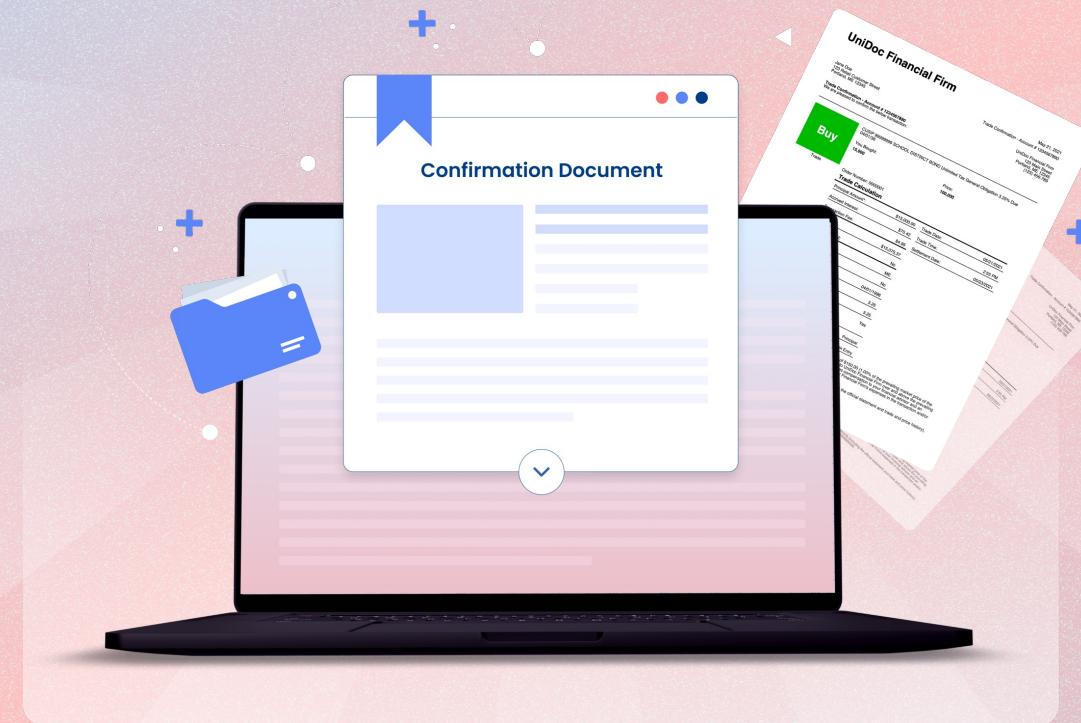


WEBINAR

Build a Trade Confirmation Document with Creator Templates



29th Tuesday

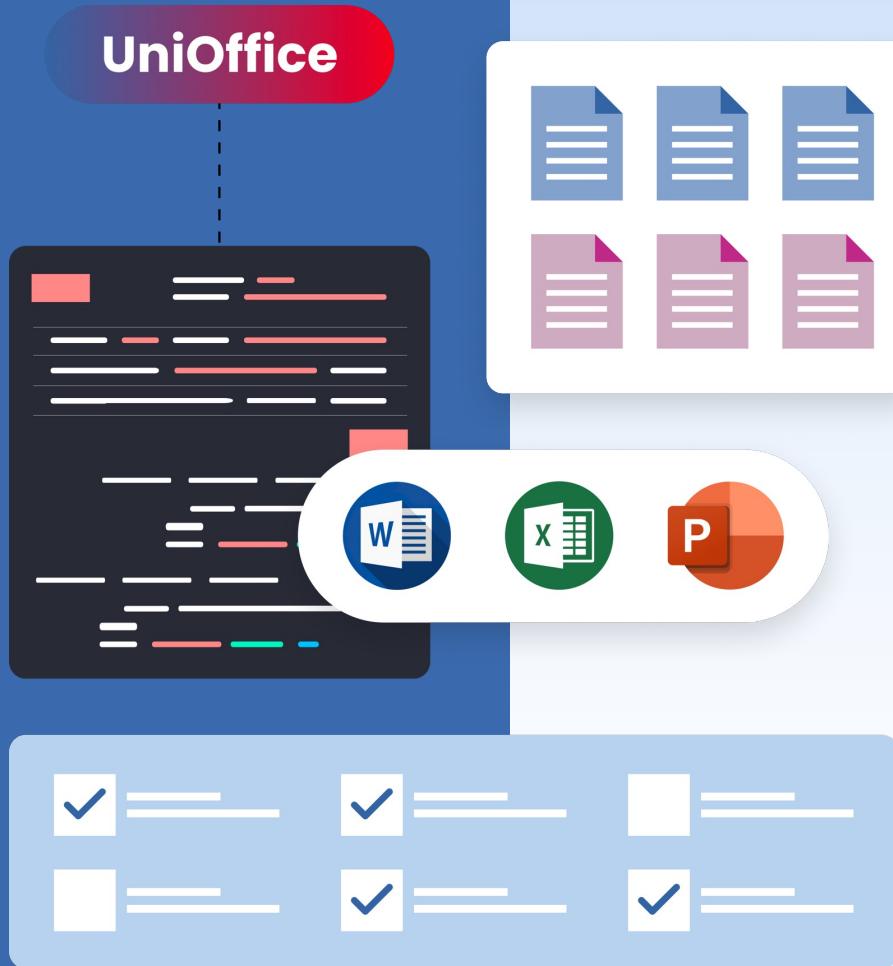


5 PM | GMT

What is UniPDF?

UniPDF is our library package in Go to manage PDF documentation that includes but not limited to reporting, PDF editing, Digital signing, text extraction and many others.



