



APARTMENT LEASE CONTRACT



Date of Lease Contract: March 23, 2021
(when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

Moving In — General Information

- 1. PARTIES.** This Lease Contract (sometimes referred to as the "lease") is between *you*, the resident(s) (*list all people signing the Lease Contract*):

Shinil Lee

and *us*, the owner: Infinity Orlando Apartments, LLC.

(name of apartment community or title holder). You've agreed to rent Apartment No. 211, at 4008 Maguire Blvd. # 05-211

(street address) in Orlando
(city), Florida, 32803 (zip code) (the "dwelling unit" or the "premises") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written or electronic notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

The Owner or Manager of these apartments is Infinity Orlando Apartments LLC

whose address is 4000 Maguire Blvd. Orlando, FL 32803

Such person or company is authorized to receive notices and demands in the landlord's behalf.

A lease termination notice must be given in writing. Notice to the landlord must be delivered to the management office at the apartment community or any other address designated by management as follows: As noted above

Notice to the tenant must be delivered to the Resident's address as shown above.

- 2. OCCUPANTS.** The apartment will be occupied only by you and (*list all other occupants not signing the Lease Contract*):

No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than 14 days without our prior written consent. *If the previous space isn't filled in, two days per month is the limit.*

3. LEASE TERM AND TERMINATION NOTICE REQUIREMENTS.

The initial term of the Lease Contract begins on the 10th day of April, 2021, and ends at 11:59 p.m. the 9th day of December, 2021. This Lease Contract will automatically renew month-to-month unless either party gives at least 60 days' written notice of termination or intent to move-out as required by this paragraph and paragraph 47 (Move-Out Notice). If the number of days isn't filled in, at least 30 days' notice is required. In the event you fail to provide us with the required number of days' written notice of termination and intent to vacate coinciding with the lease expiration date, as required by this paragraph and paragraph 47 (Move-Out Notice), you acknowledge and agree that you shall be liable to us for liquidated damages in the sum of \$ 1315.00 (equal to one month's rent) if we give you the advanced written notice required by Fla. Stat. § 83.575(2). This liquidated damages amount is exclusive to insufficient notice under this paragraph and paragraph 47 (Move-Out Notice), and does not limit collection rights with regard to other amounts potentially owed to us. If the lease term is not a month-to-month tenancy, we must notify you with written notice no later than 60 days before the end of the lease term if the lease will not be renewed.

Month-to-Month Tenancies: In the event this Lease Contract renews on a month-to-month basis, you must pay the amount of rent we charge at the time the month-to-month tenancy commences pursuant to this paragraph and paragraph 15 (Rent Increases and Lease Contract Changes), inclusive of any applicable month-to-month fees and/or premiums. We may change your rent at any time thereafter during a month-to-month tenancy by giving you no less than 30 days' written notice. You will be required to abide by all notice requirements set forth in the lease and remain liable to pay all other applicable charges due under the lease during your month-to-month tenancy unless specifically changed in writing. All sums due under this paragraph shall be additional rent. We may require you to sign an addendum written for month-to-month tenants. Either party may terminate a month-to-month tenancy by giving the other party written notice no later than 15 days' prior to the end of the monthly rental period. If you fail to provide us at least 15 days' written notice to terminate a month-to-month tenancy prior to the end of the monthly rental period, you shall be liable to us for an additional 1 month's rent.

- 4. SECURITY DEPOSIT.** Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 1615.00, due on or before the date this Lease Contract is signed.

Any security deposit or advance rent you paid is being held in one of the following three ways as indicated below [Landlord check one option]:

1. In a separate NON-INTEREST bearing account for your benefit in the following bank: BBVA Compass Bank

whose address is 2200 Post Oak Blvd. 20th floor Houston, TX 77056

, OR

2. In a separate INTEREST bearing account for your benefit in the following bank:

whose address is _____

If an interest bearing account, you will be entitled to receive and collect interest in an amount of at least 75 percent of the annualized average interest rate payable on such account or interest at the rate of 5 percent per year, simple interest, whichever the landlord elects.

3. In a commingled account at the following bank _____

whose address is _____

provided that the landlord posts a surety bond with the county or state, as required by law, and pays you interest on your security deposit or advance rent at the rate of 5 percent per year simple interest.

Initials of Resident. Resident acknowledges receiving a copy of F.S. 83.49(2)(d) which provides as follows:

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

5. KEYS. You will be provided 2 apartment key(s), 2 mailbox key(s), FOB(s), and/or 2 other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same.

6. RENT AND CHARGES. Unless modified by addenda, you will pay \$ 1315.00 per month for rent, payable in advance and without demand:

- at the on-site manager's office, or
- at our online payment site, or
- at www.infinityresidencesatthepark.com

Prorated rent of \$ 920.50 is due for the remainder of [check one]: 1st month or 2nd month, on April 10, 2021.

Otherwise, you must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. 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, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted, if the payment/ACH is rejected, does not clear, or is stopped for any reason. We may, but are not required to, accept rent through direct debit, ACH or other electronic means established and approved by us. If you don't pay all rent on or before the 3rd day of the month, you'll pay a late charge. Your late charge will be (check one) a flat rate of \$ 150.00 or % of your total monthly rent payment. You'll also pay a charge of \$ 75.00 for each returned check or rejected electronic payment, plus a late charge. If you don't pay rent on time, or fail to pay any rent, utilities or contractual fees due under a prior lease if this is a renewal lease, you'll be delinquent and all remedies under this Lease Contract will be authorized. We'll also have all other remedies for such violation. All payment obligations under this Lease Contract shall constitute rent under this Lease Contract.

We and you agree that the failure to pay rent timely or the violation of the animal restrictions results in added administrative expenses and added costs to us, the same as if we had to borrow money to pay the operating costs of the property necessary to cover such added costs. We both agree that the late fee and animal violations

provisions are intended to be liquidated damages since the added costs of late payments and damages in such instances are difficult to determine. We also both agree that the amount of late rent and animal violation fees charged are reasonable estimates of the administrative expenses, costs, and damages we would incur in such instances.

All of the foregoing charges will be considered to be additional rent.

7. UTILITIES. We'll pay for the following items, if checked:

- water gas electricity master antenna.
- wastewater trash cable TV
- other _____

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends. Cable channels that are provided may be changed during the lease term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting. If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance. Resident shall not heat the apartment using gas-operated stoves or ovens which were intended for use in cooking.

Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Landlord, they will be allocated first to non-rent charges and to rent last. Failure to maintain utilities as required herein is a material violation of the Lease and may result in termination of tenancy, eviction and/or any other remedies under the Lease and Florida law.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all Tenants, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA). We require do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like. If no box is checked, renter's insurance is not required.

Additionally, you are [check one] required to purchase personal liability insurance not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

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

You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law.

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you or your family, occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

Special Provisions and "What If" Clauses

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

The use or storage of any grill, electric, hibachi, or smoker within the community is strictly prohibited. Failure to comply with this restriction is a default of the lease and any/all remedies may apply.

See any additional special provisions.

11. EARLY MOVE-OUT. Unless modified by an addendum, if you:

- (1) move out without paying rent in full for the entire Lease Contract term or renewal period; or
- (2) move out at our demand because of your default; or
- (3) are judicially evicted.

You will be liable for all rent owed at the time and as it becomes due under the terms of your lease agreement until the apartment is rented.

12. REIMBURSEMENT. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment or apartment community due to a violation of the Lease Contract or rules, improper use, or negligence by you or your 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. You'll defend, indemnify and hold us harmless from all liability arising from your conduct or that of your invitees, your occupants, your guests, or our representatives who at your request perform services not contemplated in this Lease. **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: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment.** We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.

13. CONTRACTUAL LIEN AND PROPERTY LEFT IN APARTMENT. All property in the apartment or common areas associated with the apartment is (unless exempt under state statute) subject to a contractual lien to secure payment of delinquent rent. The lien will attach to your property or your property will be subject to the lien at the time you surrender possession or abandon the premises. For this purpose, "apartment" includes common areas associated with the apartment and interior living areas and exterior patios, balconies, attached garages, and storerooms for your exclusive use.

Removal After Surrender or Abandonment. We or law officers may, at our discretion, remove, dispose and/or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you surrender, are judicially evicted, or abandon the apartment (see definitions in paragraph 52 (Surrender and Abandonment)).

THE LANDLORD IS NOT REQUIRED TO COMPLY WITH s. 715.104. BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

Storage. We may store, but have no duty to store, property removed after surrender, eviction, or abandonment of the apartment. We're not liable for casualty loss, damage, or theft except for property removed under a contractual lien. You must pay reasonable charges for our packing, removing, storing, and selling any property.

14. FAILING TO PAY RENT. If you don't pay the first month's rent when or before the Lease Contract begins, or any other rent due under this lease we may end your right of occupancy and recover damages, attorney's fees, court costs, and other lawful charges.

15. RENT INCREASES AND LEASE CONTRACT CHANGES.

No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 10 (Special Provisions), by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 19 (Community Policies or Rules). If, at least 5 days before the advance notice deadline referred to in paragraph 3 (Lease Term and Termination Notice Requirements), we give you written notice of rent increases or lease changes effective when the lease term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or lease changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 47 (Move-Out Notice).

16. DELAY OF OCCUPANCY. If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to: (1) abatement of rent on a daily basis during delay; and (2) your right to terminate as set forth below. Termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent 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.

- (1) If we give written notice to any of you when or after the initial term as set forth in Paragraph 3 (Lease Term and Termination Notice Requirements)—and the notice states that occupancy has been delayed because of 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 3 days of your receiving the notice, but not later.
- (2) If we give written notice to any of you before the initial term as set forth in Paragraph 3 (Lease Term and Termination Notice Requirements) and the notice states that construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate the Lease Contract within 7 days after any of you receives written notice, but not later. The readiness date is considered the new initial term as set forth in Paragraph 3 (Lease Term and Termination Notice Requirements) for all purposes. This new date may not be moved to an earlier date unless we and you agree.

17. AD VALOREM TAXES/FEES AND CHARGES - ADDITIONAL RENT. Unless otherwise prohibited by law, if, during the term of this Lease, 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 dwelling unit itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the dwelling unit, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. As examples, these charges can include, but are not limited to: any charges we receive for any zoning violation, sound, noise or litter charge; any charge under any nuisance or chronic nuisance type statute, 911 or other life safety, per person, or per unit charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

18. DISCLOSURE RIGHTS. If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it. At our request, any utility provider may give us information about pending or actual connections or disconnections of utility service to your apartment.

While You're Living in the Apartment

19. 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 considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if they are distributed and applicable to all units in the apartment community and do not change dollar amounts on page 1 of this Lease Contract.

20. LIMITATIONS ON CONDUCT. The 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 in accordance with local ordinances. 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. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or 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: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas. You'll be liable to us for damage caused by you or any guests or occupants.

We may exclude, and/or "No Trespass" from the apartment community guests or others who, in our 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 area 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. Tenant agrees that landlord reserves the right to trespass any non-tenant from the leased premises and common areas.

You agree to notify us if you or any occupants are convicted of any felony, or 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.

21. PROHIBITED CONDUCT. You, your occupants or guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; engaging in criminal activity that threatens the health, safety, or right to peaceful enjoyment of others in or near the apartment community (regardless of arrest or conviction); storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others. You agree to communicate and conduct yourself at all times in a lawful, courteous, and reasonable manner when interacting with our employees, agents, independent contractors, and vendors; other residents, occupants, guests or invitees; or any other person on the premises. You agree not to engage in any abusive behavior, either verbal or physical, or any form of intimidation or aggression directed at our employees, agents, independent contractors, and vendors; other residents, occupants, guests or invitees; or any other person on the premises. If requested by us, you agree to conduct all further business with us in writing. You agree not to make, post or publish information that contains the personal information or likeness of another person, or is libelous, harassing, abusive, obscene, vulgar, sexually explicit, or is inappropriate with respect to race, gender,

sexuality, ethnicity, or other intrinsic characteristic; or is unrelated to the goods or services offered by or available at this Apartment Community; or is clearly false or misleading. You agree not to use our corporate names, slogans, images, photos, logos, internet domain names, trademarks, copyrights or trade names. Any violation of this paragraph shall be a material breach of this Lease and will entitle us to exercise all rights and remedies under the lease and law.

22. PARKING. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, recreational vehicles, and storage devices by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:

- (1) has a flat tire or other condition rendering it inoperable; or
- (2) is on jacks, blocks or has wheel(s) missing; or
- (3) has no current license plate or no current registration and/or inspection sticker; or
- (4) takes up more than one parking space; or
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- (6) is parked in a marked handicap space without the legally required handicap insignia; or
- (7) is parked in space marked for manager, staff, or guest at the office; or
- (8) blocks another vehicle from exiting; or
- (9) is parked in a fire lane or designated "no parking" area; or
- (10) is parked in a space marked for other resident(s) or unit(s); or
- (11) is parked on the grass, sidewalk, or patio; or
- (12) blocks garbage trucks from access to a dumpster; or
- (13) belongs to a resident and is parked in a visitor or retail parking space.

23. RELEASE OF RESIDENT. Unless you're entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 16 (Delay of Occupancy), 24 (Military Personnel Clause), 32 (Responsibilities of Owner), 47 (Move-Out Notice), or by separate addendum, you won't be released from this Lease Contract for any reason—including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

24. 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.

25. RESIDENT SAFETY AND PROPERTY LOSS. You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors and carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and other access control devices. Upon termination of your tenancy under this paragraph, the tenant is liable for prorated rent due through the effective date of the termination payable at such time as would have otherwise been required by the terms of the lease.

Smoke Detectors and Carbon Monoxide Detectors.

We'll furnish smoke detectors and carbon monoxide detectors only if required by statute and we'll test them and provide working batteries when you first take possession. After that, you must test the smoke detectors and the carbon monoxide detectors on a regular basis, 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. 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. If you disable or damage the smoke detectors or the carbon monoxide detectors, or fail to replace a dead battery or fail to report malfunctions to us, you will be liable to us and others for any loss, actual damages, fines imposed by any state or local agencies or municipalities, attorney fees and costs.

Casualty Loss. We're not liable to any resident, guest, or occupant 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, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless

otherwise required by law. We have no duty to remove any ice, water, sleet, or snow but may remove any amount with or without notice. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (the appropriate temperature will depend upon weather conditions and the size and layout of your unit). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for those services.

Crime or Emergency. Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, or suspected criminal activity or other emergency involving imminent harm. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures upon the property, they are not a guarantee to prevent crime or to reduce the risk of crime on the property. You agree that no access control or security measures can eliminate all crime and that you will not rely upon any provided access control or security measures as a warranty or guarantee of any kind. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You must also furnish us with the law-enforcement agency's incident report number upon request.

