DESCRIPTION.

Apt. No. TBD, 2726 Moorhead
Ave
Boulder
(city), Colorado, 80305 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: February 28, 2025
Owner's name: GEDR UNION BASELINE, LLC

Residents (*list all residents*):
Robert Perez

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

Resident and owner agree as follows:

3. If Resident fails to report any pest infestation and/or problems with the Premises within two (2) days of move-in, Resident acknowledges that the Premises are acceptable, in good condition, and pest free. After this period, Resident shall immediately report to Owner's onsite agent any signs or indications of pests.

IF YOU CHOOSE TO SEND A STATUTORILY REQUIRED NOTICE TO US ELECTRONICALLY, YOU MUST SEND IT TO US AT
 THE ONLINE TENANT/MAINTENANCE PORTAL OR
 unionbaselinemgr@greystar.com

(alternative electronic method of communication).

4. Resident agrees that Resident's violation of this Addendum constitutes a material breach of this Addendum and the Lease. Upon Resident's breach, Owner shall have all remedies for breach set forth in this Addendum, set forth in the Lease and at law, including eviction. In accordance with Resident's Lease, Resident is at all times responsible for the conduct of Resident's occupants, guests, invitees and all others ("other Persons") who are present on or in any portion of the apartment community due to or because of Resident. A violation by any other Person of this Addendum is a violation by Resident.

5. Resident agrees that it is in Resident's best interest and the best interest of the apartment community to fully cooperate with Owner's pest control efforts. Resident agrees to fully cooperate with Owner or Owner's pest control company employed to eradicate pests, including all written instructions distributed to Resident. Resident's full cooperation includes, but is not limited to, immediately reporting in writing pest infestation to the Owner, making the Premises available for entry to complete pest inspection and eradication treatment(s), completing all required pre-treatment activities, evacuating the premises during and after treatment for the required time frame, if any, completing all required post-treatment activities,

and immediately reporting in writing ineffective treatment or re-infestations to the Owner. Resident shall also immediately dispose of any property or furniture that has been infested and that is not salvageable in the sole discretion of Owner's pest control vendor.

6. Resident shall practice good housekeeping to prevent pest infestations and to promptly eradicate them if they occur. Resident shall keep the Premises clutter free, clean, and sanitary, including regularly vacuuming. Resident shall cover mattresses and box springs with zippered, vinyl coverings, to prevent bed bugs from getting inside of mattresses. Residents shall arrange furniture to minimize pest hiding places. If possible, keep furniture several inches away from walls. Resident shall inspect clothing, luggage, and other personal property for signs of bed bugs when Resident stays overnight away from the Premises, or otherwise is exposed to areas that likely contain bed bugs.

7. In addition to regularly scheduled pest control services, if any, provided by the Community, Resident may request reasonable extermination services at any time. All requests must be in writing. Owner may enter Resident's unit to inspect for pests or for pest control related matters. If practical, Owner will notify Resident in advance of each pest inspection, including providing a preparation sheet. Notification is presumed received if Owner hands the notice and instructions directly to Resident or if Owner posts the notice and instructions to Resident's unit. Resident acknowledges that under some circumstances, immediate action may be necessary to control pests, and Owner is not required to provide Resident advance notice if circumstances require immediate action.

8. If Resident promptly notifies Owner and cooperates with Owner and/or Owner's pest control company and the unit is either re-infested or the initial treatment is ineffective, Owner will promptly schedule re-inspection and re-treatment at no cost to Resident. If Resident is not fully prepared for the treatment, Resident agrees to reimburse us for our actual costs. If Resident fails to cooperate fully with any pest treatment plan and the unit is either re-infested or the initial treatment is ineffective, Resident agrees to pay all costs of all subsequent treatments, as well as the cost of treatments due to any spread of the infestation to additional units, and all of Owner's consequential damages caused by any infestation spread due to Resident's failure to cooperate.

9. Bed bugs are a common problem throughout society. A surge in global travel and mobility, combined with changes in pesticide use, including the banning of DDT created optimal conditions for the revival of bed bugs, which had been virtually dormant since World War II. Exterminators have treated maternity wards, five-star hotels, movie theaters, banks, private schools, apartment communities, private homes, and countless other places. Accordingly, nearly every apartment community, including this one, has or will experience some level of bed bug infestation. Owner is not liable to Resident for any damages caused by pests including, but not limited to, replacement or cleaning of personal property, medications, or medical expenses. Resident must allow Owner and Owner's qualified inspectors or pest control agents access to the apartment at reasonable times to inspect for or treat bed bugs as allowed by law. Resident and Resident's family members, occupants, guests, and invitees must cooperate with all written instructions distributed to Resident and not interfere with inspections or treatments for bed bugs. Owner is not responsible for any damage done to Resident's unit or personal items during pest control inspections or treatments. After any infestation and inspection, Owner may require Resident to professionally treat any affected personal property, or to remove such property from the Premises if it cannot be effectively treated. Resident agrees to indemnify and hold harmless the Owner and Owner's Agent from any actions,

claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that they may incur as a result of Resident's breach of this Addendum.

10. Resident represents and warrants that Resident's current and previous residences were bed bug free, that Resident's personal property does not contain any bed bugs, and that Resident is unaware of being exposed to any circumstances where bed bugs were present. Resident's current and previous residences include any apartment (including the building in which the apartment is located), home, or other dwelling Resident resided. Resident's personal property is all of Resident's personal property including but not limited to clothing, linen, and furniture.

Alternatively:

If Resident cannot make the representations and warranties set forth above, Resident makes the following disclosures regarding Resident's exposure to bed bugs: _____

(if more room is necessary attach additional sheet). With respect to Resident's previous exposure to bed bugs, Resident represents and warrants that all of Resident's personal property has been inspected, professionally treated if warranted, and that no bed bugs are present in Resident's personal property. If Resident has been exposed to bed bugs, Resident shall provide or authorize Owner to obtain for review, documentation regarding such exposure, and shall upon request make all of Resident's personal property available for inspection to confirm the absence of bed bugs.

In order to successfully eradicate bed bugs and to maximize the probability of providing a bed bug free community for all residents, Resident acknowledges and agrees that the Lease and this Addendum are being entered into by Owner in reliance on Resident's representations and warranties contained in this Addendum. If such information is false or materially misleading, it shall be considered a substantial and material violation of the Lease and Owner shall have the option to terminate your right to occupancy upon three (3) days notice to quit.

- 11.** Resident acknowledges that Owner's adoption of this Addendum, and the efforts to provide a pest free environment, does not in any way change the standard of care that Owner owes Resident under the lease. Resident further acknowledges that Owner does not guarantee or warrant a pest free environment. Resident acknowledges and agrees that Owner's ability to police, monitor, and eradicate pests is directly

dependent on Resident's and other residents' voluntary compliance and cooperation with pest eradication efforts, and Resident's full and faithful performance of Resident's obligations set forth in this Addendum. If Resident breaches this Addendum, by failing to cooperate with Owner's pest control efforts or otherwise, Resident shall have no right to terminate Resident's Lease, and shall remain legally responsible for all sums and damages due under the Lease.

- 12.** Resident acknowledges that used or secondhand furniture is a primary method for the spread of bed bugs and other pests. Resident agrees to carefully inspect any used or secondhand furniture, especially bedding, acquired by Resident that is brought into the Premises. Used furniture, especially beds and mattresses, are often infested with bed bugs. Resident agrees not to acquire or bring into the Premises any used or secondhand furniture removed from the garbage or from unknown origins. Resident acknowledges that sharing vacuum cleaners is another highly possible way to spread bed bugs and roaches. Owner strongly advises Resident not to share such items with other residents.

- 13.** In case of any conflict between the provisions of the Lease and this Lease Addendum, the provisions of this Lease Addendum shall govern. This Lease Addendum is incorporated into the Lease executed or renewed between the Owner and the Resident.

14. SPECIAL PROVISIONS.

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

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(Signs below)

Date of Signing Addendum

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



1. APARTMENT UNIT DESCRIPTION.

Apt. No. TBD, 2726 Moorhead
Ave

(street address) in
Boulder
city), Colorado, 80305
(zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract date: February 28, 2025
Owner's name: GEDR UNION BASELINE, LLC

Residents (*list all residents*):

Robert Perez

Occupants (*list all occupants*):

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

3. PURPOSE OF ADDENDUM. By signing this Addendum, you, without payment or other consideration, agree to grant us permission to use your likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to as "media."

A. CONSENT FOR MINOR OCCUPANTS. By signing this Addendum, if any minor occupants are named above, you further certify that you are the parent, or legal guardian of the minor occupant(s) named above, and you, without payment or other consideration, agree to grant us permission to use their likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to as "media."

4. PHOTO AND VIDEO RELEASE. You hereby grant us and our agents and affiliates (collectively, the "Released Parties") permission and a license to take, use, reuse, and publish the likeness of you and any minor occupants in all photographs or other electronic and/or digital media in any and all of our publications, including, without limitation, any website entries, advertising websites, and any other marketing materials. You understand and agree that these materials will become the property of the Released Parties and will not be returned. You agree to irrevocably authorize the Released Parties to edit, alter, copy, exhibit, publish, or distribute this media for any lawful purpose whatsoever including, without limitation, promotional and advertising uses. You waive the right to inspect or approve the finished product, including any written or electronic copy, wherein your likeness appears now or in the future. In addition, you waive any right to payment, royalties, or any other compensation arising or related to the use of the media.

5. CONSENT TO USE YOUR NAME, LIKENESS , WRITTEN COMMENTS, AND STATEMENTS. You are expressly agreeing to allow us to post your name, picture, written comments, and statements, and/or the names, pictures, written comments and statements of any minor occupants in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. You hereby grant the Released Parties permission and a license to use, reproduce, and publish any media on its website, social media platforms, or in other marketing-related materials, whether in electronic or print form.