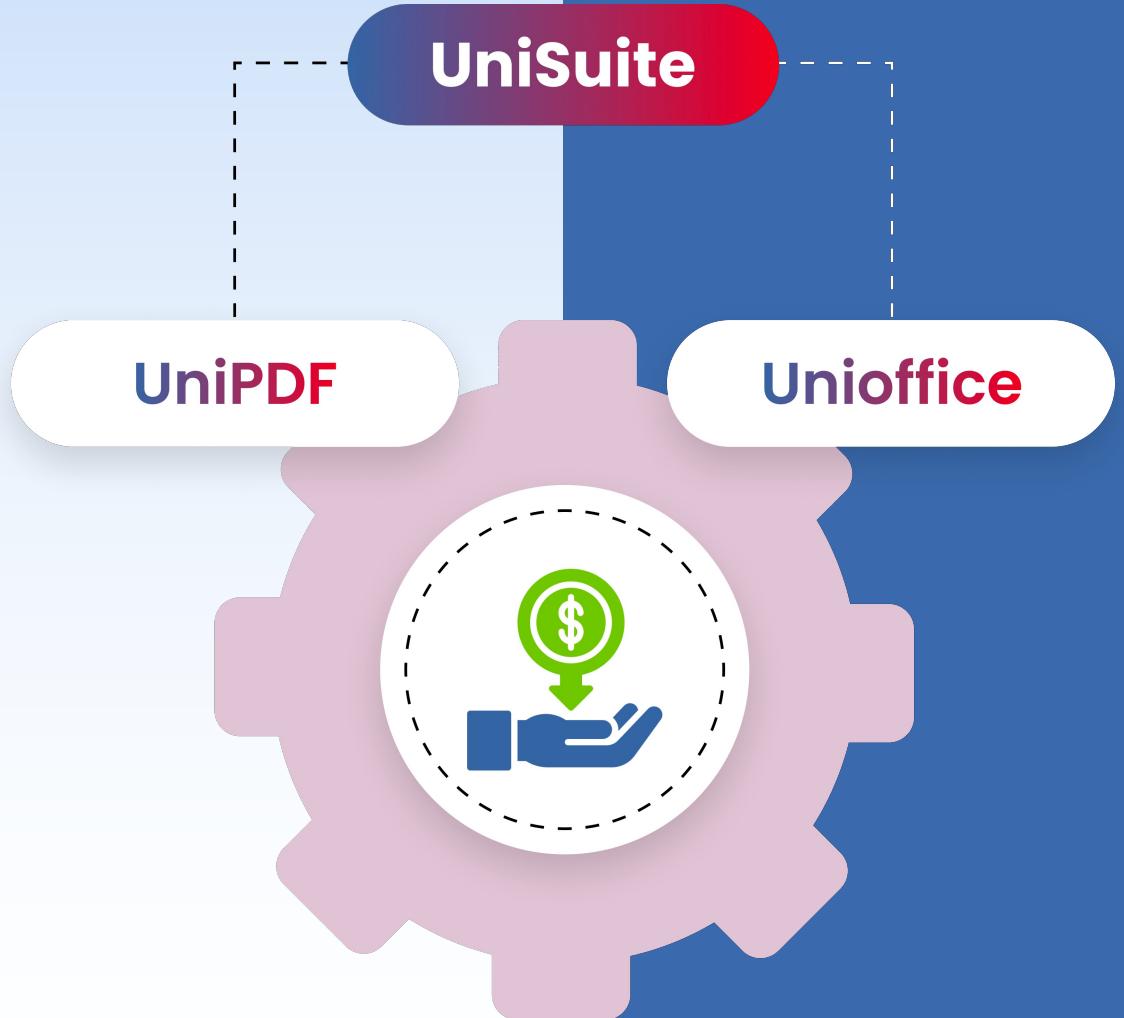


What is UniOffice?

UniOffice is our library package to support MS Office documents management. This includes but not limited to document conversion, document properties modifications, filling out forms, creating presentations, working with Excel sheets and many more.

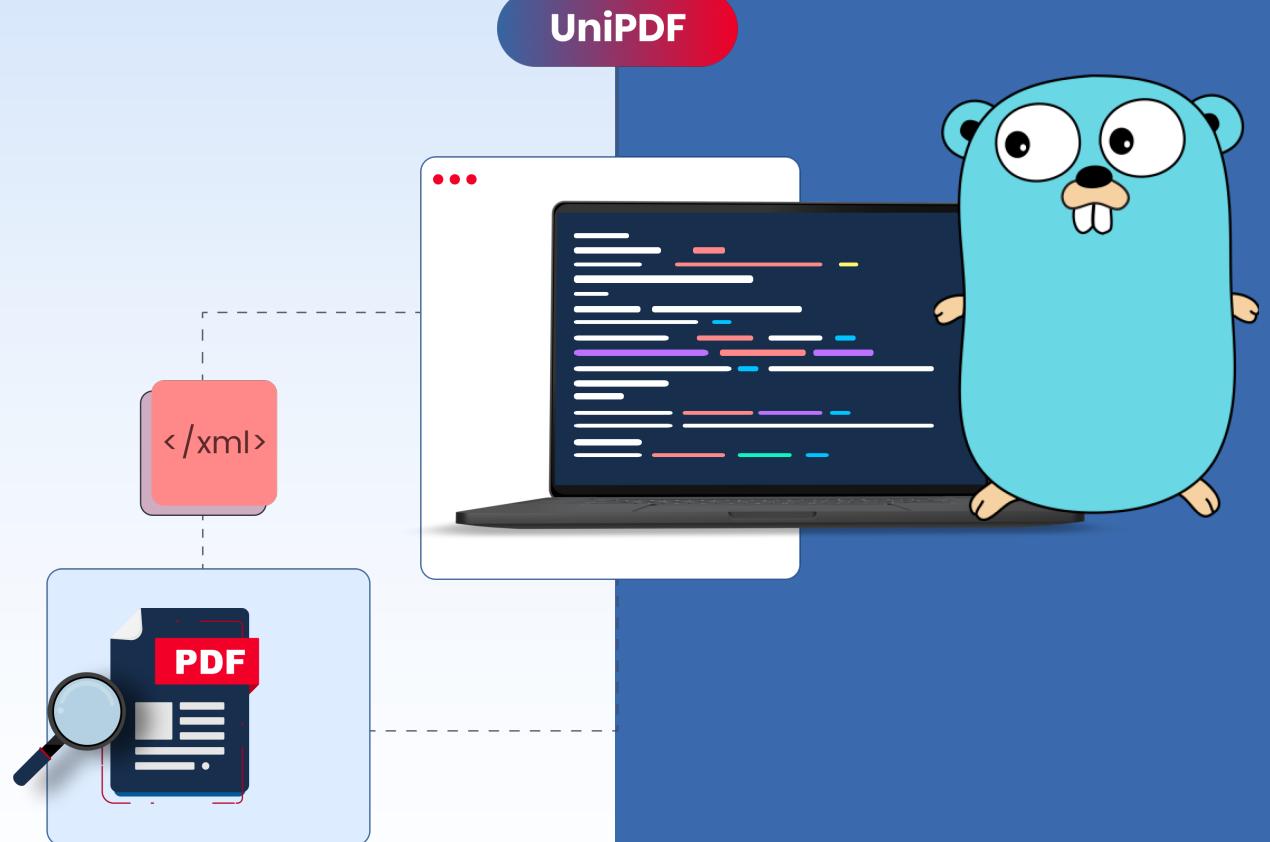
What is UniSuite?

So, if you are looking for both packages, then UniSuite is the best option. It can give you access to both UniPDF and UniOffice at a affordable price.



Why UniPDF?

- The performance due built using pure Go language
- The Template feature an XML like language to process the template



UniPDF Templates Features

Templates provide a new way of building PDF files using the components available in the UniPDF creator package.

The aim of *templates* is to make creating complex layouts a lot easier, faster, and by writing less code. If no new data is required, template files can be modified without the need to rebuild the application.

Requirements

To this webinar demonstration, it is requires



Go programming
languages installed,
we recommend to
use minimum go
v1.18



Git installed
(Optional)



UniDoc offline
license or UniCloud
API Key



The trade
confirmation
document design

The Trade Confirmation Document Design



UniDoc Financial Firm

May 21, 2021
Trade Confirmation - Account # 1234567890

Jane Doe
123 Retail Customer Street
Portland, ME 12345

UniDoc Financial Firm
123 Main Street
Portland, ME 12345
(123) 456-789

Trade Confirmation - Account # 1234567890
We are pleased to confirm the below transaction:

Buy

CUSIP 99999999 SCHOOL DISTRICT BOND Unlimited Tax General Obligation 3.25% Due 04/01/36

You Bought: 15,000 Price: 100,000

Order Number: 0000001

Trade Calculation

Principal Amount*	\$15,000.00	Trade Date:	05/21/2021
Accrued Interest:	\$70.42	Trade Time:	2:55 PM
Transaction Fee:	\$4.95	Settlement Date:	05/23/2021
Total:	\$15,075.37		

Bank Qualified: No

State: ME

Bank Qualified: No

Dated to Date: 04/01/1996

Yield to Maturity: 3.25

Yield to Call: 3.25

Callable 04 / 01 / 27 Yes

@ 100 Federally Tax Exempt

Capacity	Principal
Bond Form	Book Entry

*This Principal Amount includes a mark-up of \$150.00 (1.00% of the prevailing market price of the security). A margin is the amount you paid to UniDoc Financial Firm over and above the prevailing market price of the security. It typically goes to compensation to your financial advisor and an additional amount that may account for UniDoc Financial Firm's expenses in the transaction and/or risk taken by UniDoc Financial Firm.

For more information about this security (including the official statement and trade and price history), visit <https://emma.msrb.org/CUSIP/99999999>.