Fire Protection. Please check only one box: Fire protection is NOT available or Fire protection IS AVAILABLE. Description of fire protection available (*not applicable unless the box is checked*):

- Sprinkler System in apartment
- Sprinkler System in common areas
- Smoke detector
- Carbon monoxide detector
- Fire extinguisher
- Other (Describe): _____

Building, Housing, or Health Codes. We will comply with the requirements of applicable building, housing, and health codes. If there are no applicable building, housing, or health codes, we will maintain the roofs, windows, screens, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads, and the plumbing in reasonable working condition. However, we are not responsible for the repair of conditions created or caused by the negligent or wrongful act or omission of you, a member of your family, or any other person on the premises, in the apartment, or in the common areas of the apartment community with your consent.

26. CONDITION OF THE PREMISES AND ALTERATIONS. You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in. You must 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.

You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter 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 detectors and 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 and/or added fixtures to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

Pest Control. We will make reasonable provisions for the extermination of rats, mice, roaches, ants, wood destroying organisms, and bed bugs. If you are required to vacate the premises for such extermination, we shall not be liable for damages, but rent shall be abated. If you are required to vacate in order to perform pest control or extermination services, you will be given seven (7) days written notice of the necessity to vacate, and you will not be required to vacate for more than four (4) days. We may still enter your apartment as provided in Paragraph 29 (When We May Enter) of this Lease and F.S. 83.53 or upon 12 hours notice to perform pest control or extermination services which do not require you to vacate the premises. You must comply with all applicable provisions of building, housing and health codes and maintain the apartment and adjacent common areas in a clean and sanitary manner. You must properly dispose of and promptly remove all of your garbage so as to prevent foul odors, unsanitary conditions, or infestation of pests and vermin in your apartment, adjacent common areas (such as breezeways), and other common areas of the apartment community.

Waterbeds. You are allowed to have a waterbed or flotation bedding systems provided it complies with any applicable building codes and provided that you carry flotation or renter's insurance which covers any damages which occur as a result of using the waterbed or flotation bedding system. You must provide us with a copy of the policy upon request. You must also name us as an additional insured at our request.

27. REQUESTS, REPAIRS, AND MALFUNCTIONS. 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 tenant/maintenance portal, or signed and in writing and delivered to our designated representative (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs and reconnections. *Rent will not abate in whole or in part.*

If we believe that fire, catastrophic damage, extermination issues, mold and mildew or any habitability issues whatsoever is substantial, or that performance of needed repairs poses a danger to you, we may terminate this Lease Contract within a reasonable time by giving you written notice.

28. ANIMALS. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the Dwelling or Community unless we've so authorized in writing. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. An animal deposit is considered a general security deposit. We will authorize an assistance animal for a disabled person. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal we may require you to execute a separate animal and/or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You must not feed stray or wild animals.

If you or any 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 Contract. 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. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. We may remove an unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a 24-hour written notice of intent to remove the animal, and (2) following the procedures of paragraph 29 (When We May Enter). We may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, 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.

29. WHEN WE MAY ENTER. Pursuant to Fla. Stat. §83.53, we may enter the dwelling unit at any time for the protection or preservation of the premises, in the case of an emergency, or if you unreasonably withhold consent. If you or any guest or occupant is present, then repairers, servicers, contractors, our representatives or other persons listed in (2) below may peacefully enter the apartment at reasonable times for the purposes listed in (2) below. If nobody is in the apartment, then such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary in emergencies) if:

- (1) we provide you with written notice to enter at least 12 hours prior to the entry to take place between the hours of 7:30 a.m. and 8:00 p.m.; and
- (2) entry is for: responding to your request; making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke-detector and carbon

monoxide detector batteries; retrieving unreturned tools, equipment or appliances; preventing waste of utilities; exercising our contractual lien; leaving notices; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices; removing or rekeying unauthorized access control devices; removing unauthorized window coverings; stopping excessive noise; removing health or safety hazards (including hazardous materials), or items prohibited under our rules; removing perishable foodstuffs if your electricity is disconnected; removing unauthorized animals; cutting off electricity according to statute; retrieving property owned or leased by former residents; inspecting when immediate danger to person or property is reasonably suspected; allowing persons to enter as you authorized in your rental application (if you die, are incarcerated, etc.); allowing entry by a law officer with a search or arrest warrant, or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); showing apartment to government inspectors for the limited purpose of determining housing and fire ordinance compliance by us and to lenders, appraisers, contractors, prospective buyers, or insurance agents; or any other reasonable business purpose.

30. JOINT AND SEVERAL RESPONSIBILITY. Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of lease termination, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Security-deposit refunds and deduction itemizations of multiple residents will comply with paragraph 52 (Deposit Return, Surrender, and Abandonment).

Replacements

31. REPLACEMENTS AND SUBLetting. Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing.

Procedures for Replacement. If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement residents

must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security deposit will automatically transfer to the replacement resident as of the date we approve. 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.

Responsibilities of Owner and Resident

32. RESPONSIBILITIES OF OWNER. We'll act with customary diligence to:

- (1) keep common areas reasonably clean, subject to paragraph 26 (Condition of the Premises and Alterations);
- (2) maintain fixtures, furniture, hot water, heating and A/C equipment;
- (3) comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
- (4) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable.

If we violate any of the above or other material provisions of the lease, you may terminate this Lease Contract and exercise other remedies under state statute only as follows:

- (a) you must make a written request for repair, maintenance, or remedy of the condition to us, specifying how we have failed to comply with Florida law or with the material provisions of this lease and indicating your intention to terminate the lease if the violation is not corrected within seven (7) days after delivery of the notice;
- (b) after receiving the request, we have a reasonable time to repair or remedy the condition, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;
- (c) if our failure to comply with Florida law or material provisions of the rental agreement is due to causes beyond our control and we have made and continue to make every reasonable effort to correct the failure to comply, you may also exercise other statutory remedies.

All rent must be current at the time you give us notice of noncompliance.

Recycling Program Disclosure Notification. Where required, this property participates in a recycling program that conforms to all applicable law(s) and general information, education and/or guidelines pertaining to our recycling program will be provided to you.

33. DEFAULT BY RESIDENT. You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) you or any guest or occupant violates this Lease Contract, apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (3) you abandon the apartment; (4) you give incorrect or false answers in a rental application; (5) you or any occupant is arrested, convicted, or given deferred adjudication for a felony 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; or (6) any illegal drugs or paraphernalia are found in your apartment.

Termination of Rental Agreement - Your Failure to Pay Rent Due. If you default by failing to pay rent when due and the default continues for three (3) days, not counting Saturday, Sunday, and court-observed legal holidays, after delivery of a written demand for payment of the rent or possession of the premises, we may terminate the rental agreement. Termination of this lease for non-payment of rent, or termination of your possession rights, filing of an action for possession, eviction, issuance of a writ of possession, or subsequent reletting doesn't release you from liability for future rent or other lease obligations.

Termination of Rental Agreement - Your Failure to Comply with F.S. 83.52 or Material Provisions of the Lease.

- (1) If you default by materially failing to comply with F.S. 83.52 or material provisions of this lease, the rules and regulations, or any addenda (other than failure to pay rent due), and the non-compliance is of a nature that YOU SHOULD NOT BE GIVEN AN OPPORTUNITY TO CURE or if your non-compliance CONSTITUTES A SECOND OR CONTINUING NON-COMPLIANCE WITHIN TWELVE (12) MONTHS OF A SIMILAR VIOLATION, we may terminate the lease by delivering written notice specifying the nature of the non-compliance and our intention to terminate the lease. Upon receiving such a lease termination notice without opportunity to cure or constituting a second violation within 12 months, you will have seven (7) days from delivery of the notice to vacate the apartment and premises. Examples of non-compliance which are without opportunity to cure include, but are not limited to, destruction, damage, or misuse of our or other resident's property by your intentional acts or a subsequent or continued unreasonable disturbance.
- (2) If you default by materially failing to comply with F.S. 83.52 or material provisions of this lease, the rules and regulations, or any addenda (other than failure to pay rent due), and the non-compliance is of a nature that YOU SHOULD be given an opportunity to cure it, we may deliver a written notice to you specifying the nature of the non-compliance and notifying you that unless the non-compliance is corrected within seven (7) days of delivery of the notice, we may terminate the lease. If you fail to correct the violation within seven (7) days of receiving such notice or if you repeat same conduct or conduct of a similar nature within a twelve (12) month period, we may terminate your lease without giving you any further opportunity to cure the non-compliance as provided above. Examples of non-compliance in which we will give you an opportunity to cure the violation include, but are not limited to, unauthorized pets, guests, or vehicles, parking in an unauthorized manner, or failing to keep the apartment and premises clean and sanitary. We will also have all rights under Florida law and this lease to tow or remove improperly parked vehicles in addition to our remedy of terminating the lease for such violations.

Termination of this lease for non-compliance with F.S. 83.52 or material provisions of the lease, termination of your possession rights, filing of an action for possession, eviction, issuance of a writ of possession, or subsequent reletting doesn't release you from liability for future rent or other lease obligations.

Holdover. You or any occupant, invitee, or guest must not 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 holdover occurs, then: (1) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (2) we may file a holdover eviction lawsuit pursuant to Fla. Stat. §83.58 to recover possession of the dwelling unit, double the amount of rent due for each day that you continue to holdover and refuse to surrender possession during the holdover period, breach of contract damages, attorney fees and court costs as may be applicable; or (3) at our option, we may extend the Lease Contract term—for up to one 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.

Other Remedies. We may report unpaid amounts to credit agencies. If we, or a third-party debt collector we use, try to collect any money you owe us, you agree that we or the debt collector may call you on your cell phone and may use an automated dialer. If you default and move out early, you will pay us any amounts stated to be rental discounts in paragraph 10 (Special Provisions), in addition to other sums due. Upon your default, we have all other legal remedies under state statute. Unless a party is seeking exemplary, punitive, sentimental or personal-injury damages, the prevailing party may recover from the non-prevailing party attorney's fees and all other litigation costs. Attorney fees and all other expenses shall be deemed "costs". 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). All 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 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. Unless modified by Addendum, you will also be liable for all of our actual damages related to your breach of the Lease Contract.

Choice of Remedies and Mitigation of Damages. If you move out early, you'll be subject to paragraph 11 (Early Move-Out) and all other remedies. If we regain possession of the apartment as a result of your breach of the lease, or because you surrendered possession of the apartment, or because we obtained possession through eviction proceedings, unless modified by Addendum, we may either (a) treat the lease as terminated and re-take possession FOR OUR OWN ACCOUNT; (b) re-take possession of the apartment FOR YOUR ACCOUNT and attempt in good faith to re-let it on your behalf; or (c) take no action to obtain possession or re-let the apartment and continue to collect rent from you as it comes due. If we take possession of the apartment for our own account, then you will have no further liability for rents under the remainder of the lease. If we take possession of the apartment for your account and attempt to re-let it, you will remain liable for the difference between the rental remaining due under the lease and the amount we are able to recover by making a good faith effort at re-letting the premises on your behalf. We are not required to make an election of which remedies we choose to pursue nor notify you of which remedies we will select.

Lease Renewal When A Breach or Default Has Occurred. In the event that you enter into a subsequent Lease prior to the expiration of this Lease and you breach or otherwise commit a default under this Lease, We may, at our sole and absolute discretion, terminate the subsequent Lease, even if the subsequent Lease term has yet to commence. We may terminate said subsequent Lease by sending you written notice of our desire to terminate said subsequent Lease.

Remedies Cumulative. Except where limited or prohibited by law, any remedies set forth herein shall be cumulative, in addition to, and not in limitation of, any other remedies available to Landlord under any applicable law.

General Clauses

34. ENTIRE AGREEMENT. You understand and acknowledge that neither we nor any of our representatives have authority to make any statements, promises or representations in conflict with or in addition to the information contained in this Lease Contract or by a separate written agreement signed by you and us, and we hereby specifically disclaim any responsibility for any such statements, promises or representations. You acknowledge that you have not relied upon any such statements, promises or representations in signing this Lease Contract and waive any rights or claims arising from any such statements, promises or representations. Any current or prior understandings, statements, representations and agreements, oral or written, including but not limited to, renderings or representations in brochures, advertising or sales materials and oral statements of our representatives, if not specifically expressed in this Lease Contract, Addenda or separate writing, are void and have no effect. You acknowledge and agree that you have not relied on any such items or statements in signing this Lease Contract.

35. NO AUTHORITY TO AMEND UNLESS IN WRITING.

This Lease Contract is the entire agreement between you and us. 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.

36. NO WAIVER. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, liens, or other rights isn't a waiver under any circumstances.

37. NOTICE. Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax or electronic signatures are binding. All notices must be signed.

38. MISCELLANEOUS.

- A. Any dimensions and sizes provided to you relating to the dwelling unit are only approximations or estimates as actual dimensions and sizes may vary.
- B. Exercising one remedy won't constitute an election or waiver of other remedies.
- C. Unless prohibited by law or the respective insurance policies, if you have insurance covering the dwelling unit or your personal belongings at the time you or we suffer or allege a loss, you and we agree to waive any insurance subrogation rights.
- D. All remedies are cumulative.
- E. 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.
- F. All provisions regarding our non-liability or non-duty apply to our employees, agents, and management companies.
- G. This Lease Contract binds subsequent owners.
- H. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- I. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- J. All Lease Contract obligations must be performed in the county where the dwelling unit is located.
- K. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- L. **You affirmatively state that you are not a criminal sex offender.**

39. RADON GAS: We are required by Florida Statute 404.056(5) to give the following notification to you. "Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon gas and radon testing may be obtained from your county health department."

40. WAIVER OF JURY TRIAL. In order to minimize legal expenses and, to the extent allowed by law, you and we agree that the trial of any lawsuit, claim, counterclaim, demand, action or cause of action based on statute, common law, equity, tort, personal injury, contract and/or in any way related to this Lease Contract, related to your tenancy, and/or related to your relationship with us, shall be to a judge and not a jury. YOU AND WE VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL.

41. CONDOMINIUM OR HOME OWNERS ASSOCIATION RULES:

To the extent applicable, you acknowledge that you have reviewed, understand and will abide by any Condominium or Home Owner Association Rules and Regulations ("HOA Rules") that may be in effect and promulgated from time to time. Your failure to abide by any HOA Rules is a material breach of this Lease Contract. A copy of the HOA rules is on file at the office.

42. CONTACTING YOU. By signing this Lease Contract, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your Lease Contract including any number (i) you have provided to

us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.