6. RELEASE OF LIABILITY. You hereby release, hold harmless, and forever discharge us from any claims or causes of actions including, without limitation, any and all claims for libel or violation of any right of publicity or privacy, related to our use of the media in any and all of our publications, including any website entries, advertising websites, social media websites, and any other marketing material so long as the claim or cause of action does not result from our intentional misconduct or gross negligence. This consent and release shall be binding upon you and your heirs, legal representatives and assigns.

7. REVOCATION. You have the right to revoke your consent to our use of your name, picture, video, voice, written comments, or statement, and/or the name, picture, video, written comments, voice, or statement of any minor occupants, by written notice to us.

8. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(signs below)

Date of Signing Addendum

Under a Federal Communications Commission (FCC) order, you as our resident have a right to install a transmitting or receiving satellite dish or antenna on the leased apartment, subject to FCC limitations. We as a rental housing owner are allowed to impose reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you and we agree to follow.

1. APARTMENT UNIT DESCRIPTION.

Apt. No. TBD, 2726 Moorhead
Ave
Boulder (street address) in
(city), Colorado, 80305
(zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract date: February 28, 2025

Owner's name: GEDR UNION BASELINE, LLC

Residents (list all Residents):

Robert Perez

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

3. NUMBER AND SIZE. You may install 1 satellite dish(es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR § 1.4000 are prohibited.

4. LOCATION. Your satellite dish or antenna must be located: (1) inside your apartment; or (2) in an area outside your apartment such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any parking area, roof, exterior wall, window, window sill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.

5. SAFETY AND NON-INTERFERENCE. Your installation: (1) must comply with all applicable ordinances and laws and all reasonable safety standards; (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to our telecommunication systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within your leased premises (such as a balcony or patio railing); or (3) any other method approved by us in writing. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.

6. SIGNAL TRANSMISSION FROM EXTERIOR DISH OR ANTENNA TO INTERIOR OF APARTMENT.

You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed outside your apartment (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of your apartment only by the following methods: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane," similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window—without drilling a hole through the window; (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the apartment; or (5) any other method approved by us in writing.

7. SAFETY IN INSTALLATION.

In order to assure safety, the strength and type of materials used for installation must be approved by us. Installation must be done by a qualified person or company approved by us. Our approval will not be unreasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.

8. MAINTENANCE. You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.

9. REMOVAL AND DAMAGES. You must remove the satellite dish or antenna and all related equipment when you move out of the apartment. In accordance with the NAA Lease Contract, you must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish, antenna or related equipment. You will not be responsible for normal wear.

10. LIABILITY INSURANCE. You must take full responsibility for the satellite dish, antenna and related equipment. If the dish or antenna is installed at a height that could result in injury to others if it becomes unattached and falls, you must provide us with evidence of liability insurance (if available) to protect us against claims of personal injury and property damage to others, related to your satellite dish, antenna and related equipment. The insurance coverage must be \$ 0.00, which is an amount reasonably determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation above ground level, potential wind velocities, risk of the dish/antenna becoming unattached and falling on someone, etc.

11. SECURITY DEPOSIT. An additional security deposit of \$ 0.00 will be charged. We (check one) will consider or will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in Provision 4 of the Lease Contract (check one) does or does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

This additional security deposit is required to help protect us against possible repair costs, damages, or failure to remove the satellite dish, antenna and related equipment at time of move-out. Factors affecting any security deposit may vary,

depending on: (1) how the dish or antenna is attached (nails,screws, lag bolts drilled into walls); (2) whether holes were permitted to be drilled through walls for the cable between the satellite dish and the TV; and (3) the difficulty and cost repair or restoration after removal, etc.

12. WHEN YOU MAY BEGIN INSTALLATION. You may start installation of your satellite dish, antenna or related equipment only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 10 of this addendum; (3) paid us the additional security deposit, if applicable, in paragraph 11; and (4) received our written approval of the installation materials and the person or company that will do the installation, which approval may not be unreasonably withheld.

13. MISCELLANEOUS. If additional satellite dishes or antennas are desired, an additional lease addendum must be executed.

14. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(*All residents must sign here*)

Owner or Owner's Representative
(*signs here*)

Date of Lease Contract

February 28, 2025



Date: February 28, 2025
(when this Addendum is filled out)

1. APARTMENT UNIT DESCRIPTION.

Apt. No. TBD, **2726 Moorhead Ave**
Boulder (street address) in
(city), Colorado, **80305**
(zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract date: **February 28, 2025**
Owner's name: **GEDR UNION BASELINE, LLC**

Residents (list all Residents):

Robert Perez

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

3. DETECTORS. Owner agrees to furnish and install smoke and carbon monoxide detectors (collectively "detectors") in accordance with law and the manufacturer's published instructions. As of this date, Resident acknowledges the existence of operating detector(s) in Resident's Apartment. Resident has inspected the detector(s), and found the detector(s) to be in good working order. Resident also acknowledges that Owner has provided any necessary batteries for the detector(s) to properly operate and function in accordance with law. Resident understands that any detector(s) have been provided to help insure the Resident's safety, but are not and must not be considered a guaranty of safety.

4. MAINTENANCE, REPAIR, OR REPLACEMENT.

Resident agrees to regularly test, keep, and maintain any detector(s) in good repair. Resident shall give Owner immediate written notification if any detector(s) is missing, damaged, defective, malfunctioning, failing, or otherwise non-operational. Owner shall promptly repair or replace any detector(s) that is missing, damaged, defective, malfunctioning, failing, or otherwise non-operational subject to the provisions of this Addendum and the Lease. Specifically, Resident shall reimburse Owner for all costs and damages associated with repairing or replacing any detector(s) if any repair or replacement is caused by or due to Resident, Resident's occupants, guest or invitees, including but not limited to if a repair or replacement is due to Resident's violation of this Addendum. Resident agrees to not remove batteries from any detector(s) unless and only when necessary to inspect, maintain, or repair any detector(s).

5. BATTERY REPLACEMENT. Subject to Owner's responsibility to provide batteries at the commencement of Resident's lease in paragraph 1 above, Resident shall replace at Resident's cost all detector(s) batteries during Resident's tenancy, if any, anytime any detector(s) battery needs to be replaced for any detector(s) to operate and function as intended and in accordance with law.

6. DISCLAIMER. Resident acknowledges and agrees that Owner is not the operator, manufacturer, distributor, retailer or supplier of any detector(s). Subject to Owner's responsibilities set forth in this Addendum, Resident assumes full and complete responsibility for all risk and hazards attributable to, connected with or in any way related to the operation, malfunction, or failure of any detector(s), regardless of whether such malfunction or failure is attributable to, connected with, or in any way related to the use, operation, manufacture, distribution, repair, servicing, or installation of said smoke detector(s). Owner, its employees, and agents have made no representations, warranties, undertakings or promises, whether oral or implied, or otherwise to Resident regarding any detector(s), or the alleged performance of the same. Owner neither makes nor adopts any warranty of any person or company of any nature regarding any detector(s), and expressly disclaims all warranties or fitness for a particular purpose, or any and all other expressed or implied warranties. Owner shall not be liable for damages or losses to person or property caused by (1) Resident's failure to regularly test any detector(s); (2) Resident's failure to notify Owner in writing of any problem, defect, malfunction, or failure of any detector(s); and (3) False alarms produced by any detector(s).

Resident or Residents
(All Resident's must sign here)

Owner or Owner's Representative
(Signs here)

1. DWELLING UNIT DESCRIPTION.

Unit No. TBD, 2726 Moorhead
Ave
Boulder
(city), Colorado, 80305 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: February 28, 2025
Owner's name: GEDR UNION BASELINE, LLC

Residents (*list all residents - leaseholders and occupants*):

Robert Perez

Occupants:

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

3. PURPOSE OF ADDENDUM. This Addendum will provide requirements and guidelines that are beneficial to improve the quality of the Community's social, environmental, and economic impact for all. All Residents are required to sign this Addendum.

4. ENERGY EFFICIENCY. The following are guidelines recommended to reduce overall energy consumption and reduce electricity/gas expenses.

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

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

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

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

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

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

5. WATER EFFICIENCY – REQUIREMENTS AND SUGGESTIONS.

The following requirements and suggestions will help reduce overall water consumption at the Community.

Requirements.

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

Suggestions.

- Every drop counts! Turn off water when shaving, washing hands, and brushing your teeth.
- When doing laundry, also consider only washing full loads. When washing small loads, be sure to use the appropriate water level setting.

6. WASTE AND RECYCLING – REQUIREMENTS AND SUGGESTIONS. The following requirements and suggestions will help reduce overall waste consumption and reduce waste expenses.

Requirements.

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

Suggestions.

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

7. INDOOR ENVIRONMENT AND WELLNESS. The following are guidelines which promote the quality of the indoor environment and wellness:

- This Community is is not a smoke-free environment. If the Community is a smoke-free environment, then no smoking or vaping is allowed anywhere in the Community, at any time. Smoking refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons. Please refer to the No-Smoking Addendum for further information.
- Owner provides common area cleaning using products that have the Green Cleaning® seal or a similar green certification. Owner recommends that Residents also use like products in the cleaning of their units.

8. SEVERABILITY. If any provision of this Addendum to the Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum to the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum to the Lease Contract while preserving the intent of the parties.

9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(signs below)

Date of Signing Addendum



1. APARTMENT UNIT DESCRIPTION.

Apt. No. TBD, at **2726 Moorhead Ave**
(street address) in **Boulder**
(city), Colorado, **80305** (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract date: **February 28, 2025**
Owner's name: **GEDR UNION BASELINE, LLC**

Residents (list all Residents):
Robert Perez

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

3. PURPOSE OF ADDENDUM. In consideration of your agreeing to license a washer and dryer from us and by signing this Addendum, you agree to the terms and conditions set forth herein.**4. OWNER SUPPLIED WASHER AND DRYER.**

A. Washer and Dryer License Fees. We agree to license to you a washer and dryer for the sum of \$ **0.00** per month, beginning on **08/18/2025** and expiring concurrently with the above referenced Lease Contract, including any renewal periods.