The Code Example

The complete source code be seen at our examples repository here:<https://github.com/unidoc/unipdf-examples/tree/master/templates/trade-confirmation>

If you have git installed, you can run all examples by cloning the repository, to clone it use

```
1 git clone git@github.com:unidoc/unipdf-examples.git
```

Or if using HTTPS mode

```
1 git clone https://github.com/unidoc/unipdf-examples.git
```

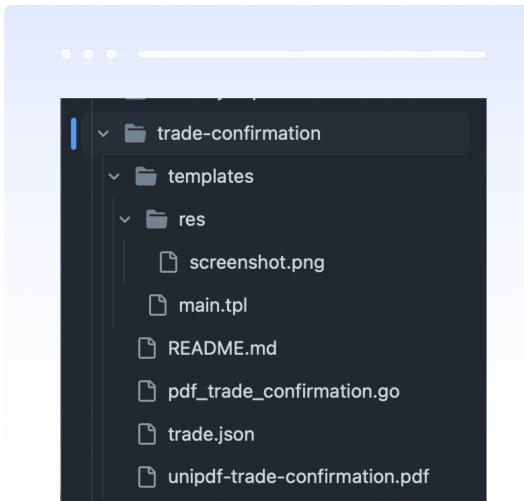
After that navigate to the `templates` directory, from there you can also see some of examples how to use templates feature and it's documentation.

For this webinar we go need navigate to `trade-confirmation` directory.

After finished clone or download the `unipdf-examples` repository, run command

```
1 cd ./unipdf-examples/templates/trade-confirmation
```

Inside trade-confirmation directory, you will see structure like this:



```
-- templates
  --- res
    ---- screenshot.png
    --- main.tpl
-- README.md
-- pdf_trade_confirmation.go
-- trade.json
-- unipdf-trade-confirmation.pdf
```

The `templates` directory contains `.tpl` files and `res` directory.

`.tpl` is the template file, meanwhile `res` directory store the static files, like images, fonts and necessary icons that will be used on the templates.

at the main function of `pdf_trade_confirmation.go`, we call and process the `.tpl` along the data of trade inside the `data.json`, with UniPDF templates feature, it will substitutes the component inside the `.tpl` with UniPDF creator components.

The final output will be a PDF file.

Complete code example: [pdf_template_confirmation.go](#)

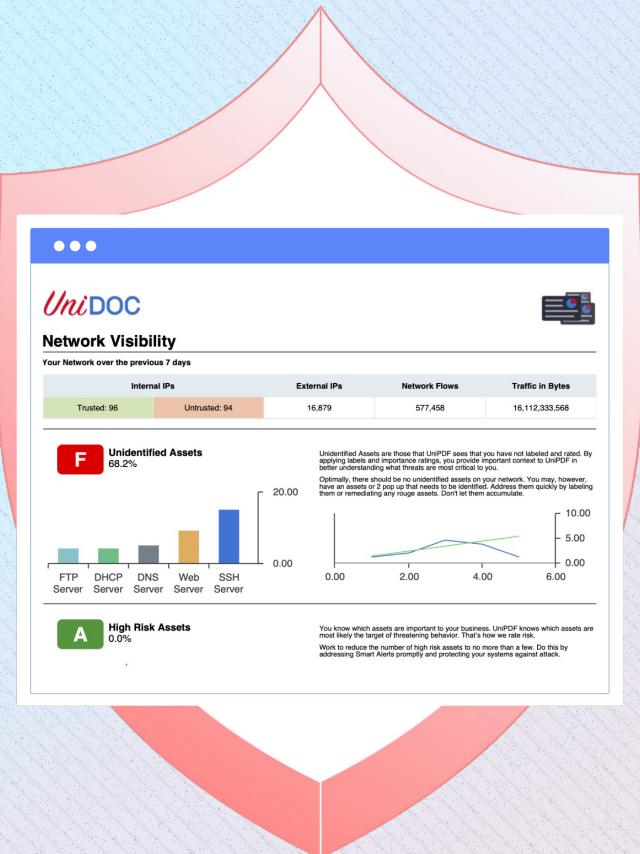
With go installed, can run the code using the command below

```
1 go run pdf_trade_confirmation.go
```

After you run the command, you will get the file of PDF results, which is `unipdf-pdf_trade_confirmation.go`

WEBINAR

Revolutionize Your Security Reporting with UniPDF Templates



24th September



5 PM | GMT

Requirements

To this webinar demonstration, it is requires



Go programming
languages installed,
we recommend to
use minimum go
v1.18



Git installed
(Optional)