43. OBLIGATION TO VACATE. If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with the Lease Terms paragraph, and we accept such written notice, then you are required to vacate the apartment and remove all of your personal property therefrom at the expiration of the Lease term, or by the date set forth in the notice to vacate, whichever date is earlier, without further notice or demand from us.

Although the property may currently be providing cable on a bulk basis to the resident, the property may, with 30 days notice to the resident, cease providing cable and the resident will contract directly with the cable provider for such services.

44. 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 the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

Furthermore, if such an event damages the 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.

45. PAYMENTS. Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Contractual Lien and Property Left In Apartment) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments. We do not have to accept and may reject, at any time and at our discretion, any third party checks or any attempted partial payment of rent or other payments.

46. ASSOCIATION MEMBERSHIP. We represent that either: (1) we or; (2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.

When Moving Out

47. MOVE-OUT NOTICE. Before moving out, either at the end of the lease term, any extension of the lease term, or prior to the end of the lease term, you must give our representative advance written notice of your intention to vacate as required by the paragraph 3 (Lease Term and Termination Notice Requirements). If you move out prior to the end of the lease term, your notice does not act as a release of liability for the full term of the Lease Contract. You will still be liable for the entire Lease Contract term if you move out early (see paragraph 23 - Release of Resident) except if you are able to terminate the Lease Contract under a separate Addendum, the statutory rights explained under paragraph 11 (Early Move-Out), paragraph 23 (Release of Resident), or any other applicable law. All notices to vacate must be in writing and must provide the date by which you intend to vacate. If the notice does not comply with the time requirements of paragraph 3 (Lease Term and Termination Notice Requirements), even if you move by the last date in the lease term, you will be responsible for damages permitted under the lease and law. If you fail to vacate by the date set forth in any notice to vacate, we may seek the remedies and damages specified under the "Holdover" paragraph, or we may deem your notice void and you must submit a new written notice. If you fail to provide proper notice and vacate, you will be responsible for damages permitted under the lease and law.

48. MOVE-OUT PROCEDURES. The move-out date can't be changed unless we and you both agree in writing. You won't move out before the lease term or renewal period ends unless all rent for the entire lease term or renewal period is paid in full. 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 apartment before the fifteen (15) day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.

49. CLEANING. You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

50. 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 us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.

51. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES.

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by 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-detector and carbon monoxide detector batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable 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; packing, removing, or storing property removed or stored under paragraph 13 (Contractual Lien and Property Left in Apartment); 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 28 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors and carbon monoxide 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, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

You'll be liable to us for any charges for replacing all keys and access devices referenced in paragraph 5 (Keys) if you fail to return them on or before your actual move-out date.

52. SURRENDER AND ABANDONMENT.

Surrender. You have surrendered the apartment when all apartment keys and access devices listed in paragraph 5 (Keys) have been turned in where rent is paid.

Abandonment. As set forth in Fla. Stat.s. 83.59(3)(c), in the absence of actual knowledge of abandonment, it shall be presumed that you have abandoned the apartment if you are absent from the apartment for a period of time equal to one-half the time for periodic rental payments; however, this presumption does not apply if the rent is current or you have notified us, in writing, of an intended absence. Surrender, abandonment, and 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 apartment; determine any security deposit deductions, and remove property left in the apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (paragraph 13 (Contractual Lien and Property Left in Apartment)), but do not affect our mitigation obligations (paragraph 33 (Default by Resident)).

Severability, Signatures, Originals and Attachments

53. 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.

54. ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form is completed, you should retain a copy, and we should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and are 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.

**You are legally bound by this document.
Read it carefully before signing.**

Resident or Residents
(all 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 purposes

4000 Maguire Blvd

Orlando, FL 32803

(407) 898-7098

Name and address of locator service (if applicable)

SPECIAL PROVISIONS (CONTINUED FROM PAGE 3)





**LEASE CONTRACT ADDENDUM
CHOICE OF DAMAGES, EARLY TERMINATION OF LEASE CONTRACT**



DWELLING UNIT DESCRIPTION. Unit No. 211, 4008 Maguire Blvd. # 05-211 _____ (street address) in
Orlando _____ (city), Florida, 32803 _____ (zip code).

LEASE CONTRACT DESCRIPTION. Lease Contract Date: March 23, 2021

Owner's name: Infinity Orlando Apartments, LLC.

Residents (*list all residents*):

Shinil Lee

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.

In accordance with Florida Statutes §83.595, in the event you breach the Lease Contract for the dwelling unit, and we have obtained a writ of possession, or you have surrendered possession of the dwelling unit before the lease term expires, or you have abandoned the dwelling unit, you may choose to pay a liquidated damage or early termination fee amount instead of other statutory damages to which we may be entitled. As such, you may elect to pay a fixed amount as specified below under Choice 1 (pursuant to Fla. Stat. §83.595(4)) OR you may elect to allow us to charge what is otherwise allowed by statute under Choice 2 (pursuant to Fla. Stat. §83.595(1), (2) or (3)). This choice must be made at the time the Lease Contract is signed. If no choice is made, and you breach the Lease Contract as set forth herein, then we will charge what is allowed by Florida Statutes and the Lease Contract.

Mark only one Choice.

Choice 1 <input checked="" type="checkbox"/> _____ Initial	You agree to pay \$ <u>2630.00</u> (an amount that does not exceed 2 month's rent) to us as liquidated damages or early termination fee in accordance with Fla. Stat. §83.595(4) if you breach the Lease Contract and we have obtained a writ of possession, or if you have surrendered possession of the dwelling unit before the lease term expires, or if you have abandoned the dwelling unit, or if you elect to terminate the Lease Contract before the lease term expires. You understand and accept this liquidated damage or early termination fee specified herein, which election is made by you at the inception of the Lease Contract. In the event this Choice 1 is elected, then we are entitled to rent and all other charges (including property damages to the dwelling unit beyond normal wear and tear) accrued through the end of the month in which we retake possession of the dwelling unit, in addition to the liquidated damages or early termination fee amount set forth in this paragraph in accordance with Fla. Stat. §83.595(4). However, we waive the right to seek additional rent beyond the month in which we retake possession.
Choice 2 <input type="checkbox"/> _____ Initial	You do not agree to liquidated damages or early termination fee and you acknowledge that we may seek damages as provided by law in accordance with Florida Statutes §83.595(1), (2) or (3) if you breach the Lease Contract and we have obtained a writ of possession, or if you have surrendered possession of the dwelling unit before the lease term expires, or if you have abandoned the dwelling unit, or if you elect to terminate the Lease Contract before the lease term expires. In the event this Choice 2 is elected, you may owe future rents as they become due under the lease.

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

Resident	Date

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

Date of Lease Contract

March 23, 2021





INVENTORY AND CONDITION FORM



DWELLING UNIT DESCRIPTION. Unit No. 211, 4008 Maguire Blvd. # 05-211 (street address) in Orlando (city), Florida, 32803 (zip code).

LEASE CONTRACT DESCRIPTION. Lease Contract date: March 23, 2021 Owner's name: Infinity Orlando Apartments, LLC

Residents (list all residents):

Shinil Lee

YOU MUST NOTE ON THIS 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. PLEASE MARK THROUGH ITEMS LISTED BELOW IF THEY 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: Shinil Lee

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 or Move-Out Condition (Check one)

Living Room

Walls _____

Wallpaper _____

Plugs, Switches, A/C Vents _____

Woodwork/Baseboards _____

Ceiling _____

Light Fixtures, Bulbs _____

Floor/Carpets _____

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/Carpets _____

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/Carpets _____

Doors, Stops, Locks _____

Windows, Latches, Screens _____

Window Coverings _____

Closets, Rods, Shelves _____

Closet Lights, Fixtures _____

Water Stains on Walls or Ceilings _____

Other _____

Halls

Walls _____

Wallpaper _____

Plugs, Switches, A/C Vents _____

Woodwork/Baseboards _____

Ceiling _____

Light Fixtures, Bulbs _____

Floor/Carpets _____

Doors, Stops, Locks _____

Closets, Rods, Shelves _____

Closet Lights, Fixtures _____

Water Stains on Walls or Ceilings _____

Other _____

Exterior (if applicable)

Patio/Yard _____
 Fences/Gates _____
 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 _____

Windows, Latches, Screens _____
 Window Coverings _____
 Sink, Faucet, Handles, Stopper _____
 Countertops _____
 Mirror _____
 Cabinets, Drawers, Handles _____

 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 _____
 Plumbing Leaks or Water Stains on Walls or Ceilings _____

 Other _____

Safety-Related Items (Put "none" if item does not exist)

Door Knob Locks _____
 Keyed Deadbolt Locks _____
 Keyless Deadbolts _____
 Keyless Bolting Devices _____
 Sliding Door Latches _____
 Sliding Door Security Bars _____
 Sliding Door Pin Locks _____
 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: 04/10/2021

or

Date of Move-Out: _____

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

Acknowledgment. You acknowledge that you have inspected and tested all of the safety-related items (if in the dwelling) and that they are working, except as noted above. All items will be assumed to be in good condition unless otherwise noted on this form. You acknowledge receiving written operating instructions on the alarm system and gate access entry systems (if there are any). You acknowledge testing the smoke detector(s) and verify that they are operating correctly. You acknowledge that you and management have inspected the dwelling unit and that no signs of bedbugs or other pests are present. This unit is in a decent, safe and sanitary condition.

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: _____

Owner or Owner's Representative: _____ Date of Signing: _____





ANIMAL ADDENDUM
(to be completed only if an animal will occupy the dwelling unit)
Becomes part of Lease Contract



Date: March 23, 2021
(when this Addendum is filled out)

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

In this document, the terms "you" and "your" refer to all residents listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the owner named in the Lease Contract (not to the property manager or anyone else).

1. DWELLING UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire Blvd. # 05-211
(street address) in
Orlando
(city), Florida, 32803 (zip code).

But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021

Owner's name: Infinity Orlando Apartments, LLC.

Residents (list all residents):

Shinil Lee

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. A. NO APPROVED ANIMALS. If this box is checked, you are not allowed to have animals (including mammals, reptiles, birds, fish, rodents, and insects), even temporarily, anywhere in the dwelling unit or dwelling unit community unless we've authorized so in writing. We will authorize support and/or service animals for you, your guests, and occupants pursuant to the parameters and guidelines established by the Fair Housing Act, HUD regulatory guidelines, and any applicable state and/or local laws.

B. CONDITIONAL AUTHORIZATION FOR ANIMAL. If this box is checked you affirmatively represent and warrant that as of the date of this Lease and throughout the term of the Lease each of the animals described below is suited for living in an apartment community; does not pose a danger or threat of any kind to any person or property; has not displayed vicious, aggressive or dangerous behavior; and has never before injured you or any other person or animal or caused any damage to your or another person's property. You affirmatively represent and warrant that you have never had a claim or lawsuit filed against you or anyone else for an injury or damage caused by or related to your ownership or possession of the animal. You understand and agree that our approval of the animal to live in the apartment is expressly conditioned upon truthful disclosures and representations above, that nothing occurs during the term of the Lease that would make the disclosures or representations inaccurate or untrue and that we would not have approved the animal had you disclosed that it was dangerous, unsuited for apartment living, or had previously injured someone or damaged property. You may keep the animal that is described below in the dwelling until the Lease Contract expires.

4. ANIMAL DEPOSIT. An animal deposit of \$ 0.00 will be charged. We [*check one*] will consider, or will not consider this additional security deposit the general security deposit for all purposes. The security deposit amount in the Lease Contract [*check one*] does, or does not include this additional deposit amount. Refund of the animal 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.

5. ADDITIONAL MONTHLY RENT. Your total monthly rent (as stated in the Lease Contract) will be increased by \$ 20.00. The monthly rent amount in the Lease Contract [*check one*] includes does not include this additional animal rent.

6. ADDITIONAL FEE. You must also pay a one-time fee of \$ 350.00 for having the animal in the dwelling unit. It is our policy to not charge a deposit for support animals.

7. LIABILITY NOT LIMITED. The additional monthly rent and additional security deposit under this Animal Addendum do not limit residents' liability for property damages, cleaning, deodorization, defleeling, replacements, or personal injuries.

8. DESCRIPTION OF ANIMAL(S). You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)—mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect—into the dwelling or dwelling community.

Animal's name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____ Age: _____

City of license: _____

License no.: _____

Date of last rabies shot: _____

Housebroken? _____

Animal owner's name: _____

Animal's name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____ Age: _____

City of license: _____

License no.: _____

Date of last rabies shot: _____

Housebroken? _____

Animal owner's name: _____

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

(1) \$150 Unauthorized Pet Fee(s) will be assessed for any unauthorized pet found in your possession PLUS the applicable standard pet fee(s) & pet rent listed in this addendum. (2) Any restricted breeds, even if visiting, will result in immediate legal action. Restricted breeds include: Pit Bulls, American Staffordshire, Pit Bull Terrier, American Bulldog, Rottweilers, Cane Corsos, Doberman Pinchers, and ANY mixes or subbreeds of those listed. (3) It is your responsibility to immediately remove your pet's waste and repair any damage. Violation charges will be assessed based upon our judgement.

10. EMERGENCY. In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment, at your expense.

Doctor: _____
Address: _____
City/State/Zip: _____
Phone: _____

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

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

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

- You will have the animal vaccinated and/or receive any shots or medical care as required by law. You will also obtain any licenses and/or permits for the animal as required by law. We may request proof of necessary vaccinations, licenses or permits at any time. Your failure to provide us such information is a material breach of this Lease Contract.

12. ADDITIONAL RULES. We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed to have animals.

13. VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must permanently remove the animal from the premises within the time period specified in our notice. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees to the extent allowed by law.

14. COMPLAINTS ABOUT ANIMAL. You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

15. OUR REMOVAL OF ANIMAL. In some circumstances, we may enter the dwelling unit and remove the animal with one day's notice left in a conspicuous place. We can do this if, in our sole judgment, you have:

- abandoned the animal;
- left the animal in the dwelling unit for an extended period of time without food or water;
- failed to care for a sick animal;
- violated our animal rules; or
- let the animal defecate or urinate where it's not supposed to.

In doing this, we must follow the procedures of the Lease Contract, and we may board the animal or turn the animal over to a humane society or local authority. We'll return the animal to you upon request if we haven't already turned it over to a humane society or local authority. We don't have a lien on the animal for any purpose, but you must pay for reasonable care and kenneling charges for the animal. If you don't pick up the animal within 5 days after we remove it, it will be considered abandoned.

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

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

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

This is a binding legal document. Read it carefully before signing.