You shall pay the monthly washer and dryer fees in advance and without demand, along with your monthly rent payment. If any monthly washer and dryer fees are not paid on or before the due date, we or our agent(s) reserve the right to remove the equipment, as provided by law.

B. Identification of Washer and Dryer. You are entitled to exclusive use of a:

- Full Size
 Stackable
 Other: _____

Washer Model/Serial Number:

N/A

Dryer Model/Serial Number:

N/A

The washer/dryer set will hereinafter collectively be referred to as the "equipment." You acknowledge that you have inspected the equipment, and have found the same to be in good working condition free from any defect or mechanical issue. You further acknowledge that the equipment is for your use and in consideration of your agreement to pay washer and dryer fees. We are the owner of the equipment, and you shall not remove the equipment from the apartment. Removal of the equipment from the apartment without our prior written consent will constitute theft, and result in our reporting to law enforcement and pursuit of both criminal and civil penalties against you.

C. Responsibility for Damages. You agree to immediately report any and all repairs or maintenance needed to the equipment to us. You will be responsible for any damages to our property, or to the personal property of others, if you fail to promptly report needed repairs or maintenance, and such needed repairs or maintenance not being able to be carried out causes damage to our property, or to the personal property of others. Except as may otherwise be prohibited by law, (1) you are responsible for any damage caused by a leaking washer, and will be billed by us for such damage; (2) we are not liable for any damage caused by the equipment; (3) you agree to waive any and all claims, liabilities and actions of any nature you may ever have against us and our agents for the delivery, repair, maintenance or removal of equipment unless such claims arise from any proximately caused negligence or intentional act committed by us or our agents; and (4) you agree to indemnify and to hold us and our agents harmless from and/or for any and all damages of any nature or kind arising from your willful or negligent misuse of the equipment.

D. Insurance. At all times you must carry renter's insurance that provides insurance coverage for damage to your personal belongings from accidental water discharge from the equipment or other causes. The insurance must also provide coverage for any potential liability, due to your fault, for water or other damage to other units and to personal property of others. You must verify with your insurance agent that such coverages are included in your policy and must furnish us a copy of the policy upon our request.

5. ACCESS TO WASHER AND DRYER; EMERGENCIES.

You agree to allow our agent(s) access to the apartment and the equipment for the purpose of delivery, repair, maintenance, replacement or removal of the equipment. You agree to make any necessary preparations, including clearing a path to the laundry closet and securing all pets. Additionally, without advanced notice, you agree to allow our agent(s) access to the apartment and the equipment in the event of an emergency, as provided by law.

6. RESIDENT USE AND MAINTENANCE OF WASHER AND DRYER. You agree to use the equipment for normal household purposes, to use diligence in using the equipment, and to take proper care of the equipment. An equipment operations manual will be provided to you upon your request. You acknowledge that you know how to operate the equipment. You are liable to us for all damages to the equipment beyond normal wear and tear including, but not limited to, scratches, dents, dings and costs for repairs. You must pay us for all damages to the equipment upon demand. If not previously paid, we will assess the cost of equipment license fees and damages to the equipment against your security deposit and/or final account upon move-out. If you remove the equipment from the apartment, you shall pay us the actual cost of replacing the equipment.

7. ADDITIONAL PROVISIONS. Violation of this Addendum including, but not limited to, your failure to pay monthly equipment license fees is a breach of the Lease Contract, and we shall have all remedies available including termination of the Lease Contract and eviction. In addition, upon your failure to pay equipment license fees, we shall have the right to remove the equipment, as provided by law. You shall remain liable for all amounts due under this Addendum until you vacate the apartment, including holding over or month-to-month periods, and all provisions of this Addendum will remain in full force and effect during such periods.

8. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(signs below)

Date of Signing Addendum

The law firm of Tschetter Sulzer, LLC _____ (firm name) has advised
GREP Southwest, LLC _____ (broker name) that the CAA/NAA
Apartment Lease Contract and Addenda forms are appropriate for leasing a residential unit.

This form has not been approved by the Colorado Real Estate Commission.

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(Signs below)

Date of Signing Addendum

Community Policies/Master Lease Addendum

1. Preface

This Master Lease Addendum contains community rules, regulations, and/or policies that are incorporated into and part of your Lease Contract. They apply to you and your occupants, guests, and invitees. Use of "we", "us", and "our" in this Addendum refers collectively to the owner of the community and the owner's authorized agents/representatives. Violation of any provision of this Addendum may result in termination of your right of possession and/or your Lease Contract. The community rules, regulations, and/or policies in this Addendum may be added to, amended or repealed at any time in accordance with your Lease Contract. This Addendum is intended to supplement your Lease Contract. To the extent there is any inconsistency between this Addendum and the Lease Contract, the provisions of the Lease Contract control.

2. No Reliance on Security Devices or Measures

You acknowledge that cameras may be installed at some or all of the gates and in various common areas throughout the community. If cameras are installed, these areas may be recorded. Cameras, if installed, are for the sole purpose of protecting our real and personal property. Such cameras are not intended to protect, monitor, provide security for, or give a sense of security to you or any occupant or guest. You acknowledge that, given the limited purpose for which cameras may be installed or used, we have no obligation to cause such cameras to be monitored. We have no obligation to preserve or make available the contents of any recordings to you or others.

3. Entry Devices

In the event your community requires an entry device, the following policies apply.

- a) **Access Card, Remote or Key Fob:** You and each occupant if you request, will receive one controlled access device of our choice. Additional devices may be available for an additional charge of \$ N/A.
- b) **Damaged, Lost or Unreturned Cards, Remotes, or Fobs:** If a controlled access device is lost, misplaced, stolen damaged, or not returned at termination of this Agreement, a fee of \$ 50.00 will be charged for each device replacement.
- c) **Duplicate, Lost or Unreturned Keys:** A charge of \$ 50.00 will be owed for each duplicate, lost or unreturned key.
- d) **Re-keying Lock:** If you wish to have your apartment home, storage, mailbox, and/or garage lock(s) re-keyed because you have lost your key or for any other reason you agree to pay a re-keying fee of \$ 75.00 which is due prior to changing your locks.
- e) **After Hours Lock Outs:** After office hours, you must contact and pay for a locksmith if you have locked yourself out.
- f) **Lock Outs During Office Hours:** If you are locked out of your apartment home during business hours, contact us. A picture I.D. may be required to gain access to your apartment home.

4. Patios / Balconies / Private Yards

In the event your community has patios, balconies, or private yards, the following policies apply.

Items Prohibited

Combustible Materials	Flags	Furniture designed for Indoor Use
Firewood	Charcoal & Gas Grills	Bicycles hung from ceilings or walls
Unsightly or Heavy Items	Propane Tanks	Laundry
Motorcycles	Automobile Tires, Parts, Equipment	Signs

- a) **Resident Responsible for Private Yard:** In the event your apartment home has a private yard and you are responsible for maintenance of the yard, maintenance will include, but not be limited to, mowing, edging, shrub trimming, watering, debris removal, weeding, etc. You agree to maintain the landscaping in a healthy condition (free of weeds, holes, fungus/parasites, pet feces, trash, debris and consistent color in sod, etc.). If your private yard is not maintained to the community standards, we have the right to maintain it and charge our actual cost each time maintenance is required. Upon move-out, we can deduct any amounts owed for damage to the private yard which exceed ordinary wear and tear from the security deposit as allowable under the Lease Contract.
- b) **Community Landscaper Utilized for Private Yard:** In the event your apartment home has a private yard and your community landscaper maintains the private yard, there may be an additional monthly fee of \$ N/A required. You are still responsible for maintaining the landscaping in a healthy condition (free of weeds, holes, fungus/parasites, pet feces, trash, debris and consistent color in sod, regular watering, etc.). You agree to provide access so that routine yard management maintenance can occur. If your private yard is not maintained to the community standards, we have the right to maintain it and charge our actual cost each time maintenance is required. Upon move-out, we can deduct any amounts owed for damage to the private yard which exceed ordinary wear and tear from the security deposit paid as allowable under the Lease Contract.

5. Gardens

In the event your community has a garden for the enjoyment of all residents, the following policies apply.

- a) Unless otherwise posted, the hours are from dawn to dusk.
- b) Use at your own risk. In case of emergency, call 911.
- c) You agree to plant the garden plot within two weeks of being assigned a designated area.
- d) You agree to maintain the designated plot and to keep plants within the assigned/designated area.
- e) We encourage an organic gardening program. Use of pesticides, herbicides, and insecticides made from synthetic materials as well as use of chemical fertilizers are not advisable. Slug bait is permitted only when used in enclosed containers, which must be removed from the site after use. Use of raw human and/or animal waste is not allowed due to environmental and health concerns. Fully composted manures, such as steer and chicken manure, are allowed.
- f) No illegal plants may be grown, including but not limited to any plant listed by the state agencies and weed control board as noxious weeds.
- g) Only water your assigned garden plot.
- h) Maintain healthy plants and remove dead plants in a timely manner (not to exceed one week duration).
- i) Materials other than plants are prohibited, except items that assist in growth.
- j) All tools provided by us must remain in designated areas. We are not responsible for injuries due to the use of tools. If you need any additional tools, they are your responsibility.
- k) Debris after planting, any remaining soil, fertilizer, etc. must be swept immediately.
- l) Garden plots will expire with your lease, and may be renewed at the time of lease renewal. If you decide not to renew usage, the plot must be cleaned out and left in the original condition. Renewal is not guaranteed.
- m) We are not responsible for lost, stolen, or damaged plants or other items.
- n) Please be respectful of the neighbors who live around the gardens. No smoking, noise disturbances, or horseplay is allowed.
- o) Animals are not allowed in the garden plot areas, except assistance animals.