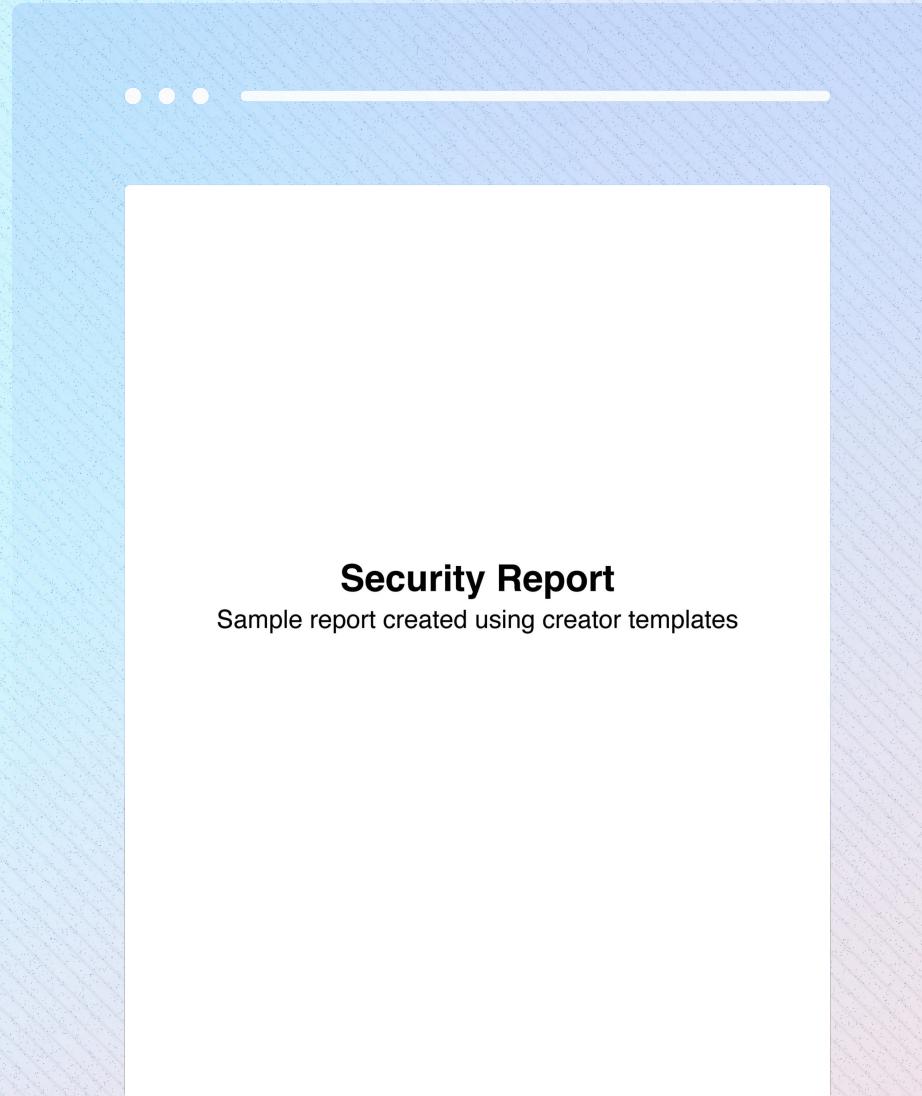


UniDoc offline
license or UniCloud
API Key



The security report
document design

The Security Report Design



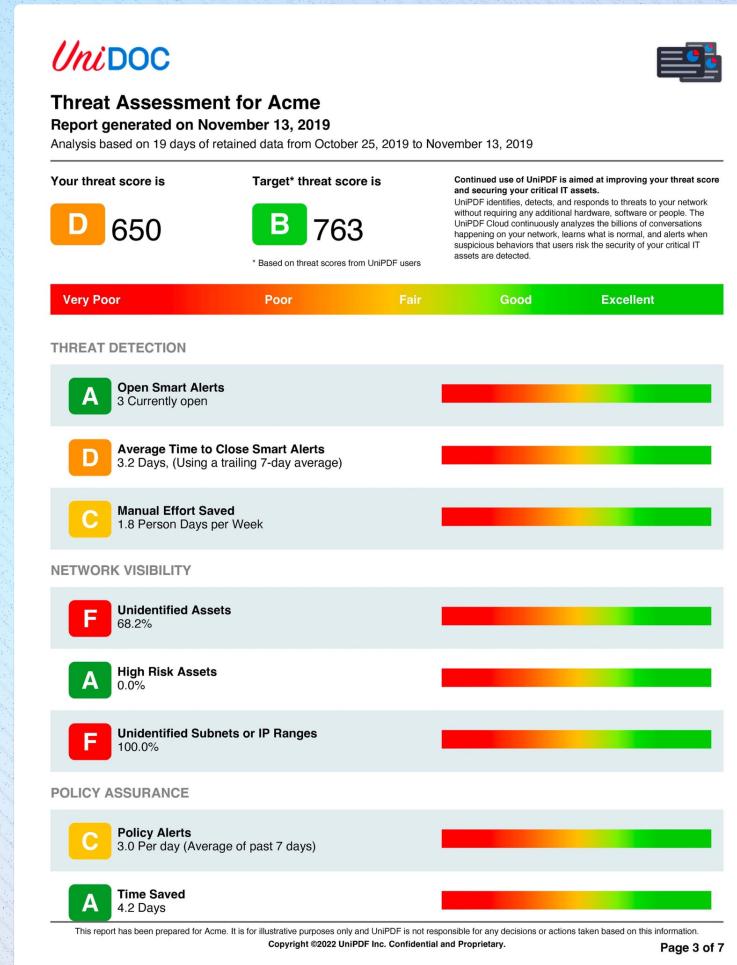
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Table of Contents

Threat Assessment for Acme	3
Threat Detection	4
Network Visibility	5
How to Use this Report	6





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UniDOC

B Policy Violations
1 per day



Having Less than 5 open alerts at any given time is a good indicator that you are addressing detected threats in a timely manner.

C Open Smart Alerts
3 Currently open



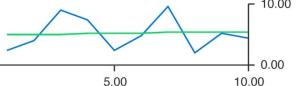
Having Less than 5 open alerts at any given time is a good indicator that you are addressing detected threats in a timely manner.

D Average Time to Close Smart Alerts
3.2 Days (Using a trailing 7-day average)



An average time to close of less than 2 days indicates that you are taking a proactive approach to assessing and remediating threats and vulnerabilities.

C Manual Effort Saved
1.8 Person Days per Week



In networks of 100 to 200 unique internal IPs, you should see a savings of 5 work days per week. Larger networks should see more. Your target time saved is proportional to the size of your network.

Smart Alert Summary

Summary of Smart Alerts detected in your network during the report period.

Smart Alert Type	Status	# Major Actors	Time First Seen	Time Last Triggered
Suspicious Activity On an Asset	● - High Threat	1	11/07/2019 04:00:00 UTC	11/07/2019 05:00:00 UTC
Suspicious Tunneling Plus Data Exfiltration	● - High Threat	1	11/07/2019 10:30:00 UTC	11/08/2019 10:42:00 UTC
Internal to External Probing or Reconnaissance Activity	● - High Threat			
Probing or Reconnaissance Activity	● - High Threat			
Suspicious Activity On an Untrusted Private IP	● - High Threat			

● - High Threat ● - Medium Threat ● - Low Threat

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UniDOC

Network Visibility

Your Network over the previous 7 days

Internal IPs	External IPs	Network Flows	Traffic in Bytes
Trusted: 96	Untrusted: 94	16,879	577,458
16,112,333,568			

F Unidentified Assets 68.2%

Unidentified Assets are those that UniPDF sees that you have not labeled and rated. By applying labels and importance ratings, you provide important context to UniPDF in better understanding what threats are most critical to you.

Optimally, there should be no unidentified assets on your network. You may, however, have an asset or two that you've overlooked. Address them quickly by labeling them or remediating any rogue assets. Don't let them accumulate.

Asset Type	Value
FTP Server	~1
DHCP Server	~2
DNS Server	~3
Web Server	~10
SSH Server	~18

0.00 2.00 4.00 6.00

0.00 5.00 10.00

A High Risk Assets 0.0%

You know which assets are important to your business. UniPDF knows which assets are most likely the target of threatening behavior. That's how we rate risk.

Work to reduce the number of high risk assets to no more than a few. Do by addressing Smart Alerts promptly and protecting your systems against attack.

Asset Type	Value
SQL Database Server	~80%
Exchange	~10%
DHCP Server	~10%

0.00 5.00 10.00 15.00

0.00 20.00

F Unidentified Subnets or IP Ranges 100.0%

Unidentified Subnets are those that UniPDF sees that you have not labeled. By applying labels, you provide important context to UniPDF in better understanding what threats are most critical to you.

Status	Percentage
Defined	~50%
Undefined	~50%

0.00 50.00 100.00

0.00 50.00

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The screenshot shows the first page of a UniDOC Threat Assessment report for 'Acme'. The top navigation bar includes the UniDOC logo, a search bar, and tabs for 'Report', 'Dashboard', and 'Threats'. Below the navigation is a large section titled 'How to Use this Report' with a sub-section 'Threat Score'. This section contains a chart comparing the user's threat score (D 650) against their target (B 763), along with a color-coded scale from Red (Poor) to Green (Excellent). Further down, there are three main sections: 'Threat Detection' (with metrics like Open Smart Alerts, Average Time to Close Smart Alerts, and Threat Effect Score), 'Network Visibility' (with metrics like Identified Assets, High Risk Assets, and Unprotected Subnets or IP Ranges), and 'Policy Assurance' (with metrics like Policy Alerts and True Score). Each section includes a progress bar and a brief description of the metric. The bottom of the page contains a footer with copyright information and a page number.

How to Use this Report

Whether you are evaluating UniPDF for use or actively protecting your network with it, this report provides you with a quick and easy assessment of your network, enabling you to see where key threats and vulnerabilities are.

Threat Score

Your threat score provides you an overall measure of threats and vulnerabilities that UniPDF detects. The score enables you to track your progress over time and compare your network to that of other UniPDF customers.

The score is calculated like a credit score, on a scale of 300 to 850. Your letter grade reflects your performance compared to others. Most get a B. But we all strive for an A.

Metrics

UniPDF tracks 7 key metrics across 3 key areas: Network Visibility, Policy Assurance and Threat Detection.

These metrics allow you to see your progress in each area so you can work on increasing your score.

The additional pages of the report provide more detail about each one of these three areas.

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UniDOC

Metric Detail

Pages two, three and four provide more details into the key metrics displayed on page one. Each metric includes a fourteen-day trend chart showing how the metric has varied over the preceding 14 days.

It also contains additional charts that show specific information about the metrics.

The Manual Effort Saved metric is Not Applicable when there were no Smart Alerts or Behaviors generated during the reporting period.