Resident or Residents
(All resident's must sign)

Owner or Owner's Representative
(Signs below)





UTILITY AND SERVICES ADDENDUM



This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated March 23, 2021 between Infinity Orlando Apartments, LLC.

("We" and/or "we" and/or "us") and Shinil Lee

("You" and/or "you") of Unit No. 211 located at 4008 Maguire Blvd. # 05-211
(street address) in Orlando, FL 32803

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 dwelling 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: 1
 If flat rate is selected, the current flat rate is \$ _____ per month.
 3rd party billing company if applicable Conservice

b) **Sewer** service to your dwelling 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: 1
 If flat rate is selected, the current flat rate is \$ _____ per month.
 3rd party billing company if applicable Conservice

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

- directly to the utility service provider; or
 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 _____

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

- directly to the utility 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 \$ 25.00 per month.
 3rd party billing company if applicable Conservice/Valet Living

e) **Electric** service to your dwelling 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 _____

f) **Stormwater** service to your dwelling 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:
 If flat rate is selected, the current flat rate is \$ _____ per month.
 3rd party billing company if applicable _____

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

- directly to the utility service provider; or
 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 dwelling 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 dwelling 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 dwelling 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:
 If flat rate is selected, the current flat rate is \$ _____ per month.
 3rd party billing company if applicable _____

k) (Other) _____ service to your dwelling 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:
 If flat rate is selected, the current flat rate is \$ _____ per month.
 3rd party billing company if applicable _____

- I) (Other) _____ service to your dwelling 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:
 If flat rate is selected, the current flat rate is \$ _____ per month.
 3rd party billing company if applicable _____

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 dwelling unit
"6" - Allocation based on the number of persons residing in your dwelling unit using a ratio occupancy formula
"7" - Allocation based on square footage of your dwelling unit
"8" - Allocation based on a combination of square footage of your dwelling unit and the number of persons residing in your dwelling unit
"9" - Allocation based on the number of bedrooms in your dwelling unit
"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. 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, 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 30 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. 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. To the extent there are any new account, monthly administrative, late fees or final bill fees, you shall pay such fees as indicated below.

New Account Fee:	\$ <u>0.00</u>	(not to exceed \$ <u>0.00</u>)
Monthly Administrative Billing Fee:	\$ <u>4.20</u>	(not to exceed \$ <u>5.00</u>)
Late Fee:	\$ <u>0.00</u>	(not to exceed \$ _____)
Final Bill Fee:	\$ <u>0.00</u>	(not to exceed \$ _____)

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

4. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of \$ 50.00.
5. 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.
6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the direct result of negligence by us or our employees. 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 dwelling due to such outages, interruptions, or fluctuations.
7. 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 Utility Addendum and at law.
8. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
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 and/or the identity 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 Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract.

Electricity service should be placed in the resident name; failure to do so will result in the specific charges being invoiced back to the resident along with a penalty fee of \$50.00 per month. Failure to follow the rules of Valet Trash will result in valet trash privileges being taken away. You will still be responsible for the monthly fee of \$25. Violation of valet trash rules will result in fines and or penalties.

Resident Signature _____

Date _____

Management _____

Date _____





BED BUG ADDENDUM

Date: March 23, 2021
(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 dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

1. DWELLING UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire Blvd.
05-211
(street address) in
Orlando
(city), Florida, 32803 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021

Owner's name: Infinity Orlando Apartments, LLC.

Residents (list all residents):

Shinil Lee

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 to address any infestation of bed bugs (*Cimex lectularius*) that might be found in the dwelling or on your personal property. We will rely on representations that you make to us in this addendum.

4. MANAGEMENT REPRESENTATION AND INSPECTION:

Management represents that it is not aware of any current infestation or presence of bed bugs in the dwelling unit. Under Florida law, only a licensed pest control professional, hereinafter "Pest Control" is permitted by law to inspect for insects and render an opinion as to infestation or the lack thereof. You acknowledge that you have either: (a) inspected the dwelling before moving in or signing this addendum, and you did not find any evidence of bed bugs or bed-bug infestation; or (b) you will inspect the dwelling within 48 hours of receiving keys for possession of the dwelling and will notify us of any bed bugs or bed-bug infestation. If you do not notify us of any bed bugs within 48 hours of receiving keys for possession of the dwelling, you agree and represent that your dwelling does not have bed bugs at the time you took possession of the dwelling.

5. BEDBUG INFORMATION: Resident represents and agrees that he or she has read the information about bed bugs provided by Management and is not aware of any infestation or presence of the bed bugs in Resident's current or previous dwelling(s), home(s), furniture, clothing, or personal property and possessions and has fully disclosed to Management any previous bed bug infestation or issues which Resident may have experienced or are experiencing and has not been subjected to or living in an environment, dwelling, or home in which there was a bed bug infestation or presence. Resident represents that if he or she WAS previously living in a dwelling

or home that had a bed bug infestation that he or she has had all furniture, clothing, and personal property or belongings professionally and properly cleaned and treated by Pest Control that shall certify such items are free of further infestation. In the event Resident discloses a previous experience of bed bug infestation, Management shall have the right to see documentation of the treatment from Pest Control and inspect Resident's personal property and possessions to confirm the absence of bed bugs.

6. USED AND DISCARDED ITEMS: Resident acknowledges that used, abandoned or discarded furniture, clothing, and personal property can contain bed bugs which may infest the dwelling and be extremely difficult to control, and the costs associated with treating bed bugs are expensive. Resident represents and agrees that he or she shall not allow such property to enter the dwelling without confirming the absence of bed bugs or having such items properly and professionally cleaned and treated by Pest Control before bringing such items into the dwelling. Resident shall be required to provide proof that any such item has been inspected and or treated by Pest Control.

7. ACCESS BY MANAGEMENT AND PEST CONTROL AND RESIDENT COOPERATION: Resident shall allow Management, Maintenance staff and Pest Control to have full access to the dwelling at reasonable times and hours for inspection, pest control, and treatment of bed bugs if any exist. Resident and the Resident's family members, occupants, social guests, and invitees shall cooperate and shall not interfere in any way with inspections or treatments, or this shall constitute a material breach of the lease agreement. Upon confirmation of the presence or infestation of bed bugs, Resident must cooperate and coordinate with Management and Pest Control to treat and attempt to eliminate the bed bugs. Resident must follow all directions of Management and Pest Control to treat the dwelling. Management and Management's Pest Control shall have the right to set all conditions necessary for inspection and treatment of the premises for the presence or infestation of bed bugs. Simultaneously as we treat the dwelling, unless otherwise prohibited by law, you must, at your expense, have your personal property, furniture, clothing, and possessions treated according to accepted treatment methods by a licensed pest-control company that we approve. The Resident is required to remove or destroy personal property that cannot be treated or cleaned in the opinion of Management or Pest Control and holds Management and Pest Control harmless for any loss or damages to such personal property. Failure to comply shall constitute a material breach of the Lease Contract and this Addendum.

8. NOTIFICATIONS BY RESIDENT: Resident shall promptly notify Management of any conditions that may indicate the presence of bed bugs in the dwelling or in any of Resident's clothing, furniture, and/or other personal property. Resident shall promptly notify Management of any recurring or unexplained bites, irritations, sores of the skin or body which Resident believes are occurring from bed bugs or from any condition or pest believed to be within the dwelling. Resident shall promptly notify Management if he or she discovers any condition or evidence that might indicate the presence or infestation of bed bugs. Resident shall not try to treat the dwelling for a bed bug infestation on his own or hire any outside pest control company and acknowledges that Management has the full right to select its own Pest Control to perform treatments and cleaning of the dwelling and building if necessary. Failure to comply shall constitute a material breach of the Lease Contract and this addendum.

9. METHOD OF TREATMENT: If Management decides to have the dwelling treated and not terminate the tenancy, Management along with Pest Control shall have the sole right to select the method of treating the dwelling or any affected areas. Resident is responsible to follow all protocols or directions from Management and/or Pest Control. Failure to comply shall constitute a material breach of the Lease Contract and this Addendum.

10. ON SITE TRANSFERS OR TEMPORARY VACATING:

- A. On-Site Transfers:** If Resident is allowed to transfer on-site to another dwelling in the community, Resident must have his or her personal property and possessions professionally treated by Pest Control prior to transfer in accordance with the instructions of Management and Pest Control and cooperate in preventing further infestation or spreading of bed bugs to another dwelling or building. TRANSFERS TO ANOTHER DWELLING ARE NOT GUARANTEED even if Resident is deemed by Management or Pest Control not to be at fault. Resident will not be eligible for transfer on-site to another dwelling in the community if, in the sole opinion of Management OR Pest Control, Resident or Resident's family members, occupants, social guests, or invitees caused, or are responsible for the infestation or presence of bed bugs in the dwelling or building, have not followed the necessary procedures mandated by Management or Pest Control or if in the opinion of Pest Control, the bed bugs have not been eradicated from the Resident's personal property or an on-site transfer will cause a re-infestation. Failure to comply shall constitute a material breach of the Lease Contract and this Addendum.
 - B. Temporary Vacating:** If Resident is forced to temporarily vacate the premises and find other temporary accommodations, under Florida law FS 83.51(2)(a)1., Management's only legal responsibility is to abate the rent for the time period Resident cannot reside in the dwelling. Management may choose at its sole option to pay other expenses Resident may incur but has no legal obligation to do so under Florida law. If Resident is requested to temporarily vacate, they shall do so within 7 days of written notice to Resident or this shall be considered a material breach of the Lease Contract and this Addendum. Once Resident has been advised that the dwelling is habitable, Management shall have no further responsibility to abate rent, and Resident shall owe rent and all sums due per the Lease Contract and any addenda.

11. RESIDENT CAUSED CONDITIONS: If Resident or Resident's family members, occupants, social guests, or invitees are responsible for causing or introducing bed bugs into the dwelling, Resident shall be in default of the lease, subject to eviction, and shall be liable for all rent, damages, cleaning and pest control fees, and other charges related to dealing with the bed bug issue, and Resident shall pay all reasonable costs of cleaning and pest control treatment Management incurs to remedy the bed bug infestation situation. If Management must move other residents out of their dwellings in order to treat adjoining or neighboring dwellings, then Resident shall be liable for payment of any lost rental income and other expenses incurred by Management to relocate the other residents and perform pest control treatment to eradicate an infestation in other dwellings.

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

Resident or Residents
(All residents must sign)

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Shinil Lee

12. NON-RESIDENT CAUSED BED BUG INFESTATIONS:

If in the sole opinion of Management and Pest Control the Resident or Resident's family members, occupants, social guests, or invitees are not responsible for causing or introducing bed bugs into the dwelling, AT MANAGEMENT'S OPTION the Lease Contract may be terminated and Resident may still be required to vacate the dwelling and return possession of the premises to Management if it is determined by Pest Control that it is not feasible to eradicate the infestation with the Resident continuing to reside on the premises. Management shall not be responsible for Resident's consequential losses if the Lease Contract is so terminated.

13. DAMAGES: Under no circumstances shall Management or Resident be liable to each other for punitive damages for breach of contract related to bed bugs.

14. LEASE TERMINATION: In the event bed bugs are determined to be in the dwelling, Management shall have the right to terminate the tenancy by giving Resident seven days' written notice requiring Resident to permanently vacate the dwelling and remove all furniture, clothing, and personal belongings. Management in its sole judgment shall have the right to terminate the tenancy and obtain possession of the dwelling regardless of who is responsible for causing the infestation or presence of bed bugs. Due to the difficulty of treating and the often repetitive treatments necessary to control the infestation, Resident must vacate the dwelling upon such termination. A Resident who fails to vacate after the lease has been terminated shall be subject to an eviction action and assumes all risks of remaining in the dwelling.

15. INVALID OR UNENFORCEABLE PROVISIONS: If any portion or provision of this addendum is declared to be invalid or unenforceable, then the remaining portions shall be severed and survive and remain enforceable. The court shall interpret and construe the remaining portion of this addendum so as to carry out the intent and effect of the parties.

Owner or Owner's Representative
(Signs below)

Date of Signing Addendum

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 dwelling.** 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.





LEASE CONTRACT ADDENDUM FOR SATELLITE DISH OR ANTENNA



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 dwelling, 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. DWELLING UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire Blvd. # 05-211 (street address) in, Orlando (city), Florida 32803 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021

Owner's name: Infinity Orlando Apartments, LLC.

Residents (*list all residents*):

Shinil Lee

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 0 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 dwelling; or (2) in an area outside your dwelling 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 DWELLING.

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 dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of your dwelling 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 dwelling; 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 dwelling. 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 \$ 100000.00, 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 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:

You do not have permission to attach a satellite dish to any part of the building or grounds. If you get a satellite dish, it will have to be set up on a tripod in your apartment or on your patio.

Resident or Residents
(All residents must sign here)

Owner or Owner's Representative
(signs here)

Date of Lease Contract

March 23, 2021





LEASE ADDENDUM FOR GARAGE, CARPORT AND/OR STORAGE UNIT



1. DWELLING UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire
Blvd. # 05-211 _____ (street address) in
Orlando _____
(city), Florida, 32803 _____ (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021
Owner's name: Infinity Orlando Apartments, LLC.

Residents (*list all residents*):

Shinil Lee

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. PREMISES.

The Premises as defined herein, shall be an enclosed garage, a carport and/or storage unit (hereinafter referred to as the "Premises"):

- garage or carport attached to the dwelling;
- garage space number(s) _____;
- carport space number(s) _____; and/or
- storage unit space number(s) _____.

4. USE.

Only those persons whose names appear on this addendum may use the Premises. The Premises may be used solely for private residential storage and under no circumstances shall any business activity be conducted from or in the Premises. No person shall be permitted to sleep in the Premises at any time or remain in the Premises with the door closed.

5. PETS.

No pets or animals may be kept in the Premises.

6. DEFAULT AND REMEDIES.

If Resident(s) default in complying with this addendum or the law, Owner has the right to retake possession as provided by Florida law and institute eviction proceedings. If, Resident(s)' or invitees(s) engage in criminal activity on the Premises, such action will be a default for which this addendum and the apartment tenancy may be immediately terminated. In addition to any of the foregoing, Owner has all other rights and remedies provided by law.

7. RIGHT TO ENTER AND TERMINATE.

Resident(s) consent to Owner entering the Premises at any time and for any purpose without notice. Owner reserves the right to terminate this Addendum at any time and for any reason whatsoever and Resident(s) agree to immediately remove all items from the Premises or face eviction proceedings from the Premises and the apartment unit.

8. REPAIR AND MAINTENANCE.

Resident(s) acknowledge that they have inspected the Premises and are fully satisfied and accept it in "as is" condition. Resident agrees to be fully responsible for any damage caused to the interior of the Premises including but not limited to the walls, ceiling, floor and the door(s).