6. Inside or Near the Apartment Home

6.1 Windows and Doors: Any window treatment installed by you shall present a uniform appearance with the exterior of the building. The use of foil and other similar materials, on windows is strictly prohibited. You will not obstruct any windows or doors.

6.2 Welcome Mats and Heavy Items: You may place a welcome mat in front of your entry door subject to our approval. Rugs or carpet remnants are not permitted. You shall not place any unusually heavy objects on the floor of the Premises, such as pool tables, waterbeds, etc. without our prior written permission. You will not obstruct any doorways, stairs, entry passages, breezeways, courtyards, or halls of the community.

6.3 Soliciting: Soliciting is not permitted in the community. Unless allowed by law or following our prior written permission, you shall not distribute, post, or hang any signs, flyers, advertisements, or notices in any portion of the community.

6.4 Fireplace: In the event your apartment home has a fireplace, you agree to use the fireplace for the intended purpose and at your own risk. Never use flammable liquids to start fires and never burn anything other than seasoned firewood. Clean your hearth of any flammable materials. Do not attempt to clean the inside of the chimney. Report maintenance needs to us immediately. Use a mesh screen and leave glass doors open when burning fires. If applicable, open the flue/damper before lighting a fire. Close the flue/damper only when the fire is completely out, the smoke has ceased to rise, and the wood is cool. Never leave a fire unattended. Put all fires out completely before going to bed or leaving the apartment home.

6.5 Furniture, Televisions, Appliances: In the event your apartment home has furniture, televisions, and/or appliances included, you agree to maintain them in a clean condition, reasonable wear and tear excepted. Removal of these items is not allowed. Upon move-out, these items must be placed in the same location they were upon move-in. You will pay the cost to repair, replace, or clean the furniture, televisions, and/or appliances.

6.6 Wires and Personal Items Outside the Home: No radio, television other wires are permitted on any part of the apartment home. You shall not store personal items in the outside walkways, breezeways or under stairs.

7. Odors

You, your occupants, guests, and invitees acknowledge that we cannot prevent odors in and around your apartment home and community.

7.1 Resident Responsibilities: If you create odors, you shall provide proper ventilation so you do not disturb or cause inconvenience to others.

7.2 Removal of Odors: If the carpet, walls, A/C ducts, or other items in the apartment home retain odors due to your use or surrounding residents complain about the odors, you will be responsible for the cost for removing unwanted smells and odors.

8. Parking and Vehicles

In the event your community has parking for residents, the following policies apply. Guests must park in guest parking only.

- a) **Speed Limit:** Unless otherwise posted, the speed limit is ten (10) miles per hour.
- b) **Posted Signs:** You are responsible for following all posted signs including height restrictions, mounted mirrors, and traffic control devices.
- c) **Unassigned Parking:** In the event parking at your community is unassigned, you can park on a first-come, first-serve basis, except in designated areas. Parking spaces are not guaranteed.
- d) **Assigned Parking:** In the event parking at your community is assigned, you must park only in your assigned space.
- e) **Limitation of Vehicles:** We will advise you if your community has a limitation on the number of vehicles allowed.
- f) **Restricted Vehicles:** Unless specifically allowed in designated areas, including carparks and/or garages, the following are not allowed: campers, trailers, boats, buses, large trucks, commercial vehicles, mobile homes, trailers, recreational vehicles and equipment. Violators will be towed away without notice at the vehicle/equipment owner's expense.
- g) **No Vehicle Repairs:** Automobile repair work is not allowed on the community. Washing vehicles is not allowed unless there is a designated car care facility.
- h) **Vehicle Insurance:** All vehicles will be parked at your own or the vehicle's owner's risk, and you will maintain proper insurance on your vehicles.
- i) **No Loitering or Recreational Activities:** You, your occupants, guests, and invitees may not engage in the following activities in parking areas: loitering (standing or waiting around), recreational activities, or disrupting the flow of traffic.
- j) Improperly parked, non-operable, abandoned, or unauthorized vehicles or equipment are not permitted in the community and may be removed by us at your expense or the expense of any other person owning same, for storage or public or private sale, at our option with no right of recourse against us. The definition of improperly parked, non-operable, abandoned, or unauthorized vehicles or equipment shall be liberally construed in our favor. In addition, but not limited to their generally accepted definitions, "improperly parked", "non-operable", "abandoned", and "unauthorized" shall also mean vehicles or equipment which: (1) Are noxious, offensive, unsightly, unpleasant or unkempt such as could reasonably affect the appearance or rental marketability of the community or such as could reasonably cause embarrassment, discomfort, annoyance, or nuisance to us or other residents; (2) Are not displaying any required hangtag, decal, or other identifier provided by us; (3) Are left unattended for a period of not less than thirty (30) days without anyone having claimed ownership of it.

9. Parking Tags/Stickers

In the event your community requires parking tags/stickers, the parking tag/sticker must be visibly displayed either on the rear-view mirror or taped next to the vehicle registration. We are not responsible for damage to tint or glass due to the sticker. The vehicle can be towed without notice at the vehicle owner's expense in accordance with state law.

- a) You agree to advise your guests and invitees to park in the designated guest parking spaces only.
- b) If your sticker/tag is lost, stolen, damaged, or not returned upon move-out, a replacement fee of \$ 25.00 will be assessed to your account.

10. Animals

10.1 Assistance Animals: Assistance animals required pursuant to a disability-related need are welcome. Assistance animals must be disclosed to and approved by us. The appropriate reasonable accommodation process will apply.

10.2 Pet Policies: No animals of any kind are permitted in your apartment or the community without our prior written consent. In the event your community allows pets, the following policies apply.

- a) **No More Than Two Pets:** A maximum of two pets per apartment home is permitted.
- b) **Weight Limits:** Pets shall not exceed your community's weight limit.
- c) **Restricted Breeds and Prohibited Dogs:** The following breeds are not permitted on the community: Rottweiler, Doberman Pinscher, Pit Bull Terrier/Staffordshire Terrier, Chow, Presa Canarios, Akita, Alaskan Malamutes, Wolf-Hybrid, or any mix thereof. Specific communities may have additional breed restrictions. In addition, we prohibit any dog with a history of biting, injuring any person or animal, or damaging property.
- d) **Determination of Breed:** Regardless of your representation as to the breed or classification of any animal, you agree that we shall make the final determination as to the breed or classification of your pet or animal in our sole and absolute discretion. Restricted Breeds shall have the broadest possible meaning, and includes, but is not limited to, any animal displaying physical traits or characteristics of any restricted breed animal, whether by observation or by standards established by the American Kennel Club, or other applicable association, or defined by any law, statute, or ordinance. If applicable, a canine DNA test may be requested at your expense.
- e) **Cats:** Cats must be spayed or neutered.
- f) **Animals Not Allowed in Amenities:** Animals, except Assistance Animals, are not permitted in the pool, pool area, or community amenity areas such as the business and fitness centers. No animals will be allowed in the pool or spa water.
- g) **No Staking Animals:** Animals may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards (if any) for your exclusive use.
- h) **Aquariums:** Aquariums up to 20 gallons are allowed without a pet deposit or fee. Aquariums over 20 gallons may require a pet deposit or fee in addition to proof of renter's insurance.
- i) **Secure Animals During Service Requests:** Remove animals or place them in a room behind a closed door or kennel/crate with notification to us.

11. Trash Removal and Disposal

- a) **Curbside Pick Up:** In the event your community offers curbside trash pick-up, contact us for the scheduled days and times of pick-up. You agree not to leave any trash out on days that are not scheduled for pick-up. We reserve the right to remove curbside trash pick-up service upon written notice to you of the change.
- b) **No Curbside Pick Up:** In the event your community does not offer curbside trash pick-up, you shall dispose of your bagged and tied trash inside the compactor/dumpster facility as instructed by us or by the sign near the compactor/dumpster.
- c) **Trash Chutes:** In the event your community has trash chutes, contact us for the scheduled hours of operation. Securely tied, kitchen-sized bags are required. No loose items can be put in the trash chute. Do not use the chute for recycling. No boxes or large trash can be placed in the chutes. Contact us for details or questions regarding the use of the trash chutes.
- d) **Recycling:** In the event recycling is offered at your community, you are responsible for complying with all recycling regulations.
- e) **Potential Charges:** You may be charged \$25 per bag for any trash left outside your apartment home or in breezeways. Please contact us if you require further instruction regarding proper disposal of garbage with the compactors, dumpsters, or chutes.

- f) **No Litter:** Do not leave cigarette butts or other trash near or around patios/balconies, under windows, or near entry doors. We reserve the right to assess a fine of \$25 per incident.
- g) **No Furniture as Trash:** No furniture may be left for trash removal.
- h) **Dumpster Use for Residents Only:** Only you and your occupants are permitted to use the dumpster/compactor.
- i) **No Dumpster Diving:** Do not retrieve items from the dumpster. Digging or scavenging is prohibited.
- j) **General:** Please break down empty boxes. Keep the area clean and litter free. If applicable, close the lid after use.
- k) **No Parking in Front of Dumpster:** Parking in front of the dumpster/compactor is not allowed.
- l) **Prohibited Items:** You understand that you cannot place the following items in or around the trash dumpster or compactor: propane tanks, flammable or toxic materials, furniture, bedding, appliances, auto batteries, tires, and oil/petroleum products.

12. Pest Control

12.1 Extermination: Unless prohibited by statute or otherwise stated in your Lease Contract, we may have extermination operations conducted in the apartment home several times a year and as needed to prevent insect infestation. If pest control services are provided, you shall pay the amount of \$ 1.00 on or before the first day of each month to reimburse us for extermination services to the apartment home. You shall pay such fee in the same time and manner as you pay rent pursuant to your Lease Contract. You must request in writing extermination treatments in addition to those regularly provided by us.