The Unidentified Assets metric is Not Applicable when there are no assets defined in the system nor any detected undefined assets.

The High Risk Assets metric is Not Applicable when there are no assets defined in the system.

The Unidentified Subnets or IP Ranges metric is Not Applicable when there are no subnet defined in the system nor any detected undefined subnets.

The Policy Alerts metric is Not Applicable when there are no active policies.

This report has been prepared for Acme. It is for illustrative purposes only and UniPDF is not responsible for any decisions or actions taken based on this information.
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The Code Example

The complete source code be seen at our examples repository here: <https://github.com/unidoc/unipdf-examples/tree/master/templates/security-report>

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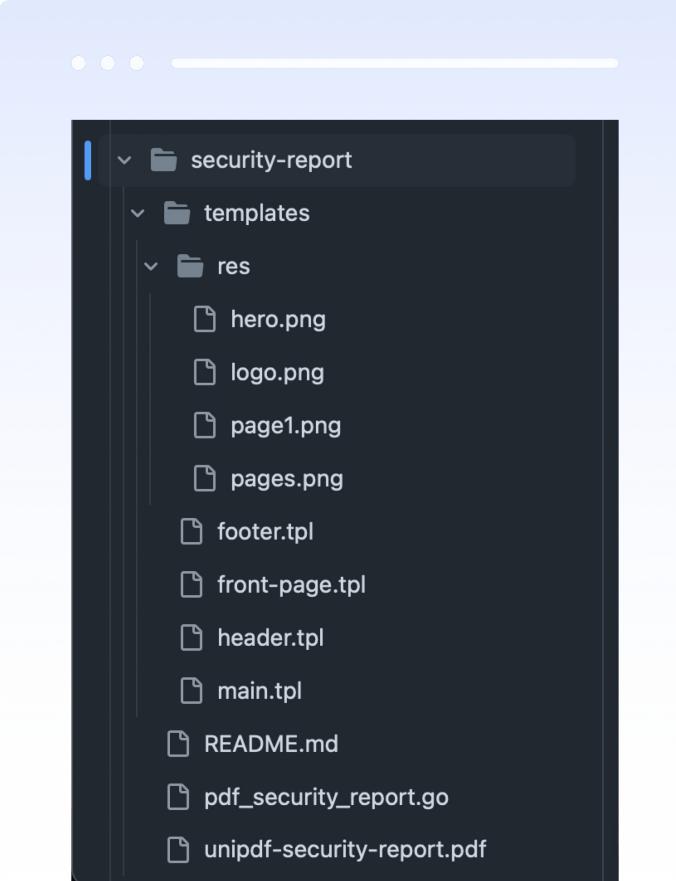
After that navigate to the `templates` directory, from there you can also see some of examples how to use templates feature and it's documentation.

For this webinar we go need navigate to `security-report` directory.

After finished clone or download the unipdf-examples repository, run command

```
1 cd ./unipdf-examples/templates/security-report
```

Inside `security-report` directory, you will see structure like this:



```
-- templates
  --- res
    ---- arial.ttf
    ---- house.png
    ---- logo.png
    ---- pages.png
    ---- qr.png
  --- footer.tpl
  --- header.tpl
  --- main.tpl
-- README.md
-- pdf_rental_agreement.go
-- rental_data.json
-- unipdf-rental-agreement.pdf
```

The `templates` directory contains `.tpl` files and `res` directory.

`.tpl` is the template file, meanwhile `res` directory store the static files, like images, fonts and necessary icons that will be used on the templates.

at the main function of `pdf_security_report.go`, we call and process the `.tpl` files using `unipdf` and for the files inside `res` directory.

The final output will be a PDF file.

Complete code example: [pdf_security_report.go](#)

With go installed, can run the code using the command below

```
1 go run pdf_security_report.go
```

After you run the command, you will get the file of PDF results, which is `unipdf-security-report.pdf`

WEBINAR

Craft Your Perfect Rental Agreement with UniPDF Templates

27th AUGUST

UniDOC

Maintenance, Repairs, or Alterations: The Tenant(s) shall, at their own expense and at all times, maintain the Premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant(s) may not make any alterations to the leased Premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to the interior and exterior of the building. If the Premises includes a washer, dryer, freezer, dehumidifier unit and air conditioner, the Landlord reserves the right to repair or replace any of these units if one or all shall fail or become inoperative. The Landlord will place fresh batteries in all smoke detectors. When the Tenant(s) moves into the Premises, After the initial placement of the fresh batteries, it is the responsibility of the Tenant(s) to replace batteries when needed. A monthly "cursory" inspection may be required for all fire extinguishers to make sure they are fully charged.

Early Termination: The Tenant(s) may be allowed to cancel this Agreement under the following conditions:

The Tenant(s) must provide at least 60 days' notice and pay an early termination fee of \$1,000.00 (US Dollars) which does not include the rent due for the notice period. During the notice period of 60 days the rent shall be paid in accordance with this Agreement.

Pets: The Tenant(s) shall be allowed to have:

Two (2) pets on the Premises consisting of Birds, Cats, Dogs, Fish, Hamsters and Rabbits, with no other types of Pet(s) being allowed on the Premises. Common sense, hereinafter known as the "Pet(s)". The Tenant(s) shall be required to pay a pet fee in the amount of \$300.00 for all the Pet(s) which is refundable at the end of the Lease Term only if there is no damage to the Premises that is caused by the Pet(s). The Tenant(s) is responsible for all damage that any pet causes, regardless of ownership of said pet and agrees to restore the property to its original condition at their expense. There shall be no limit on the weight of the pet. pounds (L.b.).

Noise/Waste: The Tenant(s) agrees not to commit waste on the Premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the Premises to be used, in an unlawful manner. The Tenant(s) further agrees to abide by any and all local, county, and State noise ordinances.

Guests: There shall be no other persons living on the Premises other than the Tenant(s) and any Occupant(s). Guests of the Tenant(s) are allowed for periods not lasting for more than forty-eight hours unless otherwise approved by the Landlord.

Initials _____ <https://unidoc.io> Page 5

SCAN ME



5:00 PM | GMT

UniPDF Templates Features

Templates provide a new way of building PDF files using the components available in the UniPDF creator package.