9. ALTERATIONS. Resident(s) may not make any alterations or additions to the Premises or affix anything to the floor, ceilings or walls.

10. CONTENTS. Nothing may be used or kept in or about the Premises which would in any way affect the terms and conditions of Owner's fire and extended coverage insurance policy, constitute a violation of the law, or otherwise be a hazard in Owner's sole judgment. **NO FLAMMABLE OR COMBUSTIBLE LIQUIDS OR GASES, BATTERIES, FIREWORKS, EXPLOSIVES OR ANY OTHER ITEM OR SUBSTANCE, WHICH OWNER DEEMS DANGEROUS OR UNACCEPTABLE, MAY BE KEPT IN THE PREMISES. NO ELECTRICITY MAY BE HOOKED UP TO THE PREMISES AND NO PLANTS MAY BE GROWN IN THE PREMISES.**

11. PEST CONTROL. Owner will in no way whatsoever be providing any pest control for the Premises and shall not be liable for any damages caused by pests to the Premises.

12. LIABILITY. Owner will not be liable for any damage, loss, or injury to persons or property occurring within or about the Premises, whether caused by Owner, someone else, weather, fire, wind, rain, water, mold, mildew, microbial growth, flood or any other acts of God. Resident(s) are responsible for obtaining Resident(s)' own casualty and liability insurance, and, agree to save and hold Owner harmless and indemnify Owner from any liability. **OWNER STRONGLY RECOMMENDS THAT RESIDENT(S) SECURE INSURANCE TO PROTECT YOUR PROPERTY.** Resident(s) agree to save and hold Owner harmless and indemnify Owner from any liability resulting from injuries arising from the use of the Premises.

13. SECURITY. Owner does not provide and has no duty to provide security services for Resident(s)' protection or the protection of Resident(s)' property in the Premises. Resident(s) must look solely to public police for such protection. The Premises has a lock, which Owner does not warrant in any way. In the event any locks are broken, Resident(s) shall be responsible for the cost of replacement of the locks. **Resident(s) may not change the lock(s) on the Premises.**

14. POLICIES. In addition to the policies herewith and the attached rules and regulations or any other attachments, the receipt of which is hereby acknowledged, Resident(s) agree to observe and be bound by any other reasonable policies or rule changes which may be later implemented by Owner.

15. GARAGE SALES. Resident(s) agree that no "garage sales" shall be permitted in or around the Premises, parking areas or common areas and nothing shall be sold out of or around the Premises, parking areas or common areas without express written permission of the Owner.

16. ABANDONED PROPERTY. Resident(s) agrees that should they vacate leaving any items in the Premises or should resident(s) fail to vacate the Premises after notice or eviction, Owner is expressly given permission to dispose of the items in any way holding the Owner harmless and Resident(s) agree to be liable for any expenses arising out of the disposal with regard to any items left in Premises after Resident(s) vacate the Premises. Resident(s) expressly agree to waive all rights and procedures regarding the disposition of abandoned property provided in Florida Statutes. By signing this addendum, Resident(s) agree that upon surrender or abandonment, as defined by Florida Statutes, that Owner shall not be liable or responsible for storage or disposition of the Resident(s) personal property.

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

Your monthly rent for any rentable items are separate from your monthly apartment rent. By signing this lease addendum, you're agreeing to keep your rentable item for a minimum of 3 months from the start of the rental. Once the 3 month time frame has expired, the garage or storage unit will go on a month to month renewal for the remainder of the lease term. You may remove the rental after the 3 month minimum requirement is met with a 30 days written notice. If you chose to transfer to another apartment during your lease terms, and wish to transfer your rentable items, see Community Policies for transfer fees.

Resident or Residents
(All residents must sign here)

Owner or Owner's Representative
(signs here)

Date of Lease Contract

March 23, 2021





LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT



1. DWELLING UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire Blvd.
05-211
Orlando (street address) in
(city), Florida, 32803 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021

Owner's name: Infinity Orlando Apartments, LLC.

Residents (list all residents):
Shinil Lee

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. CONCESSION/DISCOUNT AGREEMENT.

As consideration for your agreement to remain in your dwelling and to fulfill your Lease obligations throughout the full term of your Lease, you will receive the following rent Concession and or Discount.

(Check all that apply)

One-Time Concession. You will receive a One-Time Concession off the rent indicated in the Lease Contract in the total amount of \$ 0.00. This Concession will be credited to your rent due for the month(s) of:

Monthly Discount/Concession. The rent indicated in the Lease Contract includes a Monthly Discount of \$ 0.00 per month off of the suggested rental rate for your dwelling.

Other Discount/Concession. You will receive the following discount off the rent indicated in the Lease Contract:

Resident or Residents
(All residents must sign)

Non-Monetary Concession. You will receive the following non-monetary concession during the term of the Lease:

4. CONCESSION CANCELLATION AND CHARGE-BACK.

The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease.

Unless modified by Addenda, if your lease is terminated early due to your default (for example, if you abandon the premises without paying rent or are evicted), this Concession/Discount Agreement will be immediately terminated, and you will be required to immediately repay to the Owner the amounts of all (Check all that apply)

- Concessions
 Discounts

that you have actually received for the months you resided in the Premises, and without further notice from us.

5. MARKET RENT.

The market rent for this dwelling is the rent stated in the NAA Lease Contract. You acknowledge that the market rent is a fair representation of what the specific dwelling would actually rent for at the time the Lease Contract was negotiated and executed, and is reflective of the rent for a similar dwelling at comparable properties.

6. SPECIAL PROVISIONS.

The following special provisions control over any conflicting provisions of this printed Addendum form or the Lease Contract.

Owner or Owner's Representative
(signs here)

Date of Lease Contract

March 23, 2021





LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 211, 4008 Maguire
Blvd. # 05-211
Orlando (street address) in
(city), Florida, 32803
(zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021
Owner's name: Infinity Orlando Apartments, LLC.

Residents (list all residents):

Shinil Lee

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. Acknowledgment Concerning Insurance or Damage Waiver.

You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests. You understand that the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$ 100000.00 per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below, at your sole expense.

4. REQUIRED POLICY. You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$ 100000.00, from a carrier with an AM Best rating of

A-VII or better, licensed to do business in Florida. The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.

5. We may provide you with information of an insurance program that we make available to residents, which provides you with an opportunity to buy renter's insurance from a preferred company. However, you are free to contract for the required insurance with a provider of your choosing.

6. SUBROGATION ALLOWED. You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract.

7. YOUR INSURANCE COVERAGE. You have purchased the required personal liability insurance from the insurance company of your choosing listed below that is licensed to do business in this state, and have provided us with written proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide additional proof of insurance in the future at our request.

Insurance Company: _____

8. DEFAULT. Any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law.

9. MISCELLANEOUS. Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control.

10. SPECIAL PROVISIONS: We must be listed as the Interested Party or as Additional Interest on your policy. You will list us as: Infinity Residences at the Park 4000 Maguire Blvd, Orlando, FL 32803

I have read, understand and agree to comply with the preceding provisions.

Resident or Residents
(All residents must sign here)

Owner or Owner's Representative
(signs here)

Date of Lease Contract

March 23, 2021





LEASE ADDENDUM FOR REMOTE CONTROL, CARD, OR CODE ACCESS GATE



1. DWELLING UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire
Blvd. # 05-211
Orlando (street address) in
(city), Florida, 32803
(zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021
Owner's name: Infinity Orlando Apartments, LLC.

Residents (list all residents):
Shinil Lee

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. REMOTE CONTROL/CARDS/CODE FOR GATE ACCESS.

- Remote control for gate access.** Each person who is listed as a resident on the lease will be given a remote control at no cost to use during his or her residency. Each additional remote control for you or other occupants will require a \$ 45.00 non-refundable fee.
 - Cards for gate access.** Each person who is listed as a resident on the lease will be given a card at no cost to use during his or her residency. Each additional card for you or other occupants will require a \$ 25.00 non-refundable fee.
 - Code for gate access.** Each resident will be given, at no cost, an access code (keypad number) for the pedestrian or vehicular access gates. It is to be used only during your residency. We may change the access code at any time and will notify you of any such changes.
- ### 4. DAMAGED, LOST OR UNRETURNED REMOTE CONTROLS, CARDS OR CODE CHANGES.
- If a remote control is lost, stolen or damaged, a \$ 45.00 fee will be charged for a replacement. If a remote control is not returned or is returned damaged when you move out, there will be a \$ 45.00 deduction from the security deposit.
 - If a card is lost, stolen or damaged, a \$ 25.00 fee will be charged for a replacement card. If a card is not returned or is returned damaged when you move out, there will be a \$ 25.00 deduction from the security deposit.
 - We may change the code(s) at any time and notify you accordingly.

- ### 5. REPORT DAMAGE OR MALFUNCTIONS.
- Please immediately report to the office any malfunction or damage to gates, fencing, locks or related equipment.

- ### 6. FOLLOW WRITTEN INSTRUCTIONS.
- We ask that you and all other occupants read the written instructions that have been furnished to you regarding the access gates. This is important because if the gates are damaged by you or other occupants, guests or invitees through negligence or misuse, you are liable for the damages under your lease, and collection of damage amounts will be pursued.

- ### 7. PERSONAL INJURY AND/OR PERSONAL PROPERTY DAMAGE.
- Except as specifically required by law, we have no duty to maintain the gates and cannot guaranty against gate malfunctions. We make no representations or guarantees to you concerning security of the community. Any measures, devices, or activities taken by us are solely for the benefit of us and for the protection of our property and interests, and any benefit to you of the same is purely incidental. Anything mechanical or electronic is subject to malfunction. Fencing, gates or other devices will not prevent all crime. No security system or device is foolproof or 100 percent successful in deterring crime. Crime can still occur. Protecting residents, their families, occupants, guests and invitees from crime is the sole responsibility of residents, occupants and law enforcement agencies. You should first call 911 or other appropriate emergency police numbers if a crime occurs or is suspected. We are not liable to any resident, family member, guest, occupant or invitee for personal injury, death or damage/loss of personal property from incidents related to perimeter fencing, automobile access gates and/or pedestrian access gates. We reserve the right to modify or eliminate security systems other than those statutorily required. You will be held responsible for the actions of any persons to whom you provide access to the community.

8. RULES IN USING VEHICLE GATES.

- Always approach entry and exit gates with caution and at a very slow rate of speed.
- Never stop your car where the gate can hit your vehicle as the gate opens or closes.
- Never follow another vehicle into an open gate. Always use your card to gain entry.
- Report to management the vehicle license plate number of any vehicle that piggybacks through the gate.
- Never force the gate open with your car.
- Never get out of your vehicle while the gates are opening or closing.
- If you are using the gates with a boat or trailer, please contact management for assistance. The length and width of the trailer may cause recognition problems with the safety loop detector and could cause damage.
- Do not operate the gate if there are small children nearby who might get caught in it as it opens or closes.
- If you lose your card, please contact the management office immediately.
- Do not give your card or code to anyone else.
- Do not tamper with gate or allow your occupants to tamper or play with gates.

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

March 23, 2021





LEASE ADDENDUM FOR INTRUSION ALARM



1. DWELLING UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire
Blvd. # 05-211
Orlando (street address) in
(city), Florida, 32803
(zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021
Owner's name: Infinity Orlando Apartments, LLC.

Residents (list all residents):

Shinil Lee

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. INTRUSION ALARM. Your dwelling is equipped with an intrusion alarm. It must not be considered a guaranty of safety or security. You should at all times take precautions as if the intrusion alarm were malfunctioning. You acknowledge that the security of you and your family, occupants, and guests are your responsibility alone. Your use of the alarm system is (check one) required or optional. You are responsible for all false alarm charges for your dwelling.

4. PERMIT FROM CITY. You (check one) do or do not have to obtain a city permit for activation and use of the intrusion alarm. If you do, the phone number to call is _____, and it is your responsibility to obtain the permit. You also will be responsible for any fines due to excessive false alarms.

5. FOLLOW INSTRUCTIONS. You agree to use reasonable care in operating the alarm and to follow the written instructions, rules and procedures furnished to you by us. Instructions are attached or will be provided to you when you move in.

6. ALARM COMPANY. You (check one) will or will not have to make arrangements with an independent alarm company to activate and maintain the alarm system. You (check one) may choose your own alarm company or are required to use _____ as your alarm company. The alarm system is repaired and maintained by resident _____.

Resident or Residents
(All residents must sign here)

Owner or Owner's Representative
(signs here)

Date of Lease Contract

March 23, 2021





NO-SMOKING ADDENDUM

Date: March 23, 2021
(when this Addendum is filled out)



Use of any product(s) involving smoking, burning, or combustion is prohibited in any portion of the apartment and/or entire 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 UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire Blvd.
05-211

(street address) in
Orlando
(city), Florida, 32803 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021

Owner's name: Infinity Orlando Apartments, LLC.

Residents (list all residents):

Shinil Lee

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 a cigar, cigarette, electronic cigarette, hookah, vaporizer, dab pen, juul, bowl, bong, or pipe which can be used to burn, light, vaporize, or ignite a product including, but not limited to, tobacco, marijuana, nicotine salts, THC cartridges, vape liquids, juul pods, oils or any other similar products, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke or vapor from such product.

4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE APARTMENT COMMUNITY IS STRICTLY PROHIBITED.

All forms of smoking or possession of smoking products is strictly prohibited inside any dwelling, building, or interior of any portion of the Community. 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 products or smoking extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the apartment 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 apartment community, commercial shops, businesses, and spaces, work areas, and all other spaces whether in the interior of the apartment community or in the enclosed spaces on the surrounding community grounds.

5. SMOKING OUTSIDE BUILDINGS OF THE APARTMENT COMMUNITY. Smoking may be permitted only if there are specially designated areas outside the buildings of the apartment community. Smoking must be at least _____ feet from the buildings in the apartment 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 apartment community, including administrative office buildings. The smoking-permissible areas are marked by signage. The distance referenced above applies on development grounds and may apply even if you are on public property to the extent that your and/or your guest's conduct interferes with other residents' rights to quiet enjoyment of their apartment home and/or the common areas.

Smoking on balconies, patios, and common areas attached to or outside of your dwelling is not permitted. If neither option is selected, then smoking is not permitted on balconies, patios and common areas.

The following outside areas of the community may be used for smoking: You are required to pick up any disposed cigarette butts. It is illegal to litter the cigarette butts and if caught, you will be subject to fines.

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 dwellings 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. We reserve the right to modify or change the designated areas through modification to our community policies upon notification to all residents.