12.2 Preparations for Extermination: If the apartment home is not prepared for a scheduled treatment date, we will reschedule treatment at your expense. You agree to perform the tasks necessary to prepare the apartment home for extermination, including:

- a) removing people sensitive to the extermination treatment from the apartment home;
- b) removing animals or placing them in bedrooms with notification to us;
- c) removing animal food bowls;
- d) removing all food, utensils, glasses, and dishes and food containers from countertops and floors;
- e) removing chain locks or other obstructions on the day of service;
- f) removing contents from shelves, cabinets, and floors where pests have been seen;
- g) cleaning all cabinets, drawers, and closets in kitchen and pantry; and
- h) refraining from wiping out cabinets after the treatment.

12.3 Notify Us of Health Issues: You are solely responsible for notifying us in writing prior to extermination of any anticipated health or other concerns related to extermination and the use of pesticides.

12.4 Your Responsibilities: To reduce the possibility of pests, you shall: (a) store all food in sealed containers; (b) not leave food or dirty dishes out; (c) empty all cans and bottles and rinse them with water; (d) immediately dispose of unused paper grocery sacks; (e) sweep and mop the kitchen regularly; (vi) vacuum carpets frequently to remove crumbs and other food particles; (f) remove trash immediately; (g) not put wet garbage in the trash; (h) use the garbage disposal if available; (i) not leave windows or doors open allowing pests to enter; and (j) comply with any instructions/protocol from the extermination company.

13. Packages / Deliveries

In the event your community accepts packages for residents we do so in our sole discretion and the following policies apply:

- a) We will only accept packages from a commercial delivery service (UPS, Federal Express, etc.) and United States Postal Service. We will not accept any package shipped COD or having postage due.
- b) In the event your community offers a package locker system, couriers will make all deliveries exclusively through the locker system. Refer to your community for the locker location name to be placed on address delivery label(s), which will instruct couriers of proper delivery.
- c) We will not be responsible or liable for any lost or stolen deliveries which we sign for or accept. While your deliveries are in our possession, both during and after office hours, your deliveries are not secured.
- d) Pick up your deliveries within 48 hours. If you do not pick up your delivery within 48 hours, we reserve the right to return to sender.
- e) Occasionally the number of deliveries may become too great or too cumbersome; therefore, we reserve the right at all times to refuse deliveries.
- f) We have no obligation to contact you when accepting packages. This is your and the deliverer's responsibility.
- g) Deliveries or service requiring entrance into your apartment home by anyone other than us will be allowed only with your prior written permission.
- h) We are not responsible for articles or parcels left at your door or in the office by delivery services.
- i) We will not be available after hours to allow you access to your deliveries. You must pick up your packages during regular office hours.
- j) You shall not have perishable goods delivered to the office unless your community has approved such delivery in advance or offers refrigerated lockers.
- k) We may not accept packages that are over 25 pounds or larger than 2'x2'x2'.
- l) You may be required to present a photo ID and/or signature when picking up a package.

14. Maintenance Emergencies

Service requests will be handled after office hours if they are emergencies. We define emergencies as the following:

- a) Electrical or gas failure of any nature
- b) Broken or non-working exterior doors, locks, windows
- c) Malfunctioning access gates that are locked and will not open
- d) No heat (when outside temperature is below 60 degrees)
- e) No air conditioning (when outside temperature is above 85 degrees)
- f) No water
- g) Overflowing toilet
- h) Flooding
- i) Broken pipes
- j) Fire (call 911 immediately)
- k) After business hours, emergency service requests can be reported by calling the office. The on-duty service technician will be notified and will respond as quickly as possible.

15. Apartment Home Transfers

When transferring to another apartment home within the community:

- a) You shall not replace or transfer your interest in the Lease Contract, or any part hereof, without our prior written consent. If you are in violation of the Lease Contract, you will not be approved for a transfer.
- b) You must sign a Transfer form.
- c) The criteria for qualifications of credit, income and employment, residence, and criminal must be met for residents that transfer within the lease term or at the end of the lease term.
- d) You must fulfill at least 3 months of your current lease term before you will be eligible to transfer to a new apartment home.
- e) If applicable, a transfer fee must be paid prior to transferring. A new security deposit may be required to secure the new apartment home. In addition, market rent, new pet deposit/fees (if applicable) and other applicable fees must be paid.
- f) You are required to provide a written move-out notice according to your Lease Contract from the current apartment home. The vacated apartment home must be left in the condition described in the move-out cleaning instructions. We will inspect the apartment home and forward statements and deposit refunds to your new address.
- g) If you cancel the transfer after the new apartment home has been assigned and taken off the market, you will be responsible for any economic loss sustained resulting from your failure to rent the new apartment home.
- h) You shall be responsible for all moving costs including those associated with switching utilities and services to the new apartment home if a transfer is approved.

16. Amenities / Facilities

<i>Swimming Pool</i>	<i>BBQ Grill/Fire Pit</i>	<i>Spa or Hot Tub</i>	<i>Club Room</i>	<i>Dog Park/Spa</i>
<i>Sports Court</i>	<i>Car Cleaning Facility</i>	<i>Game Room/Theater</i>	<i>Laundry Room</i>	
<i>Tanning Facilities</i>	<i>Sauna</i>	<i>Business Center</i>	<i>Fitness Facilities</i>	
<i>Video Library</i>	<i>Nature/Hiking Trail</i>	<i>Playground</i>	<i>Roof Top Deck</i>	

In the event that your community hosts any of the above or other amenities, the following apply:

- In an emergency, call 911
- Attendants are not provided
- Use amenities at your own risk
- Comply with posted signs
- Use equipment in the manner it is intended
- Do not destroy any equipment/amenity
- Report any equipment needing repair or vandalism
- Do not remove any equipment
- Wear appropriate attire
- Be mindful of others when using amenities and limit time as necessary
- Only two guests are allowed and must be accompanied by you
- We are not responsible for accidents, injuries, or lost, stolen, damaged, or misplaced items
- You agree to hold us harmless from any and all claims, damages, or expenses related to the use of amenities

17. Amenity / Facility Safety-Related Restrictions

17.1 Safety-Related Restrictions: Our community contains amenities/facilities that are intended to enhance the living experience for you and your occupants. You agree that, for safety-related reasons, certain amenities/facilities may require restrictions on use. You agree to abide by posted signs. You further agree that you, your occupants or guests will be supervised, as needed, by someone possessing the proper skills to supervise the particular activity at the amenities/facilities.

17.2 Residents Shall Exercise Their Own Prudent Judgment: You, occupants and guests are advised to exercise their own prudent judgment with respect to the unsupervised use of the facilities located throughout the community. By establishing safety-related use restrictions, we are not in any manner representing, guaranteeing or ensuring the safety of any persons when participating in the activities or using the facilities of the community with or without supervision.

18. Swimming Pool and Spa / Hot Tub

In the event your community has a pool and/or hot tub for the enjoyment of all residents, the following policies apply. Please follow posted signage.

- a) We do not provide, at any time, safety or supervisory personnel at the pools, hot tubs, spas, or any other common area. LIFEGUARDS ARE NOT PROVIDED. SWIM AT YOUR OWN RISK. FOR YOUR SAFETY, DO NOT SWIM ALONE.
- b) No diving. Diving may result in injury or death.
- c) We cannot and do not assure, guarantee or warrant your safety.
- d) Assistance animals are allowed in the pool area if necessary due to a disability-related need; however, no animals will be allowed in the pool or spa water.
- e) We are not responsible for accidents, injuries, or lost, stolen, damaged or misplaced items.
- f) No jumping into the pool from balconies, patios, fountains, or other structures near the pool.
- g) Keep gates closed at all times.
- h) Respect others by covering pool furniture with a towel. Do not remove pool furniture from pool areas. Dispose of trash properly.
- i) Overexposure to hot water may cause dizziness, nausea, and fainting. Hot water exposure limitations vary from person to person.
- j) Check the hot tub temperature before entering the hot tub. Do not use the hot tub if the temperature is above 104 degrees. Do not operate the hot tub if the suction outlet cover is missing, broken, or loose.
- k) Do not place electrical appliances (telephone, radio, TV, etc.) within five feet of the pool or hot tub.
- l) Appropriate swimwear is required at all times as determined by us. Diapers are not allowed unless they are swim diapers.
- m) You are limited to 2 guests to any pool/hot tub area, and you must accompany your guests at all times.

19. Sports Courts (Tennis, Volleyball, Basketball, etc.)

In the event your community has sports courts (tennis, volleyball, basketball, etc.) for the enjoyment of all residents, the following policies apply.

- a) Motorcycles, bicycles, tricycles, roller blades, skateboards and skates are not permitted on the court surface.
- b) Do not sit or lean on the net. Do not hang from or climb on the goal or nets.
- c) Proper athletic shoes with rubber soles are required.

20. Club Room / Game Room / Theater

In the event that your community provides a club room, game room, and/or theater for the enjoyment of all residents, the following policies apply.

- a) No wet clothing permitted.
- b) Clubroom hours are determined by us.
- c) All items must be returned, in the condition in which they were received prior to leaving.
- d) Use the facility at your own risk. Use the equipment only in the manner intended by manufacturer.
- e) Do not remove or damage equipment and supplies.

21. Tanning Bed, Tanning Dome, or Spray Tan Booth

In the event a tanning device(s) is provided for the enjoyment of all residents, the following policies apply:

- a) Failure to use the eye protection may result in permanent damage to your eyes.
- b) Overexposure to ultraviolet light (whether from natural or artificial sources) causes burns.
- c) Repeated exposure to ultraviolet light (whether from natural or artificial sources) may result in premature aging of the skin and skin cancer.
- d) Abnormal skin sensitivity or burning may be caused by reactions of ultraviolet light to certain food, cosmetics, and medications.

22. Video / DVD Library

In the event your community provides a video/DVD library, the following policies apply.

- a) You acknowledge and agree to be fully responsible for any and all videos/DVDs borrowed by self or other occupants while using the video services provided.
- b) All videos/DVDs must be returned in good working condition (except reasonable wear and tear) within 48 hours.
- c) We are not responsible for persons borrowing videos/DVDs that may not be suitable for themselves or others.
- d) We may charge your account the total amount owed including late charges and/or market value of all items not returned in good working condition.