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Go programming
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we recommend to
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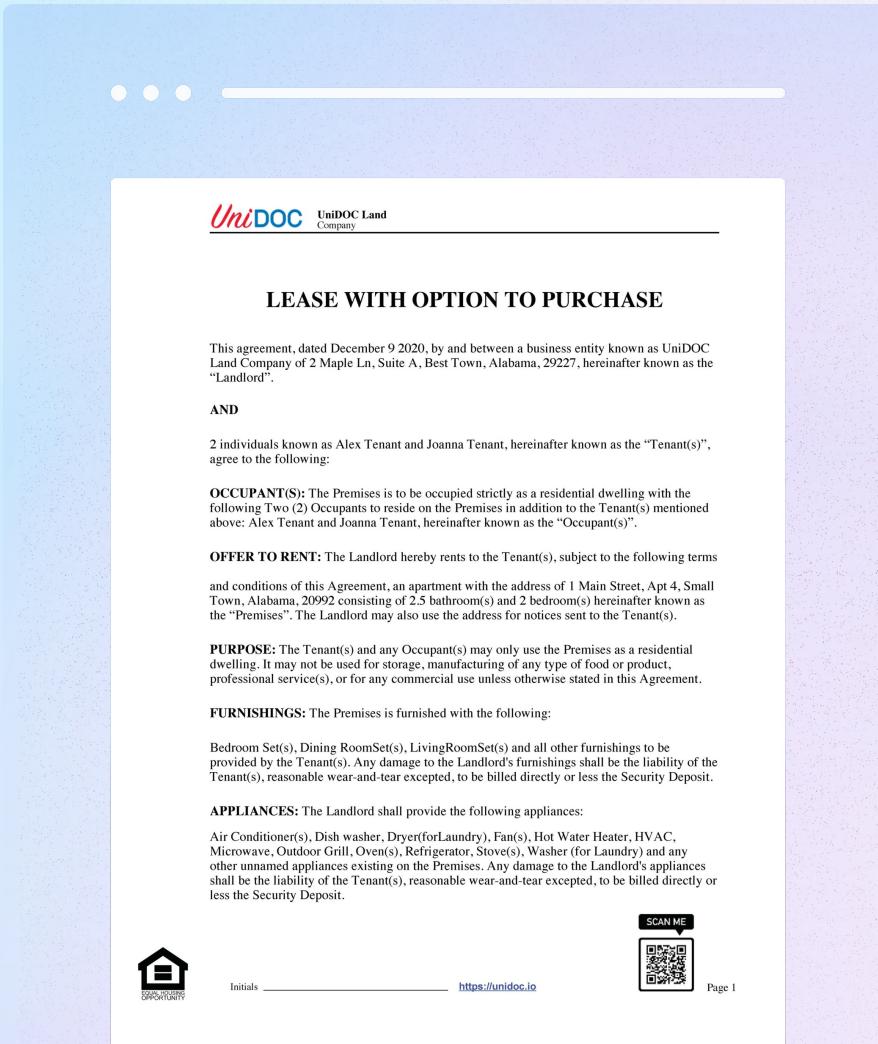


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API Key



The rental
agreement
document design

The Rental Agreement Design



LEASE WITH OPTION TO PURCHASE

This agreement, dated December 9 2020, by and between a business entity known as UniDOC Land Company of 2 Maple Ln, Suite A, Best Town, Alabama, 29227, hereinafter known as the "Landlord".

AND

2 individuals known as Alex Tenant and Joanna Tenant, hereinafter known as the "Tenant(s)", agree to the following:

OCCUPANT(S): The Premises is to be occupied strictly as a residential dwelling with the following Two (2) Occupants to reside on the Premises in addition to the Tenant(s) mentioned above: Alex Tenant and Joanna Tenant, hereinafter known as the "Occupant(s)".

OFFER TO RENT: The Landlord hereby rents to the Tenant(s), subject to the following terms and conditions of this Agreement, an apartment with the address of 1 Main Street, Apt 4, Small Town, Alabama, 20992 consisting of 2.5 bathroom(s) and 2 bedroom(s) hereinafter known as the "Premises". The Landlord may also use the address for notices sent to the Tenant(s).

PURPOSE: The Tenant(s) and any Occupant(s) may only use the Premises as a residential dwelling. It may not be used for storage, manufacturing of any type of food or product, professional service(s), or for any commercial use unless otherwise stated in this Agreement.

FURNISHINGS: The Premises is furnished with the following:

Bedroom Set(s), Dining RoomSet(s), LivingRoomSet(s) and all other furnishings to be provided by the Tenant(s). Any damage to the Landlord's furnishings shall be the liability of the Tenant(s), reasonable wear-and-tear excepted, to be billed directly or less the Security Deposit.

APPLIANCES: The Landlord shall provide the following appliances:

Air Conditioner(s), Dish washer, Dryer(for Laundry), Fan(s), Hot Water Heater, HVAC, Microwave, Outdoor Grill, Oven(s), Refrigerator, Stove(s), Washer (for Laundry) and any other unnamed appliances existing on the Premises. Any damage to the Landlord's appliances shall be the liability of the Tenant(s), reasonable wear-and-tear excepted, to be billed directly or less the Security Deposit.

Initials _____ <https://unidoc.io>

SCAN ME 

Page 1

UniDOC Land
Company

LEASE TERM: This Agreement shall be a fixed-period arrangement beginning on December 9 2020 and ending on December 9 2033 with the Tenant(s) having the option to continue to occupy the Premises under the same terms and conditions of this Agreement under a Month-to-Month arrangement (Tenancy at Will) with either the Landlord or Tenant having the option to cancel the tenancy with at least thirty(30) days notice or the minimum time-period set by the State, whichever is shorter. For the Tenant to continue under Month-to-Month tenancy at the expiration of the Lease Term, the Landlord must be notified within sixty (60) days before the end of the Lease Term. Hereinafter known as the "Lease Term".

RENT: Tenant(s) shall pay the Landlord in equal monthly installments of \$1,873.00 (US Dollars) hereinafter known as the "Rent". The Rent will be due on the First (1st) of every month and be paid through an electronic payment known as Automated Clearing House or "ACH". Details of the Tenant's banking information and authorization shall be attached to this Lease Agreement.

NON-SUFFICIENT FUNDS (NSF CHECKS): If the Tenant(s) attempts to pay the rent with a check that is not honored or an electronic transaction (ACH) due to insufficient funds (NSF) there shall be a fee of \$45.00 (US Dollars).

LATE FEE: If rent is not paid on the due date, there shall be a late fee assessed by the Landlord in the amount of:

\$50.00 (US Dollars) per occurrence for each month payment that is late after the 3rd Day rent is due.

FIRST (1ST) MONTH'S RENT: First (1st) month's rent shall be due by the Tenant(s) upon the execution of this Agreement.

PRE-PAYMENT: The Landlord shall not require any pre-payment of rent by the Tenant(s).

PROBATION PERIOD: The Tenant(s) will not move into the Premises before the start of the Lease Term.

SECURITY DEPOSIT: A Security Deposit in the amount of \$1,873.00 (US Dollars) shall be required by the Tenant(s) at the execution of this Agreement to the Landlord for the faithful performance of all the terms and conditions. The Security Deposit is to be returned to the Tenant(s) within 14 days after this Agreement has terminated, less any damage charges and without interest. This Security Deposit shall not be credited towards rent unless the Landlord gives their written consent.

Initials _____ <https://unidoc.io>

SCAN ME 

Page 2

UniDOC UniDOC Land Company

POSSESSION: Tenant(s) has examined the condition of the Premises and by taking possession acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant(s) shall terminate this Agreement at the option of the Tenant(s). Furthermore, under such failure to deliver possession by the Landlord, and if the Tenant(s) cancels this Agreement, the Security Deposit (if any) shall be returned to the Tenant(s) along with any other pre-paid rent, fees, including if the Tenant(s) paid a fee during the application process before the execution of this Agreement.

OPTION TO PURCHASE: The Tenant(s) shall have the right to purchase the Premises described herein for \$450,000.00 at any time during the course of the Lease Term, along with any renewal periods or extensions, by providing written notice to the Landlord along with a deposit of \$4,500.00 that is subject to the terms and conditions of a Purchase and Sale Agreement to be negotiated, in "good faith", between the Landlord and Tenant(s).

If the Landlord and Tenant(s) cannot produce a signed Purchase and Sale Agreement within a reasonable time period then the deposit shall be refunded to the Tenant(s) and this Lease Agreement shall continue under its terms and conditions.

If the option to purchase is exercised by the Tenant(s) all Rent that is paid to the Landlord shall remain separate from any and all deposits, consideration, or payments, made to the Landlord in regards to the purchase of the Premises.

RECORDING: The Tenant(s) shall be withheld from recording this Option to Purchase unless the Tenant(s) has the written consent from the Landlord.

ACCESS: Upon the beginning of the Proration Period or the start of the Lease Term, whichever is earlier, the Landlord agrees to give access to the Tenant(s) in the form of keys, fobs, cards, or any type of keyless security entry as needed to enter the common areas and the Premises. Duplicate copies of the access provided may only be authorized under the consent of the Landlord and, if any replacements are needed, the Landlord may provide them for a fee. At the end of this Agreement all access provided to the Tenant(s) shall be returned to the Landlord or a fee will be charged to the Tenant(s) or the fee will be subtracted from the Security Deposit.