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 apartment 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 smoke, vapor, or any other byproduct of the referenced products, 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 apartment 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 dwellings, 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 this Addendum 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 rent through the end of the Lease Contract term or the date on which the dwelling is re-rented to a new occupant, whichever comes first. Therefore, you may be responsible for payment of rent after you vacate the leased premises even though you are no longer living in the dwelling.

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

ENVIRONMENT. Although we prohibit smoking in all interior parts of the apartment community, there is no warranty or guaranty of any kind that your dwelling or the apartment community is and/or will be smoke free. Smoking in certain limited outside areas may be allowed as provided above and certain areas may be in close proximity that are not under our control. 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 able and/or obligated to investigate and act, and you must thereafter cooperate with us in the 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:

Resident or Residents
(All residents must sign here)

Owner or Owner's Representative
(signs here)





CRIME/DRUG FREE HOUSING ADDENDUM



1. DWELLING UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire
Blvd. # 05-211 _____ (*street address*) in

Orlando
(*city*), Florida, 32803
(*zip code*).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021
Owner's name: Infinity Orlando Apartments, LLC

Residents (*list all residents*):

Shinil Lee

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 unit, all common areas, all other dwelling units on the property or any common areas or other dwelling units 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 on or about the premises. 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 city, county, state or federal laws, including but not limited to the State of Florida and/or the Federal Controlled Substances Act.

Resident or Residents (*sign here*)

Date of Signing Addendum

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

Date of Signing Addendum





ADDENDUM PROHIBITING SHORT-TERM SUBLetting OR RENTAL

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 211, 4008 Maguire
Bldv. # 05-211
Orlando (street address) in
(city), Florida, 32803 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021
Owner's name: Infinity Orlando Apartments, LLC.

Residents (list all residents):

Shinil Lee

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. SHORT TERM SUBLLEASE OR RENTING PROHIBITED.

Without limiting the prohibition in the Lease on subletting, assignment, and licensing, and without limiting any of our rights or remedies, this Addendum to the Lease further supplements and defines the requirements and prohibitions contained in the Lease Contract between you and us. You are hereby strictly prohibited from subletting, licensing, or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight use or duration of any length, without our prior written consent in each instance. This prohibition applies to overnight stays or any other stays arranged on Airbnb.com, VRBO, Craigslist, Couchsurfing, HomeAway, VacationRental, TripAdvisor, FlipKey or any other advertising, website, internet, listing service, or other similar internet sites.

4. PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLetting OR RENTING WEBSITES.

You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com, VRBO, Craigslist, Couchsurfing, HomeAway, VacationRental, TripAdvisor, FlipKey or any other advertising, website, internet, listing service, or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com, VRBO, Craigslist, Couchsurfing, HomeAway, VacationRental, TripAdvisor, FlipKey or any other advertising, website, internet, listing service, or similar internet websites shall be a violation of this Addendum and a breach of your Lease Contract.

5. VIOLATION OF LEASE AGREEMENT. Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time without our prior written consent. Permitting your dwelling to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.

6. REMEDY FOR VIOLATION. Any violation of this Addendum constitutes a material violation of the Lease Contract, and as such we may exercise any default remedies permitted in the Lease Contract, including termination of your tenancy, in accordance with local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawful reason, or by any lawful method.

7. RESIDENT LIABILITY. You are responsible for and shall be held liable for any and all losses, damages, and/or fines that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you agree you are responsible for and shall be held liable for any and all actions of any person(s) who occupy your dwelling in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage, personal injury, disturbance of other residents, and violence or attempted violence to another person. In accordance with applicable law, without limiting your liability you agree we shall have the right to collect against any renter's or liability insurance policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of this Addendum.

8. SEVERABILITY. If any provision of this Addendum or 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 or 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 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



PACKAGE ACCEPTANCE ADDENDUM



1. DWELLING UNIT DESCRIPTION.

Unit No. 211, 4008 Maguire
Bld. # 05-211

(street address) in
Orlando
(city), Florida, 32803
(zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: March 23, 2021
Owner's name: Infinity Orlando Apartments,
LLC.

Residents (*list all residents*):

Shinil Lee

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 7 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

Infinity Residences at the Park

Signature Details

	Signer	IP Address	Date Signed
1	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:05:23 PM
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5	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:05:23 PM
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11	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:05:23 PM
12	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:05:23 PM
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RENTAL APPLICATION CRITERIA

Welcome to the community! Before you complete a Rental Application, please take the time to review these rental criteria. The term "Applicant(s)" under these criteria means the person that will be signing the Lease as "Resident." Each person 18 years of age or older must be an applicant and if the application is approved, sign the lease.

Please note that these are the current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all Residents currently residing in the community have met these requirements. There may be residents or occupants who have resided in the community prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used.

IDENTIFICATION

Applicants must present a valid government issued photo identification card for each person age 18 years and older that will be living in the apartment.

RENT/EARNINGS RATIO

Applicant must:

- Make 3 times the monthly market rent to be approved - or –
- Have a sum equal to no less than 12 month's rent in an accessible bank account
- Provide proof of income/funds by paycheck stubs or bank statements

To verify the rent/earnings ratio requirements, we will require at least 1 month's paycheck stub or a W-2 form and 1 month's bank statement for every month of the proposed lease term.

NON-CRIMINAL FINANCIAL SCREENING

All Applicants will be screened using a third-party screening company to evaluate Applicant's credit, check-writing history and rental history. Recommendations from the third-party company will be returned as one of the following:

- **Full Pass** - Standard deposits apply (if applicable)
- **Pass with Conditions** - Additional deposit may be required (up to an additional one-month's rent.)
- **Deny** - Non-criminal factors do not meet community standards; the application is rejected.

APPLICANTS WITH NO ASSIGNED SOCIAL SECURITY NUMBER

Applicants who do not have an assigned and valid Social Security Number will be required to obtain a guarantor and/or pay an additional deposit of one month's rent. Non – US Citizens will be required to sign a Supplemental Rental Application which, among other things, verifies that the applicant is lawfully in the United States.

RENTAL HISTORY

- Verification of rental history will be required.
- First-time renters will pay an additional deposit equal to one-month's rent.
- Negative reference from former landlord due to lease violation will result in denial of application.
- Prior evictions will result in denial of application.
- Proof of reconciliation of all outstanding balances to former landlord(s) must be provided to avoid denial.

MAXIMUM OCCUPANCY STANDARDS

- OneBedroom: Maximum 2 persons plus 1 minor under the age of 18
- TwoBedroom: Maximum 4 persons plus 1 minor under the age of 18
- ThreeBedroom: Maximum 6 persons plus 1 minor under the age of 18
-

CRIMINAL SCREENING

All applicants will be screened for criminal history. Any person with a history of being convicted or receiving deferred adjudication for a felony will result in an automatic denial of the application:



GUARANTORS

- Guarantors may only be used in the case where the Applicant does not have sufficient earnings or whose financial screening recommendation is returned *Pass with Conditions* or *Deny*.
- Guarantors cannot be used for Applicants who are denied due to criminal factors or rental history.
- Guarantor screening must yield a full *Pass* recommendation from the third-party screening company.
- Guarantor income must be 6 times the applicant's rent amount -or- must have a sum equal to no less than 12-month's rent in an accessible bank account.
- Guarantors will not be screened for criminal background or rental history as they do not have the right to possession of a unit.

ANIMAL RESTRICTIONS - This community **DOES **DOES NOT** permit animals as pets.**

- Animals (except for service animals) are prohibited in our community unless the Owner, the Resident and all roommates execute our standard form Pet Addendum.
 - Regardless of weight, the following breeds or hybrids of dogs are not permitted: Akita, Doberman Pincher, Rottweiler, Dalmatian, Pit Bull (e.g. Pitt Terrier, Staffordshire Terrier, APBT, or any other dog that has the substantial physical characteristics and appearance of those breeds), Chow, Wolf Hybrid and Bull Mastiff. This restricted breed list is subject to change without notice.
 - The following animals are not allowed: birds, rodents of any kind, snakes, frogs, spiders, ferrets, or other exotic animals.
 - The maximum number of animals per apartment unit is _____.
 - Other state or local restrictions: _____
-
- **Everyone in the household over the age of 18 must submit an application and will be screened for both non-criminal financial factors as well as criminal background.**
 - **Roommates must qualify individually in all areas except income.**

FAIR HOUSING STATEMENT

We are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, or disability, and any other local laws protecting specific classes.

Applicant Name Printed

Applicant Name Printed

Applicant Name Printed

Applicant Signature

Applicant Signature

Applicant Signature

Date

Date

Date

Signature of Community Representative

Date



Rental Criteria Conventional

Signature Details

	Signer	IP Address	Date Signed
1	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:16:25 PM
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LEASE GUARANTY ("GUARANTY")

Do not sign this form unless you understand that you have the same liability as all Residents for rent and other monies owed.

LEASE INFORMATION

Date of Lease: 03/23/2021

Unit No. of Apartment: 211

Owner's Name: Infinity Residences at the Park

Resident(s): Shinil Lee

Lease start date: 04/10/2021

Lease end date: 12/09/2021

and Lease Date for Guarantor Renewal: 12/09/2021

Monthly Rent: \$1,370.00 (*If no amount appears here, applicant is on the waitlist has not yet been assigned a unit*).

Unit Address: 4008 Maguire Blvd. # 05-211 , Orlando, FL 32803

GUARANTOR INFORMATION

Full Name:

Street Address:

City, State and Zip: ,

Country:

Email Address:

Home Phone Number:

OBLIGATIONS, RIGHTS AND RESTRICTIONS

For and in consideration of the mutual promises contained herein and in the Lease and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows.

1. **Guarantor's Representations.** Guarantor represents that Guarantor: (i) is the parent or legal guardian of the Resident; (ii) has been designated by the parent or legal guardian of the Resident in writing to execute this Guaranty; or (iii) is otherwise related to Resident. Guarantor further represents: (i) that it has reviewed the Lease and any addenda thereto or documents to the extent Guarantor deems appropriate and that it understands that Owner's desire to enter into the Lease with Resident is expressly made conditional upon Guarantor's execution of this Guaranty; and (ii) that all information submitted in Resident's Rental Application was true and complete and authorizes the verification of same and the performance of a credit check on Guarantor by any means. Guarantor acknowledges that false information contained in a Resident's rental application may constitute grounds for rejection of Resident's rental application, termination of Resident's right of occupancy and non-return of deposits. Guarantor further acknowledges that an investigative consumer report including information as to character, general reputation, personal characteristics and mode of living, whichever are applicable, of the Guarantor may be made and that person on which an investigative consumer report will be made has the right to request a written summary of the person's rights under the Fair Credit Reporting Act. Guarantor hereby authorizes Owner or Owner's agents to obtain and hereby instructs any consumer reporting agency designated by Owner or Owner's agents to furnish consumer report under the Fair Credit Reporting Act to Owner or Owner's agents to use such consumer report in attempting to collect any amounts due and owing under the Lease or the Guaranty or for any other permissible purpose. You acknowledge that our privacy policy is available to you.

2. **Guarantee of Obligations.** Guarantor hereby individually, absolutely, unconditionally and irrevocably guarantees to Owner the full, punctual and complete payment and performance by Resident of all obligations of Resident to Owner under the Lease including, but not limited to, extensions or renewals of the Lease or any subsequent lease entered into between Owner and Resident(s), whether for the same or different unit, by any of the parties or their successors, assigns, or heirs, when Resident transfers to a different unit within the apartment community or when rent or other charges are increased in accordance with or after the stated term of the Lease. Guarantor agrees that Guarantor shall be personally bound by and personally liable for all obligations of Resident as if Guarantor executed the Lease, other documents or subsequent leases giving rise to Resident's obligations, and for any and all future obligations of Resident to Owner, it being understood that this Guaranty is a continuing Guaranty of payment and not of collection and covering any and all present and future obligations of the Resident. In the event Resident fails to comply with any obligations under the Lease or such other documents or in the event the Lease is declared invalid or void as a result of Resident's age or otherwise, Owner may recover any damages or other charges including, but not limited to, rent, late charges, property damage, repair costs, animal violation charges, utility payments and all other sums which may become due under the Lease from Guarantor as if Guarantor executed the Lease as Resident, whether or not Owner seeks recovery from Resident. Guarantor waives: (i) any right to require Owner to proceed against Resident; (ii) any defense by reason of any disability of Resident or any other defense based on the termination of Resident's liability for any reason; (iii) any right to presentment, demand for performance, notices including notices of nonperformance, protest, dishonor,

acceptance of this Guaranty or the existence, creation or renewal of any obligations; and (iv) any benefit of any statute of limitations affecting Guarantor's liability under this Guaranty. Notwithstanding Guarantor's guarantee of the obligations of Resident as described herein, Guarantor expressly recognizes that Guarantor shall have no right to possession of the Premises or the Unit identified in the Lease or any other premises or unit in Owner's apartment community and that this Guaranty creates no obligation on Owner to provide any benefits whatsoever to Guarantor. Owner may report unpaid rent, damages or other charges owed by Resident (and consequently by Guarantor) to the applicable credit reporting agencies for recordation on Guarantor's credit record. If Owner delays or fails to exercise lease rights, pursue remedies, give notices to you, or make demands to you, as Guarantor, you will not consider it as a waiver of Owner's rights against you. Owner's remedies against the Resident(s) apply to Guarantor as well. All Resident(s), Guarantor(s) and Guarantor's spouse are jointly and severally liable. It is unnecessary for Owner to sue or exhaust remedies against Resident(s) in order for Guarantor to be liable.

3. **Notice.** Guarantor acknowledges that Owner shall have no obligation to provide Guarantor with any type of notice of default or any notice whatsoever as a prerequisite or condition to Guarantor's liability after an event of default by a Resident under the Lease or such other document giving rise to Resident's obligations. Additionally, Guarantor acknowledges that Owner shall have the right to terminate the Lease or such other document or terminate Resident's right to possession without terminating the Lease or such other document pursuant to the terms of the Lease, such other document and applicable law after an event of default by Resident without the necessity of providing Guarantor with any notice. Guarantor expressly waives the right to receive any such notice from Owner. Notwithstanding the foregoing, Owner shall have the right, without the obligation, to provide notice to Guarantor with respect to any event of default either at the address of the Unit or the following address: , ,
4. **Multiple Guarantors.** Each Guarantor must submit and execute a separate Guaranty, unless Guarantor(s) are husband and wife. Guarantor will remain liable for sums owed to Owner by the Resident, including damages, until your Guaranty ends. The term "you" in this Guaranty refers to the Guarantor and the Guarantor's spouse, if applicable.
5. **Payments.** This Guaranty is part of the Lease and shall be performed in the county where the dwelling unit is located. Payments under this Guaranty must be mailed to or made in the county where the dwelling unit is located. Electronic payments received via delivery service including U.S. mail will be posted electronically and funds will be withdrawn the same date of receipt. You represent that all information submitted by you on this Guaranty is true and complete, and that you will inform us of any change of address.
6. **Signatures.** The electronic signature on this Guaranty will be binding as an original signature. You do not need to sign or be named in the Lease, only this Guaranty.