23. Business / Computer Center

In the event your community has a business center for the enjoyment of all residents, the following policies apply:

- a) The center is for use by you and occupants only.
- b) We are not responsible for lost, stolen or damaged items, content viewed, viruses or loss of information.

- c) Smoking, food and drinks are prohibited.
- d) Please be considerate of others. Limit computer use to 30 minutes when others are waiting.
- e) You must provide their own document/data storage. Do not install or download any program, file or software on the business center equipment. Data created, stored or saved on the business center equipment will not be private, may be used by us for any purpose and will likely be deleted. *Incoming faxes are prohibited.*
- f) We reserve the right to monitor, intercept, review, and erase, without further notice, all content created on, transmitted to, received or printed from, or stored or recorded on the courtesy devices.
- g) Users should not use the courtesy device to transmit or store personal information, including user names, passwords, addresses, driver's license numbers, social security numbers, bank information, or credit card information.
- h) The courtesy device and associated access to the internet may not be used to (a) violate United States, state, or foreign laws; (b) transmit or receive material that is threatening, obscene, harassing, discriminatory, defamatory, illicit, or pornographic; or (c) interfere with or disrupt network users, services, or equipment.
- i) Attempts to remove equipment from the business center will engage the alarm system.
- j) Users may not alter or damage existing hardware or software. Do not modify screensavers or background images on business center equipment.
- k) Violation of any or all of the above stated rules may result in termination of business center use or other remedies under the lease.

24. Barbecue Grill / Outdoor Kitchen / Fire Pit / Fire Place

In the event your community has barbecue grills, outdoor kitchens, fire pits, or fire places for the enjoyment of all residents, the following policies apply.

- a) Barbecue grill instructions may be posted at each location or are available from us. Please contact us before attempting to use these grills.
- b) Keep pets and persons requiring supervision away from open flames.
- c) Your community may require a deposit or fee to use the facility. Contact us for further details.
- d) Never leave a fire unattended. Do not leave until the fire is completely out.
- e) Keep flammable materials away from the fire.

25. Laundry Room

In the event your community has laundry rooms, the following policies apply.

- a) Use appropriate settings on washers and dryers. Any loss or damage to clothing is not our responsibility.
- b) No dying of clothes is permitted.
- c) Do not wash or dry oversized items.
- d) Remove lint from dryer before and after each use. Wipe down after use. Please leave machines clean.
- e) Facilities are for use by you and occupants only.

26. Dog Park/Spa

In the event your community has a Dog Park or Spa for the enjoyment of all residents, the following policies apply.

- a) Animal owners are responsible for their animal's behavior, for damage or injury inflicted to or by their animal(s). Animal owners must remain with dogs in fenced area at all times.
- b) You are limited to 2 animals per person in the Dog Park or Spa
- c) Dogs must be leashed when entering and exiting the park and must be leashed in the transition corridor, if applicable. You must have a visible leash for each dog at all times.
- d) Animals with a known history of dangerous or aggressive behavior are prohibited. Immediately leash your dog(s) and leave the Dog Park if your dog behaves aggressively.
- e) Puppies under 6 months of age and female dogs in heat are not allowed in the Dog Park.

27. Roof Top Deck

In the event your community has a roof top deck for the enjoyment of all residents, the following policies apply.

- a) You, your occupants and guests shall not walk in any areas on the roof other than the designated walkway and roof top deck itself.
- b) Nothing shall be thrown or intentionally dropped over the edge of the roof. You, upon the first infraction of this policy by you, your occupants or guests, may have use privileges revoked and/or residency terminated.

28. Photographs, Digital Images, Video

All residents, occupants, visitors and guests, while in common areas, give Owner, management company, their employees, agents, subsidiaries and authorized vendors the right to record their image and/or voice, and grant Owner and management company all rights to use these sound, still, or moving images in any and all media, now or hereafter known, and for any purpose whatsoever.

A release to Owner, management company, their employees, agents, subsidiaries and authorized vendors is granted for all rights to exhibit this work in all media, including electronic form, publicly or privately. The rights, claims or interest controlling the use of identity or likeness in the sound, still or moving images is waived and any uses described herein may be made without compensation or consideration.

29. Wildlife

29.1 Definition of Wildlife: Wildlife can include the presence of alligators, bears, crocodiles, snakes, opossums, raccoons, or other non-domesticated animals. In the event wildlife is found on the community, you agree to the following.

29.2 Resident Acknowledgements: You assume the risk with respect to having wildlife near your apartment home and acknowledge that we are not liable for any injuries, damages or losses to persons or property caused by or related to the wildlife.

29.3 Resident Responsibilities: You will be responsible for informing occupants, guests and invitees about the wildlife and enforcing their compliance with the following:

- You, your occupants and guests will not:
- a) feed, get close to, or attempt to catch the wildlife;
 - b) swim, wade or play near the wildlife;
 - c) dispose of garbage or scraps near a water source, pond, lake, or other area that may contain wildlife.

30. Body of Water (Lake, Pond, Water Features)

You will be responsible for informing occupants, guests and invitees about the bodies of water and enforcing their compliance with the following:

No one will

- a) swim or wade in any body of water that is not designated as a swimming pool;
- b) boat on any body of water unless approved by us;
- c) ice skate or conduct any other type of water sport in or on the bodies of water.

31. Elevators

In the event your community has an elevator (s) for the enjoyment of all residents, the following policies apply.

- a) Do not attempt to maneuver or stop closing doors. Wait for the next elevator car.
- b) In the event of a fire or other situation that could lead to a disruption in electrical services, take the stairs.
- c) When entering and exiting the elevator, watch your step as the elevator car may not be perfectly level with the floor.
- d) Do not climb out of a stalled elevator. Use the alarm, help, or telephone button to call for assistance.

32. Construction or Renovation

In the event your community is under construction or renovation, the following policies apply:

- a) **Inform Occupants and Guests:** You will be responsible for informing occupants, guests, and invitees about these policies.
- b) **Stay Away from Construction Areas:** You agree to observe all warning signs and blockades. You agree to stay away from the construction areas and shall not climb on or enter onto scaffolding or other construction equipment at any time. You acknowledge there may be construction debris, trip hazards, and uneven surfaces. Construction crews may work throughout the days to complete construction.
- c) **Machinery and Equipment:** You acknowledge the construction areas will have machinery and equipment to be used by authorized personnel only and entry into those areas by you, your occupants, guests or invitees is strictly prohibited.
- d) **Minor Disturbances:** You acknowledges that the construction/renovation may cause noise, dust, and minor disturbances to the egress/ingress on or about the community and minor disturbances to the quiet and enjoyment of the apartment home.
- e) **Amenities May Be Unavailable:** You further agree that the amenities, including the clubhouse, pool, or other common areas, may be unavailable for use by you, your occupants, guests and invitees during the period of construction.
- f) **Resident Waives Right to Withhold Rent:** Except as otherwise prohibited by law, you hereby waive any right to withhold rent due to inconvenience or disturbance of quiet enjoyment of your apartment home or the inability to use the amenities or common areas or put forward such noise or construction activity as a breach of our duty pursuant to applicable law.
- g) **Move-In Date Not Guaranteed Due to Construction Delays:** You acknowledge that the move-in date cannot be guaranteed in the case of unforeseen construction delays. You acknowledge that you will not be compensated for any unforeseen occupancy delays. If you terminate the Lease Contract early for any reason other than construction delays, you will be responsible for all applicable early termination charges and procedures.

33. Prevention of Mold

You agree not to conduct any mold or other environmental testing of your apartment without giving us at least 72 hours advance written notice to enable us to have a representative present during testing. You agree that failure to provide such notice means the testing is not admissible in any legal proceedings.

34. Fire/Freezing Weather/Floods/Other Emergencies

Emergency situations may occur during your residency. Please remember that you are responsible for your own safety and the safety of your occupants, guests and invitees. You should look to the proper authorities for any assistance when needs exceed your abilities. Please note the following regarding certain emergency situations.

34.1 Fire Hazards:

- a) Follow fire safety and fire safety regulations while in the apartment home and community.
- b) No flammable or combustible objects/substances are to be stored on patios, balconies, under stairwells, in your garage or storage space and should not be within 30 inches of an item which produces heat (water heater, furnace, stove, oven, candle, curling iron, etc.).
- c) Items which require an open flame to operate or which produce heat (e.g., Bunsen burners, sterno/canned heat, lighted candles, alcohol burners, heating elements, irons, curling irons, halogen bulbs, stove, oven) must be supervised at all times during use and should never be left unattended.
- d) Do not obstruct or use the driveways, sidewalks, entry passages, stairs, breezeways, courtyards, or halls for any purpose other than ingress or egress.
- e) Fireworks are prohibited inside the apartment home or anywhere within the community.

34.2 Fire Alarms: In the event residents are given procedures for fire alarms, you, your occupants, guests and invitees are required to adhere to all procedures.

- a) You and your occupants, guests, and invitees must not tamper with, interfere with, or damage any alarm equipment and/or installation.
- b) In the event the community has a fire sprinkler system, you acknowledge and hereby agree that it is important to be careful near fire sprinkler heads so as not to falsely trigger or activate them. If you trigger or activate the fire sprinkler system, you will be responsible for all damages caused by the activation.
- c) Anyone found to falsely pull a fire alarm will be subject to criminal charges, a fine, and/or a default of the Lease Contract.
- d) An extension cord must be UL approved, 16 gauges, and not exceed an un-spliced length of six feet with a polarized plug and a single outlet; it may not be placed under floor coverings or furnishings and may not be secured by penetrating the insulation.