MOVE-IN INSPECTION: Before, at the time of the Tenant(s) accepting possession, or shortly thereafter, the Landlord and Tenant(s) shall perform an inspection documenting the present condition of all appliances, fixtures, furniture, and any existing damage within the Premises.

Initials _____ <https://unidoc.io>

SCAN ME

Page 3

UniDOC Land
Company

SUBLETTING: The Tenant(s) shall not have the right to sub-let the Premises or any part thereof without the prior written consent of the Landlord. If consent is granted by the Landlord, the Tenant(s) will be responsible for all actions and liabilities of the Sublessee including but not limited to: damage to the Premises, non-payment of rent, and any eviction process (In the event of an eviction the Tenant(s) shall be responsible for all court filing fee(s), representation, and any other fee(s) associated with removing the Sublessee). The consent by the Landlord to one sub-let shall not be deemed to be consent to any subsequent subletting.

ABANDONMENT: If the Tenant(s) vacates or abandons the property for a time-period that is the minimum set by State law or seven (7) days, whichever is less, the Landlord shall have the right to terminate this Agreement immediately and remove all belongings including any personal property off of the Premises. If the Tenant(s) vacates or abandons the property, the Landlord shall immediately have the right to terminate this Agreement.

ASSIGNMENT: Tenant(s) shall not assign this Lease without the prior written consent of the Landlord. The consent by the Landlord to one assignment shall not be deemed to be consent to any subsequent assignment.

PARKING: The Landlord shall provide the Tenant(s) 2 Parking Spaces.
The Landlord shall not charge a fee for the 2 Parking Spaces. The Parking Space(s) can be described as: 1 outdoor parking space and 1 indoor garage parking space provided

RIGHT OF ENTRY: The Landlord shall have the right to enter the Premises during normal working hours by providing notice in accordance with the minimum State requirement in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

SALE OF PROPERTY: If the Premises is sold, the Tenant(s) is to be notified of the new Owner, and if there is a new Manager, their contact details for repairs and maintenance shall be forwarded. If the Premises is conveyed to another party, the new owner shall not have the right to terminate this Agreement and it shall continue under the terms and conditions agreed upon by the Landlord and Tenant(s).

UTILITIES: The Landlord agrees to pay for the following utilities and services:
Lawn Care, Snow Removal, Trash Removal, Water and the Landlord shall also provide Some great services with all other utilities and services to be the responsibility of the Tenant(s).

Initials _____ <https://unidoc.io>

SCAN ME

Page 4

UniDOC Land
Company

MAINTENANCE, REPAIRS, OR ALTERATIONS: The Tenant(s) shall, at their own expense and at all times, maintain the Premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant(s) may not make any alterations to the leased Premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to the interior and exterior of the building. If the Premises includes a washer, dryer, freezer, dehumidifier unit and/or air conditioning unit, the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. The Landlord will place fresh batteries in all battery-operated smoke detectors when the Tenant(s) moves into the Premises. After the initial placement of the fresh batteries, it is the responsibility of the Tenant(s) to replace batteries when needed. A monthly "cursey" inspection may be required for all fire extinguishers to make sure they are fully charged.

EARLY TERMINATION: The Tenant(s) may be allowed to cancel this Agreement under the following conditions:

The Tenant(s) must provide at least 60 days' notice and pay an early termination fee of \$1,000.00 (US Dollars) which does not include the rent due for the notice period. During the notice period of 60 days the rent shall be paid in accordance with this Agreement.

PETS: The Tenant(s) shall be allowed to have:

Two(2) pets on the Premises consisting of Birds, Cats, Dogs, Fish, Hamsters and Rabbits, with no other types of Pet(s) being allowed on the Premises or common areas, hereinafter known as the "Pet(s)". The Tenant(s) shall be required to pay a pet fee in the amount of \$300.00 for all the Pet(s) which is refundable at the end of the Lease term only if there is no damage to the Premises that is caused by the Pet(s). The Tenant(s) is responsible for all damage that any pet causes regardless of ownership of said pet and agrees to remove the property to its original condition at their expense. There shall be no limit on the weight of the pet, pounds (Lb.).

NOISE/WASTE: The Tenant(s) agrees not to commit waste on the Premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the Premises to be used, in an unlawful manner. The Tenant(s) further agrees to abide by any and all local, county, and State noise ordinances.

GUESTS: There shall be no other persons living on the Premises other than the Tenant(s) and any Occupant(s). Guests of the Tenant(s) are allowed for periods not lasting for more than forty-eight hours unless otherwise approved by the Landlord.

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SMOKING POLICY: Smoking on the Premises is prohibited on the entire property, including individual units, common areas, every building and adjoining properties.

COMPLIANCE WITH LAW: the Tenant(s) agrees that during the term of the Agreement, to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the Premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), the Landlord, or both.

DEFAULT: If the Tenant(s) fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant(s) by statute or State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant(s) fails to pay rent when due and the default continues for the time-period specified in the written notice thereafter, the Landlord may, at their option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement.

The Tenant(s) will be in default if: (a) Tenant(s) does not pay rent or other amounts that are owed in accordance with respective State laws; (b) Tenant(s), their guests, or the Occupant(s) violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant(s) abandons the Premises; (d) Tenant(s) gives incorrect or false information in the rental application; (e) Tenant(s), or any Occupant(s) is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant(s), guests, or Occupant(s) while on the Premises and/or; (g) as otherwise allowed by law

MULTIPLE TENANT(S) OR OCCUPANT(S): Each individual that is considered a Tenant(s) is jointly and individually liable for all of this Agreement's obligations, including but not limited to rent monies. If any Tenant(s), guest, or Occupant(s) violates this Agreement, the Tenant(s) is considered to have violated this Agreement. Landlord's requests and notices to the Tenant(s) or any of the Occupant(s) of legal age constitutes notice to the Tenant(s). Notices and requests from the Tenant(s) or any one of the Occupant(s) (including repair requests and entry permissions) constitutes notice from the Tenant(s). In eviction suits, the Tenant(s) is considered the agent of the Premise for the service of process.

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DISPUTES: If a dispute arises during or after the term of this Agreement between the Landlord and Tenant(s), they shall agree to hold negotiations amongst themselves, in "good faith", before any litigation.

SEVERABILITY: If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

SURRENDER OF PREMISES: The Tenant(s) has surrendered the Premises when (a) the moveout date has passed and no one is living in the Premise within the Landlord's reasonable judgment; or (b) Access to the Premise have been turned in to Landlord – whichever comes first. Upon the expiration of the term hereof, the Tenant(s) shall surrender the Premise in better or equal condition as it were at the commencement of this Agreement, reasonable use, wear and tear thereof, and damages by the elements excepted.

RETALIATION: The Landlord is prohibited from making any type of retaliatory acts against the Tenant(s) including but not limited to restricting access to the Premises, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of act that could be considered unjustified.

WAIVER: A Waiver by the Landlord for a breach of any covenant or duty by the Tenant(s), under this Agreement is not a waiver for a breach of any other covenant or duty by the Tenant(s), or of any subsequent breach of the same covenant or duty. No provision of this Agreement shall be considered waived unless such a waiver shall be expressed in writing as a formal amendment to this Agreement and executed by the Tenant(s) and Landlord.

EQUAL HOUSING: If the Tenant(s) possesses(es) any mental or physical impairment, the Landlord shall provide reasonable modifications to the Premises unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairment of the Tenant(s) is/are encouraged to be provided and presented to the Landlord in writing to seek the most appropriate route for providing the modifications to the Premises.