TDC Lease Guaranty

Signature Details

Signer	IP Address	Date Signed
1 Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:15:16 PM
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ZERO TOLERANCE FOR ILLEGAL DRUGS ADDENDUM

This Zero Tolerance For Illegal Drugs Addendum ("Addendum") is made and entered by and between Resident and Owner identified on the Resident Lease Agreement for 211 located at 4000 Maguire (the "Lease"). In the event of any conflict between the terms of the Lease and this Addendum, the terms of this Addendum shall govern and control. The defined terms in this Addendum shall be deemed to have the same meaning as the defined terms in the Lease.

1. **Zero Tolerance Drug Activity** – Neither the Resident nor the Resident's guests may possess, manufacture, or distribute a controlled substance or a counterfeit substance. Resident and Resident's guest are strictly prohibited from involvement in any Drug Related Criminal Activity. Drug Related Criminal Activity includes, but is not limited to: the manufacture, distribution, sale, possession, storage, possession with intent to manufacture, or dispensing of a controlled substance or a counterfeit substance, INCLUDING BUT NOT LIMITED TO MARIJUANA. Drug-related criminal activity also includes *the attempt* to manufacture, distribute, or possess a controlled substance or counterfeit substance, INCLUDING BUT NOT LIMITED TO MARIJUANA. Drug-related criminal activity may also include the possession or storage of materials known as "precursors," that is, materials used to manufacture or used in the attempt to manufacture controlled substances.
2. **ZERO TOLERANCE OF MARIJUANA**. Resident (or Resident's guest/visitor) may not at any time possess nor use marijuana or marijuana paraphernalia in or around the apartment community including but not limited to the Resident's apartment. Such activity is strictly prohibited. If the Owner detects the presence of marijuana or marijuana paraphernalia in a Resident's apartment regardless of origination or ownership, such violation is grounds for immediate termination of tenancy irregardless whether there has been an arrest, citation issued, police report generated, or criminal charges filed. The smell of marijuana in the Resident's apartment is also strictly prohibited regardless of the origination of said odor.
3. **Your Responsibility for Damages and Cleaning**. Resident is responsible for immediate payment of all costs and damages (within seven (7) days of Owner's demand) as determined by Owner at its sole judgment to Resident's apartment, other residents' apartments, or any other portion of the apartment community including but not limited to repair, replacement, cleaning or lost rent due to illegal drugs or illegal drugs related damage caused by Resident or Resident's guest. Any costs or damages Owner incurs related to repairs, replacement, cleaning or lost rent due to Resident's violation of this Addendum are in excess of normal wear and tear. Damages could include but are not limited to the smell of illegal drugs which permeates sheetrock, carpeting, wood, insulation, or other components of the apartment or building is in excess of normal wear and tear in our illegal drug-free apartment community. Payment of such damage(s) does not cure any default.
4. **Your Responsibility for Loss of Rental Income and Economic Damages Regarding Other Residents**. Resident is responsible for immediate (within seven (7) days of Owner's demand) payment of Landlord's damages including but limited to all lost rental income or other economic and financial damages or loss to us due to illegal drugs or illegal drugs related damage caused by Resident or Residents guests, which results in or causes other residents to vacate their apartments, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare. Such loss rental includes, but is not limited to, the loss of rental income from another resident(s) over a violation of this Addendum.
5. **Lease Termination for Violation of the Addendum**. Owner has the right to immediately terminate Resident's right of occupancy of the apartment unit for any violation of this Addendum. Any violation of this Addendum is a material and substantial default or violation of the Lease. Despite the termination of the Lease or Resident's occupancy, Resident remains fully liable for rent and other sums through the end of the Lease term or the date on which the apartment unit is re-rented to a new resident, whichever comes first. Resident is responsible for payment of rent after Resident vacates the apartment unit even though Resident is no longer living in the apartment unit. If the apartment unit is re-leased to a new resident, Resident remains fully liable for any short fall (or other sums owed under the Lease) in rent between Resident's rent amount and the amount paid by the new resident.
6. **Extent of Your Liability for Losses Due to Illegal Drugs**. Resident's responsibility for damages, cleaning, loss of rental income, and loss of other economic damages under this Addendum are in addition to and not in lieu of, Resident's responsibility for any other damages or loss under the Lease or any other Addendum.
7. **Resident is Fully Responsible for Conduct of Occupants, Family Members, and Guests**. Resident is responsible for communicating the apartment community's illegal drugs policy and for ensuring compliance with this Addendum by all of Resident's guests.
8. **There Is No Warranty of an Illegal Drug Free Environment**. Although Owner prohibits illegal drugs in all interior parts of the apartment community, there is no warranty or guarantee of any kind that an apartment or the apartment community is drug free. Enforcement of Owner's illegal drugs policy is a joint responsibility which requires all resident's cooperation in reporting incidents or suspected violations of illegal drug usage. Resident's must report violations of Owner's illegal drug policy before Owners are obligated to investigate and act, and you must thereafter cooperate with us in prosecution of such violations.



- 9. ANY VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed a serious violation and material non-compliance with the Lease.**

This is an important and binding legal document. By signing this Addendum, you are acknowledging that any violation could lead to immediate termination of your rights of possession. If you are a user of illegal drugs, you should carefully consider whether you will be able to abide by the terms of this Addendum.

RESIDENT(S):

Resident

Date

OWNER:

Owner or Owner's representative

Date

Resident

Date

Resident

Date

No Drugs Addendum

Signature Details

	Signer	IP Address	Date Signed
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LEASE ADDENDUM FOR VALET WASTE

Valet trash service will be provided for each resident **5 nights per week (Sunday - Thursday)**. The cost for trash collection is **\$25** per month. A container will be provided to each resident and must be used in conjunction with the valet service. **Containers with bagged trash should be placed outside front door only between the hours of 6:00pm - 8:00pm.** Service will begin at **8:00pm**. All trash must be in bags and securely tied. Bags must be placed inside the container. No trash will be collected without the use of the container. No loose trash will be collected. **All boxes must be broken down and flattened.** After collection, residents are required to bring containers inside by **9:00am** the following morning. Containers are the property of Valet Waste Inc. It is the responsibility of each resident to keep his or her container clean. There will be a **\$50** charge to the resident if an additional or replacement container is needed or if you take the container with you when you move out.

If any resident misses service on any of the designated nights, it is their responsibility to bring trash to the designated compactor or dumpster area or keep the trash inside his or her apartment until the next collection evening. **Containers/trash may NOT be left out for any reason during non-designated times.** If not complied with, resident will receive a warning. If after the first warning the resident is again in violation, his or her container will be removed and/or a fine of **\$50** will be issued. Containers may be returned after a return fee is paid and with the resident's thorough understanding of the procedures for the service. If this problem continues beyond that, valet service for that resident will be terminated and disposing of trash will become the resident's responsibility.

We hope everyone will follow the rules to enjoy this amenity. By not following the rules for our community, you are in violation of your lease agreement and this will be handled accordingly.

We ask that everyone do his or her part in keeping our property clean and beautiful.

By signing this addendum you are stating that you are fully aware of the rules for the valet trash service and the penalties that may be incurred.

RESIDENT: _____

OWNER: _____

Date: _____

Date: _____

TDC Valet Trash

Signature Details

Signer	IP Address	Date Signed
1 Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:13:28 PM



COMMUNITY POLICIES

Infinity Residences at the Park

Office Hours

Monday » Friday 9:00 AM - 6:00 PM
Saturday..... 10:00 AM - 5:00 PM
Sunday..... 1:00 PM – 5:00 PM

Emergency Information

1st Call - Police, Ambulance, Fire 9-1-1
2nd Call -Community Office..... 407-898-7098 (for non-security emergencies only; please call the police for all security-related emergencies)

Rent Payments

Rent is due on or before the first day of each month with no grace period, demand or offset. If rent is not paid in full on or before the 4th day of the month, the following late fee assessment applies at this community: \$150 late fee will be charged on the 4th pursuant to your lease. Any returned check must be redeemed immediately by the Resident with a cashier's check or money order including \$75 NSF fee and all late charges. Personal checks will no longer be accepted after remittance of 2 NSF's. NO CASH WILL BE ACCEPTED.

Maintenance

Service requests are performed during normal working hours on weekdays on a first-come first-serve basis (except in cases of emergency). Any service requests should be reported to the office in writing. You may drop off your written request to a Team member or submit your request through the online resident portal at the community website, if the service request is an emergency and the office is closed, our answering service will direct your call to the appropriate personnel. To ensure the highest level of safety for our employees, air conditioning/heating problems cannot be repaired in the rain or after dark.

Special Requests

Any requests, complaints, suggestions, and special requests should be put in writing and submitted to the manager. Suggestions to make your home more comfortable will be greatly appreciated and accepted.

Permission to Enter for Third-Parties

If you are expecting a delivery, outside service, or visitor, you must provide written authorization to Management for us to release a key. Management has no responsibility to accompany anyone to your apartment.

Keys & Locks

A resident requested key reprogram will be at a cost of \$50.00 for an apartment lock. Management must approve installation of additional locks for security devices.

Renter's Insurance

Insurance coverage maintained by Infinity Residences at the Park Apartments does not protect residents from loss of personal property by fire, theft, water damage, negligence of other Residents or guests to the community, etc. Residents are required to obtain a policy of household insurance protecting their household goods and personal property.

Exterior of the Apartment

Aluminum foil or cardboard must not be placed over windows. Only window coverings with a white backing are permitted. Please do not attach decals, flags, etc., to the windows. The exterior of the property should always look uniform and attractive. Patios, balconies, and courtyards are for your pleasure and must be kept attractive. Only furniture designed for outside use may be placed on the



patios/balconies. Management reserves the right to determine when a patio/balcony contains items not suited for an attractive exterior and will inform the Resident to remove inappropriate items immediately.

Parking

Residents and their guests must comply with written or posted rules and regulations applicable to parking. *INOPERABLE, EXPIRED REGISTRATION, UNAUTHORIZED OR IMPROPERLY PARKED VEHICLES WILL BE TOWED AT VEHICLE OWNER'S EXPENSE IN ACCORDANCE WITH STATE LAW*

Parking Areas & Sidewalks

Motorized vehicles and bicycles are prohibited on sidewalks. Loose objects, toys, etc, left in the parking areas, sidewalks, or public areas, will be disposed of without notice. Car repairs are not permitted on the property. Every vehicle must be in operable condition with current state plates and inspection stickers. Car washing is not permitted on the property. For everyone's safety, please observe the 10-mph speed limit inside of the property. Management is not responsible for damage to, theft of or vandalism of vehicles.

US Mail Deliveries

Postal regulations require that all mailboxes be closed and locked. Mail will not be delivered to an unlocked box.

Package Delivery, Acceptance and Distribution

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

- We will only accept packages from a commercial delivery service (UPS, FedEx, etc.) and USPS.
- We will not accept any package shipped COD or having postage due.
- We will not be responsible or liable for 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 secure.
- 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.
- Occasionally the number of deliveries may become too great or too cumbersome therefore we reserve the right, at all times, to refuse deliveries.
- We have no obligation to contact you when accepting packages. This is your and the carrier's responsibility.
- Deliveries or services requiring entrance into your apt home, by anyone other than us, will be allowed only with your prior written permission.
- We are not responsible for articles or parcels left at your door or in the office by delivery services.
- We will not be available after hours to allow you access to your deliveries. You must pick up your packages during regular office hours.
- We may not accept packages that are over 25 lbs or larger than 2x2x2.
- You may be required to present a photo ID and/or signature when picking up a package.

Noise & Music

Loud noise or any other objectionable behavior by a resident or guests is not permitted. Please keep all sound within your apartment. Please be conscious of bass level and vibrations caused by loud speakers or amplifiers. Understand that activities such as jumping, using weights, running on treadmills, constructing projects, assembling furniture and vacuuming (to name only a few) can often be heard through ceilings and walls. As a result, be particularly conscientious during the hours of 10:00 PM and 8:00 AM.

Soliciting

For your protection and privacy, we do not allow soliciting of any kind. Please do not encourage solicitors and advise the office of any solicitor on the property. Furthermore, Residents with home-based businesses must not solicit to other Residents, guests or Management staff.

Outdoor Cooking and Grills

We realize that outdoor grilling is a favorite pastime enjoyed by everyone, but it is also a major cause of apartment fires resulting in the loss of property and lives. *OUTDOOR GRILLING IS NOT PERMITTED* at any time on patios and or balconies. Grills are provided for



your use in common areas throughout the community. Please make sure when you are finished using the grilling areas, you turn off the grill, and leave them in the same condition they were in, ready for the next resident to use.

Water Furniture

Absolutely no water furniture is allowed without proof of insurance. Water furniture is limited to the first floor only.

Waste Removal

Common trash receptacles are conveniently located throughout the community. Any trash bags that are not properly placed in the trash receptacles/chutes or are left in a common area will be investigated and the offending resident will be charged a fine of \$25.00 per bag.

This community Has valet trash service Does not have valet trash service

If "Has valet trash service" is checked above, valet trash receptacles are provided for every individual apartment's use. Valet trash service schedule is Sunday – Thursday between the hours of 6:00 PM -8:00 PM. Please only place trash bags that have been securely closed in the valet trash receptacles. We will not collect loose trash - it must be in a bag. Please do not leave trash out overnight or on any days not listed above. A fine of \$25.00 per bag will be charged if these policies are violated. Common trash receptacles/chutes are to be used for all other days that you need to dispose of your trash. Please break down any boxes before placing them in the receptacles/chutes.

Extermination

An exterminating program is provided that requires complete cooperation from all residents to be effective. When you are notified of your apartment's extermination schedule, please read the instructions and follow thoroughly. Please make an effort to call if you have specific problems.

Plumbing

Q-tips, paper towels, flushable wipes, feminine products, toys, diapers, cans, etc. will stop up your commode and possibly an entire building. Residents will be charged for service calls of this nature.

Moving

You will be responsible for all damages as a direct or indirect result of moving in or out of the apartment. This liability will not extend only to the apartment itself, but also to any damage done to any exterior portion of the community. This liability also extends to your guests and anyone you may contract to perform moving services.