34.3 Freezing Weather: You shall follow these precautions when subfreezing weather occurs.

- a) Leave the heat on 24 hours a day at a temperature setting of no less than 55 degrees. Keep all windows closed.
- b) Leave open the cabinet doors under the kitchen sink and bathroom sink to allow heat to get to the plumbing.
- c) Drip all your water faucets 24 hours a day. If severe subfreezing weather occurs, it may be necessary to run your faucets at a steady, pencil-lead stream when you are in the apartment home and when you are gone. This includes hot and cold water in your kitchen, bathroom lavatories, bathtubs, shower, wet bar sinks, etc.
- d) Leave all drains open and clear of obstacles; including lavatories, sinks and bathtubs.
- e) If you notice a water leak, icy spot or other hazardous condition on the community, notify us IMMEDIATELY.

34.4 Floods:

- a) If heavy rain, storms or flooding is forecast, you should follow the guidelines below. Do not put tape on the windows unless directed by us.
- b) Unplug all appliances and televisions. Do not plug appliances back in until the water completely recedes and community personnel give you permission.

35. Power Outage

In the event of a power outage that lasts more than 24 hours, we have the right, but not an obligation, to dispose of the contents of the refrigerator/freezer in your apartment home. You waive any claim and hold us harmless for the disposal of such contents. You agree not to seek recovery against us for interruption of power that results in disposal, loss, or spoilage of refrigerated or frozen food.

36. Payments

Unless otherwise allowed at your community, we only accept electronic payments. Cash, paper checks, paper money orders or other forms of payment will not be accepted. Credit and Debit Card transactions may not be allowed.

36.1 ACH, Credit, and Debit Cards: Automated electronic payments include ACH and Credit and Debit Card transactions. ACH refers to the nationwide network of banking institutions that have agreed to process electronic payments automatically from your bank account to our bank accounts. Virtually all banks and credit unions participate. Credit and debit card transactions refers to credit and debit card transactions, including those cards bearing the Visa, MasterCard, Discover and American Express logos. Collectively, "automated electronic payments" are paperless transactions that occur instantly and automatically without a check being hand-processed through a local bank clearinghouse or the Federal Reserve System.

36.2 Advantages in Paying Rent via ACH: There are advantages for you in paying your rent via automated electronic payments, including:

- a) Greater convenience since you won't have to worry each month with writing, mailing or delivering a rent check;
- b) No late charges since your rent will be paid timely, assuming there are sufficient funds in your checking account;
- c) Greater security since there is little chance that a check signed by you will fall into the wrong hands or get lost in the mail; and
- d) Proof that you've paid since your bank statement is evidence of payment according to ACH and card network rules.

36.3 Electronic Money Orders: We also accept electronic money orders. Details on this payment option are available at the office.

36.4 Check Scanner: If your community accepts paper checks and uses a check scanner, you are hereby advised that personal checks remitted for normal payments will be scanned and the funds will be electronically withdrawn from your bank account via "Automated Clearing House" (ACH). If you wish to opt out of this process, you must choose another payment method. Standard ACH bank drafts occur after one business day.

36.5 Electronic Check Conversion: If your community accepts paper checks, please be aware that we may use electronic check conversion. This is a process in which your check is used as a source of information (for the check number, your account number, and the number that identifies your financial institution). The information is then used to make a one-time electronic payment from your account (an electronic fund transfer). The check itself is not the method of payment. Your electronic transaction may be processed faster than a check. Be sure you have enough money in your account at

the time you make a purchase or payment. Your financial institution will not return any checks that are converted, even if you normally receive your original checks or images of those checks with your statement. Always review your regular account statement from your financial institution. You should immediately contact your financial institution if you see a problem. You have only 60 days (from the date your statement was sent) to tell the financial institution about a problem. Depending on the circumstances, the financial institution may take up to 45 days from the time you notify it to complete its investigation. Your checking account statement will contain information about your payment, including the date, the check number, the name of the person or company you have paid, and the amount of the payment.

37. Data and Communication

You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys. Please review the privacy policy of the owner's authorized agent at the time of residence for a discussion of the treatment of information during your lease. The current policy may be viewed at <https://www.greystar.com/privacy>.

Providing an email address or cell phone number to us enables us to send important announcements, including notices regarding an emergency water shut off, work to be done at the Property, or changes in office hours. By providing this contact information, you and your occupants consent to receive communications regarding marketing materials, promotional offers, community messages, and service reminders via e-mail, voicemail, calls and/or text.

By providing your and your occupants' phone numbers, you acknowledge and agree that we may contact you and your occupants at the phone number(s) that you and your occupants have provided, including through an automatic telephone dialing system and/or an artificial prerecorded voice, with information and notifications about the community and for other non-marketing, informational purposes, including in connection with expiration of your lease. You further warrant to us that you or your occupants are the subscriber for any wireless number that you or your occupants have provided. You agree to immediately notify us if you or your occupants are no longer the subscriber for a wireless number, or if a wireless number changes. Text messaging and data rates may apply.

You authorize us to deliver messages regarding renewal of your lease and other offers to you at the telephone number(s) that you have provided, including through the use of an automatic telephone dialing system and/or artificial or prerecorded voice. You acknowledge and agree that this authorization is made voluntarily.

The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.

38. Subletting and Replacements

38.1 When Allowed: Replacing a resident, subletting, assigning, or licensing a resident's rights are allowed only when we consent in writing. Residency at your community is subject to an application and/or approval by us. Occupancy is restricted to only the named residents and occupants that are identified in your Lease Contract.

38.2 Advertising Your Apartment: You are not allowed to advertise your apartment homes(s) without our written consent. This prohibition on advertising includes online postings, print advertising or other formats such as craigslist, Airbnb, etc.

39. Conduct

You agree to communicate and conduct yourself at all times in a lawful, courteous, and reasonable manner when interacting with us; our employees, agents, independent contractors, and vendors; other residents, occupants, guests or invitees; or any other person in the community. Any acts of unlawful, discourteous, or unreasonable communication or conduct by you or your occupants, guests or invitees, shall be a material breach of this Agreement and will entitle us to exercise all of our rights and remedies for default.

You agree not to engage in any abusive behavior, either verbal or physical, or any form of intimidation or aggression directed at us; our employees, agents, independent contractors, and vendors; other residents, occupants, guests or invitees; or any other person in the community. Any acts of abusive or offensive behavior whether verbal or physical by you or your occupants, guests or invitees, shall be a material breach of this Lease and will entitle us to exercise all of our rights and remedies for default.

If requested by us, you agree to conduct all further business with us in writing.

40. Special Provisions

The following special provision will become a part of this Addendum and will supersede any conflicting provision of this printed Addendum and/or the Lease.

Summary	
Section and Description	Charge
Additional Controlled Access Device	\$ N/A
Damaged/Lost/Unreturned Cards/Remotes/Fobs (per device)	\$ 50.00
Duplicate/Lost/Unreturned Key	\$ 50.00
Re-keying Lock	\$ 75.00
Private Yard Maintenance Fine	\$ N/A
Lost/Stolen/Unreturned Parking Tag/Sticker (per item)	\$ 25.00
Trash Clean-up (per bag)	\$ 25
Litter Fine (per incident)	\$ 25
Pest Control Monthly Fee	\$ 1.00

This is a binding document. Read carefully before signing.

Resident(s) Signature(s) (18 years of age and over)

Date:

Date:

Date:

Date:

Date:

Owner's Representative Signature:

LEASE ADDENDUM PERSONAL LIABILITY INSURANCE REQUIRED

In this document, the terms "you" and "your" refer to all residents signing below; the terms "we," "us," and "our" refer to the owner or owner's representative named in the Lease Contract (not to the Community Manager or anyone else).

1. Addendum. This Addendum is incorporated into the Lease (referred to in this addendum as "Lease Contract" or "Lease" dated 02/28/2025 between GEDR UNION BASELINE, LLC (the "Owner") and Robert Perez

(the "Resident") for the premises located at #TBD, 2726 Moorhead Ave.

2. Insurance Acknowledgment. You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your negligent actions or the negligent actions of your occupants or guests, including but not limited to damage caused by fire, smoke, explosion or water damage liability.

3. Required Renters Insurance Policy. You are required to purchase and maintain a renter's personal liability insurance policy which provides limits of liability to third parties in an amount not less than \$ 100000.00 per occurrence through an insurance company or insurance agent authorized to issue insurance in this state. Proof of coverage must be submitted for all leaseholders. Such insurance policies are often referred to as "renter's insurance policies or "liability-only insurance policies." Most renter's insurance policies contain personal liability coverage and also personal property coverage for your own property. You are only required to have personal liability insurance, however we highly recommend that you obtain coverage for your personal property too. Personal property coverage protects your property in the event of theft, fire or weather-related loss to your property. Every leaseholder is required to present proof of personal liability coverage. The policy must identify Insurance Tracking, P.O. Box 100513, Florence, SC 29502

as a "Party of Interest" or "Interested Party" where the "Party of Interest" or "Interested Party" must be notified within ten (10) days after your insurance company or agent renews, cancels or non-renews your policy. When insurance providers are paperless and only submit communications electronically, they are required to submit documents to greystar@assurant.com. Failure to include Insurance Tracking as the "Party of Interest" or "Interested Party" with the above-listed address and/or greystar@assurant.com will constitute a breach of this Lease.

4. Insurance Election. If you choose not to purchase insurance through the carrier of your choice or are unable to secure satisfactory personal liability insurance coverage, you have the option to obtain insurance coverage under an insurance program issued by an insurance carrier we have partnered with. As a resident of this property, you automatically qualify for this coverage with our preferred insurance provider with no underwriting or lengthy application. Participation in this program allows you to conveniently pay the insurance charges with your rent installment. Following your execution of this Lease, you will be sent a link via email or text message to an online insurance portal where you must either enroll in the insurance program offered by our preferred insurance provider or upload proof of insurance if you already have insurance or if you decide to purchase the insurance through a carrier or agency other than our preferred insurance provider.