HAZARDOUS MATERIALS: HAZARDOUS MATERIALS: The Tenant(s) agrees to not possess any type of personal property that could be considered a fire hazard such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought into the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid, or gas.

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WATERBEDS: The Tenant(s) is not permitted to furnish the Premises with waterbeds.

INDEMNIFICATION: The Landlord shall not be liable for any damage or injury to the Tenant(s), or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant(s) agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant(s)'s expense.

COVENANTS: The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this Agreement.

NOTICES: Any notice to be sent by the Landlord or the Tenant(s) to each other shall use the following mailing addresses:

Landlord's/Agent's Mailing Address

UniDOC Land Company, ATTN. John Landlord
2 Maple Ln, Suite A, Best Town, Alabama, 29227

Tenant(s)'s Mailing Address

Alex Tenant and Joanna Tenant
1 Main Street, Apt 4 Small Town Alabama 20992

AGENT/MANAGER: The Landlord authorizes the following to act on their behalf in regards to the Premises for any repair, maintenance, or compliant other than a breach of this Agreement: The management company known as UniDOC Management Company of 2 Maple Ln, Suite A, Best Town, Alabama, 29227 that can be contacted at the following Phone Number (888) 222-3333 and can be E-Mailed at email@email.com.

PREMISES DEEMED UNINHABITABLE: If the Property is deemed uninhabitable due to damage beyond reasonable repair the Tenant(s) will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant(s), the Tenant(s) shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.

 FOR LEASE
OPPORTUNITY

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SERVICEMEMBERS CIVIL RELIEF ACT: In the event the Tenant(s) is or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant(s) receives permanent change of station (PCS) orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, is ordered into military housing, or receives deployment orders, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the Tenant's commanding officer, reflecting the change which warrants termination under this clause. The Tenant will pay prorated rent for any days which he/she occupies the dwelling past the beginning of the rental period.

The damage/security deposit will be promptly returned to Tenant, provided there are no damages to the Premises

LEAD PAINT: The Premises was not constructed before %!s(int=1978) and therefore does not contain leadbased paint.

GOVERNING LAW: This Agreement is to be governed under the laws located in the State of North Carolina

ADDITIONAL TERMS AND CONDITIONS: In addition to the above stated terms and conditions of this Agreement, the Landlord and Tenant agree to the following: Additional Terms are to be specified: Term 1, Term 2, Term 3

ENTIRE AGREEMENT: This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant(s) agree to the terms and conditions and shall be bound until the end of the Lease Term.

The parties have agreed and executed this agreement on December 9 2020

 HIGHLY DESIRED OPPORTUNITY

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LANDLORD(S) SIGNATURE

Landlord's Signature: _____
John Landlord as President of UniDOC Land Company

TENANT(S) SIGNATURE

Tenant's Signature: _____
Tenant's Signature: _____

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Security Deposit Receipt

Date: _____

Dear _____ [Tenant(s)],

The Landlord shall hold the Security Deposit in a separate account at a bank located at _____ [Street Address] in the City of _____, State of _____.

The Security Deposit in the amount of \$ _____ (US Dollars) has been deposited in _____ [Bank Name] with the Account Number of _____ for the full performance of the Lease executed on the _____ day of _____, 20 _____.
Sincerely,

Landlord's Signature: _____

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Lighting Condition _____ Specific Damage _____
Electrical Condition _____ Specific Damage _____
Other Condition _____ Specific Damage _____
Other Condition _____ Specific Damage _____

Other

Heating Condition _____ Specific Damage _____
AC Unit Condition _____ Specific Damage _____
Hot Water Condition _____ Specific Damage _____
Smoke Alarm Condition _____ Specific Damage _____
Door Bell Condition _____ Specific Damage _____
Other Condition _____ Specific Damage _____
Other Condition _____ Specific Damage _____

I, a Tenant on this Lease, have sufficiently inspected the Premises and confirm above-stated information. (only 1 Tenant required)

Tenant's Signature: _____

I, the Landlord on this Lease, have sufficiently inspected the Premises and confirm above-stated information

Landlord's Signature: _____

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The Code Example

The complete code be seen at our examples repository here: <https://github.com/unidoc/unipdf-examples/tree/master/templates/rental-agreement>

If you have git installed, you can run all examples by cloning the repository, to clone it use

```
1 git clone git@github.com:unidoc/unipdf-examples.git
```

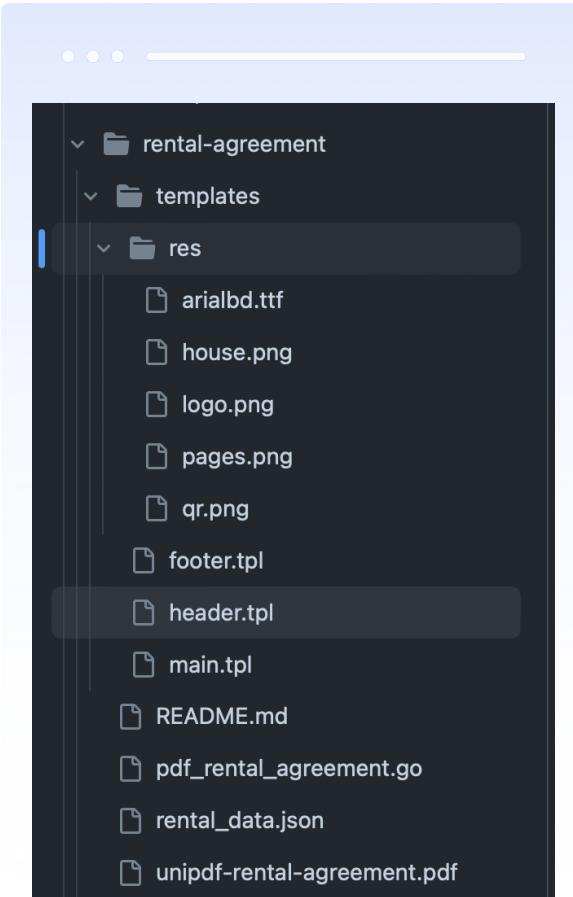
Or if using HTTPS mode

```
1 git clone https://github.com/unidoc/unipdf-examples.git
```

After that navigate to the `templates` directory, from there you can see some of examples how to use *templates* feature and it's documentation.

For this webinar we go need navigate to `rental-agreement` directory.

Inside rental-agreement directory, you will see structure like this:



```
-- templates
  --- res
    ---- arial.ttf
    ---- house.png
    ---- logo.png
    ---- pages.png
    ---- qr.png
  --- footer.tpl
  --- header.tpl
  --- main.tpl
-- README.md
-- pdf_rental_agreement.go
-- rental_data.json
-- unipdf-rental-agreement.pdf
```

The `templates` directory contains `.tpl` files and `res` directory.

`.tpl` is the template file, meanwhile `res` directory store the static files, like images, fonts and necessary icons that will be used on the templates.

there's `rental_data.json` that holds the data regarding the rental information and terms.

at the main function of `pdf_rental_agreement.go`, we call the `main.tpl` and process it using `unipdf` and for the files inside `res` directory and `rental_data.json`, we reads it then supply the data to the template file (file with `.tpl` extension).

The final output will be a PDF file.

Complete code example: [`pdf_rental_agreement.go`](#)

```
1 go run pdf_rental_agreement.go
```

After you run the command, you will get the file of PDF results, which is `unipdf-rental-agreement.pdf`

Ask A Question!

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**WE MAKE YOUR
HOUSE INTO A HOME
WITH OUR STYLISH
PIECES.**



CONTACT

567 Main St
Buffalo, NY 98052
555-0100
john@vanarsdel.com
vanarsdel.com

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Collections

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CONTACT US

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