If you choose to participate in this preferred insurance provider's program, you agree that you will be charged monthly with your rent for the amount of insurance premium paid to the insurance company, which amount is subject to change with notice, but shall not exceed the state approved rate for the insurance. The current rate is \$ 14.50 per month. This amount covers the costs of securing personal liability coverage in an amount of \$ 100000.00 and personal property coverage in an amount of \$ 10000.00. The insurance company will issue a certificate of insurance to you that will describe the limits, conditions and terms of the coverage provided. A description of the insurance coverage and the insurance carrier are available by visiting the online insurance portal. If you have questions regarding the insurance program, including other available options, please call (800) 249-1104.

If you decide not to enroll in the preferred insurance provider's program described above, you will be required to upload proof of insurance coverage via the link you receive from donotreply.pol@assurant.com or help@updater.com to meet the Lease's insurance requirement. If you do not have access to upload your proof of insurance, you must contact the leasing office and the on-site staff may be able to provide you with an alternative method (e.g. business center computer, iPad, etc.).

If Owner's representative/agent no longer manages this community, it is possible the Owner's new representative may not participate in the insurance program offered by our preferred provider, and the insurance you obtained under our preferred provider's program may terminate. You will receive notice prior to termination of your policy. Upon notification of policy cancellation, you are required to purchase renter's insurance through another insurance carrier of your choice.

5. Freedom of Choice. At all times, you are able to purchase insurance through the carrier or agency of your choice and are not required to purchase insurance through a particular carrier or agency, including the preferred insurance provider. However, the insurance you purchase must meet the Lease's minimum requirements at all times. By signing this Addendum you consent to the sharing of information with our preferred insurance provider, which includes, but is not limited to, your name, address, lease status/expiration, current renter's insurance policy information, email address and telephone number(s).

6. Subrogation Allowed. You acknowledge that subrogation is allowed by all parties and that this Addendum supersedes any language to the contrary in the Lease. Accordingly, our commercial insurance carrier may make a claim against you for losses it pays as a result of your negligence, and your insurance carrier may make a claim against us for losses it pays as a result of our negligence. We retain the right to hold you responsible for any loss in excess of your insurance coverage.

7. Your Insurance Coverage. By signing this Addendum, you acknowledge that you have purchased (or agree to purchase) the insurance described above or you have agreed to participate in the insurance program. If you purchase insurance through a carrier or agency other than the preferred insurance provider, you must provide proof of insurance via the link you receive by email from donotreply.pol@assurant.com prior to taking possession of the apartment. You further acknowledge that you will keep your insurance policy in-force for the entire term of the Lease. If any material terms of your insurance policy change, you agree to promptly provide proof of the modified policy terms to greystar@assurant.com.

8. Default. Unless otherwise prohibited by law, and subject to any right to cure a default under the Lease, any default under the terms of this Addendum shall be deemed a material default of the Lease, and we are entitled to exercise all rights and remedies under the law. If you fail to obtain and maintain personal liability insurance as required by this Addendum, you

Rev 09/2024

will be in violation of your Lease. In such event, we may send a written notice to you demanding that you cure the violation by purchasing the required insurance and providing evidence of coverage to us. If you fail to supply evidence of such insurance to us on or before the specified date set forth in your notice, we reserve the right to obtain personal liability insurance coverage on your behalf, and to charge you monthly for the amount of the insurance charges paid to the insurance company, which may be subject to change with notice, but shall not exceed the state approved rate for the insurance. The amount is currently \$ 10.75. This is an insurance program provided to us by an insurance company we have partnered with and provides \$ 100000.00 in personal liability insurance to you but does not include any personal property coverage to protect your property from any loss or damage, including but not limited to theft, fire or weather. You may cancel your participation in this insurance program at any time if you purchase your own personal liability insurance policy or renter's insurance policy and provide proof of coverage to greystar@assurant.com. Upon your enrollment in the insurance program set forth in this paragraph, the insurance company will deliver you an insurance certificate evidencing and describing the coverage.

9. Miscellaneous.

- a. Except as specifically stated in this Addendum, all other terms and conditions of the Lease shall remain unchanged.
- b. The insurance required by the Lease Contract is not required by any law. Your obligation to provide insurance stems solely from the Lease Contract.
- c. 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.
- d. The insurance required by the Lease is not an attempt to limit our liability for our own negligence or your liability for your own negligence.
- e. CAS Insurance Agency, LLC, a licensed insurance agency and affiliate of property manager, may receive compensation on policies issued by the preferred insurance provider for administrative, brokerage or marketing support. Owner may be receiving compensation or other payments from CAS Insurance Agency, LLC or one of its affiliates where permitted by law.

f. The insurance required by the Lease is not in lieu of, or in any way a component of, any security deposit required by the Lease.

g. **You understand that the personal liability insurance coverage set forth in paragraph 8 may cost more than similar insurance you can purchase on your own and will only cover you for your own liability for injury, loss or damage caused by you (or, in some cases, your occupants or guests) to others and DOES NOT INCLUDE COVERAGE FOR PERSONAL INJURY OR LOSS OR DAMAGE TO YOU OR YOUR PERSONAL PROPERTY. THE PERSONAL LIABILITY INSURANCE DESCRIBED IN PARAGRAPH 8 IS LIMITED IN SCOPE AND MAY NOT FULLY PROTECT YOUR INTERESTS.**

- h. You agree that you have not received any oral representations from Owner or any representative of Owner which are inconsistent with or not contained in the Lease Contract, the addenda attached to the Lease Contract, or in the Rules and Regulations. If you have received any such oral representations, you agree that you did not rely on them to decide to enter in the Lease Contract or this Addendum.
- i. You must refer to the actual insurance policy or certificate for a complete description of the coverage, as this Addendum only provides a general summary. If you have an annual renter's insurance policy and decide to switch to the insurance program offered by our preferred insurance provider, please compare the terms of coverage between the two policies, as not all policies are the same and coverage may differ.
- j. By signing this Addendum, you consent to receive communications from the insurance company via email, text, or other electronic means with respect to insurance related matters. .

By signing below, you acknowledge and agree to be bound to the terms of this Addendum.

User

[All users must sign here]

Landlord/Property Manager

Signature

Date

Furniture Addendum

In this document, the terms "you" and "your" refer to the resident signing below. The terms "owner", "we," "us," and "our" refer to the owner or owner's representative named in the Housing Contract (not to the Community Manager or anyone else).

1. **Addendum.** The Lease Contract (the "Lease") is amended to include the terms of this Lease Addendum. If the Lease and the Lease Addendum are not consistent, this Lease Addendum controls.
2. **Furniture Provided in the Premises.** Resident acknowledges that a pre-approved furniture package has been provided by the Owner to Resident for Resident's use in the Premises and should not be altered. Resident shall examine all Furniture and notify Owner in writing of any defects in the Furniture within 24 hours after Resident moves in. If Resident fails to notify Owner of any defects in the Furniture within such 24 hour period, all Furniture shall be deemed to be in good condition. A move-in inventory and condition form will be provided at move-in.
3. **Disclaimer of Warranties and Representations.** TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW, OWNER EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, WHETHER EXPRESSED OR IMPLIED, RELATING TO ANY FURNITURE, FURNISHING, EQUIPMENT OR APPLIANCES, IF ANY, IDENTIFIED HEREIN OR OTHERWISE IN THE PREMISES OR THE UNIT INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, OR SUITABILITY.
4. **Maintenance of Furniture.** Resident shall maintain the Furniture in a clean condition; reasonable wear and tear accepted and shall not remove any items of Furniture from the Premises during the term of the Contract. All items of Furniture shall be kept in the Premises and returned to Owner when Resident vacates the Premises at the expiration of the term of the Contract or when Resident's right to possession of the Premises is terminated, whichever is sooner. When Resident vacates the Premises, all Furniture shall be returned to the location in the Premises and in the Unit that such Furniture was in as of the move-in date. Resident shall be responsible for any damages or cleaning charges incurred by Owner with respect to use or condition of any Furniture in the Premises owned by Owner.
5. **Default.** In the event the Furniture is not maintained, is damaged or is otherwise not returned to Owner at the expiration of the term of the Contract or when Resident's right to possession of the Premises is terminated, whichever is sooner, in a condition satisfactory to Owner, Resident shall pay to Owner, upon demand, the cost to repair or replace, as determined by Owner, the Furniture. Owner shall have the right to deduct any amounts owed hereunder from the security deposit paid by Resident under the Contract. In addition to the foregoing, in the event of any default under this Addendum, Owner shall have the right to pursue any and all rights or remedies under the Lease or applicable law as if Resident defaulted under the Contract.

The terms of this Furniture Addendum are effective as of the date of the Contract and continues through all lease extensions, including renewal lease contracts. These terms are agreed to and accepted by:

Resident [All residents must sign here]

Landlord/Property Manager

Date

Union Baseline Blue Moon

Signature Details

Signer	IP Address	Date Signed
Union Baseline Blue Moon		
1 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
2 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
3 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
4 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
5 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
6 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
7 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
8 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
9 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
10 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
11 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
12 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
13 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
14 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
15 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
16 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
17 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
18 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
19 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
20 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
21 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
22 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
23 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM
24 Robert D Perez Primary (20417038)	128.138.65.186	02/28/2025 11:49:11 AM

79	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
80	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
81	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
82	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
83	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
84	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
85	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
86	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
87	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
88	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
89	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
90	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
91	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
92	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
93	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
94	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
95	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
96	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
97	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
98	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
99	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
100	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
101	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
102	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
103	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
104	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
105	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM

133	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
134	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
135	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
136	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
137	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
138	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
139	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
140	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
141	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
142	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
143	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
144	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
145	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
146	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
147	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
148	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
149	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
150	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
151	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
152	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
153	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
154	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
155	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM
156	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:29 AM

Union Baseline Blue Moon - Guarantor

1	Roberto Perez Guarantor (20421832)	99.160.197.12	02/28/2025 03:44:13 PM
2	Becca Muich Owner/Manager	2603:300b:46:9100:44d6:	03/04/2025 09:48:37 AM