Appliances

Dishwashers

Use only automatic dishwasher detergents. Before turning on, clear the disposal of all foods. Carefully check the bottom of the machine for items that may have dropped under the blades or the heating element.

Disposal

Do not put eggshells, bones, stringy vegetables, strings, cigarette butts, paper, or any other nonfood products into the disposal. Allow cold water to run while the disposal is in use.

Oven

Leave the door partially open while broiling. Place 1/2 cup of water in the broiler pan to prevent grease from splattering. Please use the vent fan when broiling or using the surface units. Do not line your oven or the stove top burners with aluminum foil.

Refrigerators

Please only use soap and water, or stainless-steel cleaning products on your clean steel appliances. You will be charged for any damages and or scratches.

Pet Policies



1. No more than two pets permitted per apartment.
2. No exotic pets or birds will be allowed. These pets include: snakes, ferrets, all birds, rodents of any kind, frogs, spiders, etc.
3. Fish tanks larger than 10 gallons are not permitted.
4. Pets shall be kept on a leash and under the Resident's supervision and control when outside of the apartment. Owner's representative shall have the right to detain unleashed pets and or report them to the proper authorities.
5. Resident must always pick up and dispose of pet waste in the appropriate receptacles. Anyone found in violation of this policy may be fined up to \$200 per occurrence and receive a lease violation notification.
6. PETS ARE NEVER ALLOWED IN THE POOL AREA, FITNESS CENTER, OR OFFICE.
7. Pets must not be left unattended on patios or balconies.
8. A separate Pet Addendum and pet fee is due per animal. The monthly pet rent may also be charged in accordance with the Animal Addendum.
9. Regardless of weight we will not accept any of the following breeds or hybrid of dogs: Akita, Doberman Pincher, Rottweiler, Dalmatian, Pit Bull (e.g. Staffordshire Terrier, APBT, or any other dog that has the substantial physical characteristics and appearance of those breeds), Chow, Wolf Hybrid, Bull Mastiff or a mix of any of the above. This restricted breed list is subject to change without notice.
10. Each pet must be brought to the office to be individually accepted and approved by the Community Manager. A photo will be taken of the pet so that a pet file can be created.
11. All pet monies must be fully collected upon move in of the pet's occupancy. Any damage costs will be deducted from the deposit or charged to the resident at move out.
12. Contact the Community Manager for information regarding assistance animals.

Pool

1. Glass objects are not permitted in or around the pool area.
2. Diving is not permitted.
3. Cycles, skates, skateboards, bicycles, etc., are prohibited from the pool area.
4. Pets are not permitted in or around the pool area.
5. Proper swimwear is required. Thong bottoms are not permitted.
6. Children who need diapers should wear pool specific diapers which prevent leakage. Normal wear diapers are not permitted in the swimming pool.
7. Resident must always accompany guests. Residents are limited to 2 guests per apartment.
8. Drunkenness or obscene language will not be tolerated. Persons exhibiting this behavior will be asked to leave the pool area immediately and will receive a lease violation notification.
9. Please remember that any music you bring to the pool area should be enjoyable for everyone. Please keep the volume level to a minimum.
10. Please dispose of your trash in the receptacles provided.
11. Do not prop the gates open for any reason. The gates must remain latched at all times.
12. Persons under the age of 16 must be accompanied by a person over the age of 18 to be in the pool or spa area.
13. Management reserves the right to designate who may or may not use this facility,
14. Please observe the community quiet times which are between 10:00 p.m. - 8:00 a.m.

Fitness Center Rules

1. No one under the age of 18 is permitted without adult supervision.
2. Do not slam the weights as this causes premature aging and damage to the equipment
3. Guests are limited to 1 per apartment and must be accompanied by a Resident
4. Appropriate work-out attire must be worn. A shirt and shoes are required.



5. Improper behavior, such as horseplay and obscene language, will not be tolerated. Persons exhibiting this behavior will be asked to leave the facility immediately and will receive a lease violation notification.
6. Please bring a towel and wipe down all equipment after use.
7. Pets are not allowed in the fitness center.
8. Management reserves the right to limit who may or may not use this facility.
9. Smoking is not permitted in the fitness center.

Notice/Interpretation

The Owner or Owner's Representative may, at any time, amend or change any of the Community Policies applicable to the standards of conduct with prior written notification. The Owner's interpretation of these policies and decisions based herein shall be final and conclusive. These policies are considered an extension of the lease Agreement and any violation will be deemed as a breach of lease. Thank you for your cooperation regarding these policies. Please understand that such policies are for the sole purpose of increasing the enjoyment of all residents.

I have received a copy of the Community Policies. I understand that I am responsible for abiding by such policies and ensuring that my guests to the same.

RESIDENT: _____

OWNER: _____

Date: _____

Date: _____

Infinity Residences at the Park Community Policies 1.0

Signature Details

	Signer	IP Address	Date Signed
1	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:13:09 PM
2	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:13:09 PM
3	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:13:09 PM
4	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:13:09 PM
5	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:13:09 PM



ADDENDUM REGARDING BALCONY USAGE

This addendum by and between Owner and Resident(s) amends the Lease between the parties.

Improper usage of a balcony could result in death and/or serious personal injury. The safety of our residents is important to us. The Owner encourages good judgment and attention to common sense.

Important Balcony Safety Warnings and Guidelines

To reduce the risk of collapse, fire hazards, and other safety concerns, Resident(s) and their guest(s) shall fully comply with the following:

1. **Resident(s) should always exercise control over balcony usage. Never overload the balcony with excessive weight.** Always limit the number of people and personal items. Careful consideration should be made of the amount of weight on the balcony at any one time. A balcony should only be used by a few individuals at a time factoring in the weight of outdoor furniture, plants or other items already on the balcony. If you have guests in your Apartment, you are responsible to exercise caution and limit the number of guests and invitees on your balcony. To avoid the possibility of overload, you should consider not using your balcony if you expect numerous guests or invitees.
2. **An apartment balcony is only designed for light residential traffic- a few people.**
3. Never sit or lean against or over the rails (this includes Juliette Balcony rails).
4. Never use a balcony for storage.
5. Never hang anything from the balcony rails.
6. Use caution when watering plants so that excessive water does not leak onto other nearby balconies.
7. Use caution so that nothing has the potential to fall from your balcony. Factor in the possibility of a sudden wind event when keeping personal items on the balcony.
8. Do not use combustible fertilizers or potting materials. Only use natural dirt.
9. Patios and balconies are to be kept in clean and neat condition at all times. No trash containers are allowed to be kept or stored on any patios/balconies at any time.
10. No bikes and/or motorcycles or any other motorized vehicle are allowed to be kept on any patios or balconies at any time.
11. Satellite dishes and/or antennas can only be erected with the written consent of Landlord in compliance with the Community Rules and Regulations.
12. Resident(s) shall be responsible for the conduct as well as all costs, damages, and claims associated with such improper use of the balcony by the Resident(s) or their guest(s).
13. If you see improper use of a balcony or other concern, immediately report it to the leasing office.
14. The following rules apply to grills, portable fire pits and patio campfires:
 - No grills (whether charcoal, gas, or other type) are allowed on any balcony or patio.
 - Cooking is not permitted on any balcony.
 - Portable fire pits, patio campfires, fire pit kettles, or other such products are not allowed.

Shinil Lee _____

Infinity Residences at the Park _____

04/10/2021 _____

04/10/2021 _____



Shinil Lee

TDC Balcony Safety

Signature Details

Signer	IP Address	Date Signed
1 Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:11:33 PM



Pandemic Community Rules Related to Usage of Amenities and Common Areas Acknowledgement

Infinity Residences at the Park

This Pandemic Community Rules Related to Usage of Amenities and Common Areas Acknowledgement (collectively, this "Acknowledgement") is made and entered by and between Shinil Lee (Resident, also sometimes referred to as "you" or "your") and Infinity Residences at the Park (Owner) identified in the Lease Contract (the "Lease"). In the event of any conflict between the terms of the Lease or any other community policies, and this Acknowledgement, the terms of this Acknowledgement shall govern and control. The defined terms in this Acknowledgement shall be deemed to have the same meaning as the defined terms in the Lease.

The information provided below was developed in response to the COVID-19 pandemic in 2020, including cleaning, disinfecting, hygiene and social distancing best practices and protocols. If another pandemic is encountered, these community rules may apply to that specific pandemic in replacement of "COVID-19" within these policies.

1. Pandemic response. Given the seriousness of the situation, we ask and expect full cooperation from our Residents who come to utilize the reopened amenities and common areas in response to a pandemic.

2. Amenities and common areas usage. We encourage Residents to refrain from using amenities and common areas if they are concerned about their personal health. You should factor in:

- Personal medical status.
- Advice from your medical professional.
- Updated information from local, state, and federal officials.

3. Resident shall not use of the amenities and common areas if:

- Resident, or anyone in Resident's family, has tested positive for COVID-19, remains positive for COVID-19, or suspects that they are positive for COVID-19.
- Resident, or anyone in Resident's family, has recently been in contact with a person that has tested positive for COVID-19.
- Resident, or anyone in Resident's family, has recently been in contact with a person that is in the process of being tested positive for COVID-19.
- Resident, or anyone in Resident's family, has had (in the past 24 hours) a fever of 100° F or higher, sore throat, body aches, diarrhea, trouble breathing, coughing, loss of smell or taste or other flu like symptoms.

4. Resident must comply with the following when using any amenities or common area:

- Resident has self-screened before utilizing any amenity or entering any enclosed common area for any of the following new or worsening signs or symptoms of possible COVID-19: Cough, shortness of breath or difficulty breathing, chills, repeated shaking with chills, muscle pain, headaches, sore throat, loss of taste or smell, diarrhea, feeling feverish or measured temperature greater than or equal to 100° F, or known close contact with a person who is lab-confirmed to have COVID-19.
- Residents are strongly encouraged to wear a face covering (covering both nose and mouth) when they are within six (6) feet of another resident or property employees.
- Property reserves right to require face covering for specific areas of the property if needed.
- Maintain a minimum distance of six (6) feet away from others at all times, except members of the same apartment.
- Do not use equipment or furniture that are within 6 feet of another resident.
- Clean/sanitize equipment, machines, furniture, and any other high touch areas before and after use.
- No guests or visitors are permitted (except in Resident's individual apartment) until property notifies entire property when visitors are ok.
- Do not gather in groups while entering, leaving, or using amenities or common areas.
- Comply with all posted signs and published rules relating to specific common area or amenities, including occupancy limits and protective measures.
- Utilize reservation system for amenities (when applicable) and respect any time limits that apply for usage of amenities or common areas.
- Leave all furniture where it has been placed; do not move furniture.
- Limit elevator occupancy to no more than two (2) persons unless otherwise instructed by authorized signage.
- Video recordings and photographs while in amenities or common areas are discouraged.

5. Personal recommendations:



- Refrain from making direct skin contact with doorknobs, buttons, or exercise equipment by using gloves, a clean towel or other item.
- Wash hands frequently with soap and water for at least 20 seconds especially after Resident has been in a public place, or after blowing nose, coughing, or sneezing.
- If soap and water are not readily available, Resident should use hand sanitizer that contains at least 60% alcohol. Resident should cover all surfaces of Resident's hands and rub them together until they feel dry.
- Avoid touching your eyes, nose, and mouth with unwashed hands.
- Stay in your apartment if feeling unwell and seek medical help (this is not intended to prevent you from seeking help for emergencies).
- Avoid close contact with people who are sick, even inside your apartment.
- Frequently wipe commonly touched surfaces with soap and water or disinfectant.
- In the abundance of caution, treat areas with the assumption there are COVID-19 positive residents in the apartment community.
- Follow health and safety guidance from state/local/national officials and public health authorities.

6. Additional resources can be found online at:

- World Health Organization – www.who.int/en
- Centers for Disease Control and Prevention – www.coronavirus.gov
- Local and State Department of Health Services online resources
- National, State, or Local Reopening guidance

7. Zero tolerance of failure to comply with rules related to usage of amenities and common areas. Resident shall comply with the rules related to usage of amenities and common areas in or around the apartment community. Violation is strictly prohibited. Any violation is grounds for immediate termination of tenancy.

8. Resident liability for losses due to COVID-19. In the event of your failure to comply with these terms of this Acknowledgement, you are responsible for damages, cleaning, loss of rental income, and loss of other economic damages under this Acknowledgement are in addition to and not in lieu of, your responsibility for any other damages or loss under the Lease or any other Addendum.

9. Resident responsibility for conduct of third parties – guests, occupants, and family members. Once property is open to visitors, you are responsible for communicating these rules related to usage of amenities and common areas and zero tolerance for failure to comply with rules related to usage of amenities and common areas and for ensuring full compliance with this Acknowledgement by your visitors, family, guests, and invitees regardless of their length of stay.

10. There is no Warranty of a COVID-19 free environment. Although we enacted rules related to usage of amenities and common areas in all interior parts of the apartment community, there is no warranty or guarantee of any kind that your apartment or the apartment community is COVID-19 free. We make no representations on the level of cleanliness of the amenities and common areas. We disclaim any implied warranties regarding the level of cleanliness as permitted by law.

11. Any violation of the above provisions shall be a material violation of the Lease and cause for termination of tenancy. A single violation of any of the provisions in this Acknowledgement shall be deemed a material default under the Lease. Owner has the right to terminate your right of occupancy of the apartment unit for any violation of this Acknowledgement. Violation of the rules related to usage of amenities and common areas is a material and substantial default or violation of the Lease. Despite the termination of the Lease or your occupancy, you remain fully liable for rent through the end of the Lease term or the date on which the apartment is re-rented to a new resident, whichever comes first. You are responsible for payment of rent after you vacate the apartment unit even though you are no longer living in the apartment. If the apartment unit is re-rented to a new resident, you remain fully liable for any short fall in rent between your rent amount and the amount paid by the new resident.

12. Assumption of risk. Resident fully understands and expressly acknowledges that, due to COVID-19, the amenities and common areas of the apartment community are dangerous environments with risks and dangers of serious bodily injury, including permanent disability, illness, and death; these risks and dangers may be caused by Resident's own actions or inactions and/or the actions and inactions of others. **RESIDENT EXPRESSLY AND SPECIFICALLY ASSUMES THE FOREGOING RISK OF ANY PERSONAL PROPERTY DAMAGE, PERSONAL INJURY AND/OR HARM IN THESE ACTIVITIES.**

13. Release and waiver. Resident hereby releaseS, dischargeS, and covenantS not to sue the Apartment Community, Infinity Residences at the Park their affiliates, parents, shareholders, owners, partners, officers, directors, agents,

employees, managers, representatives, heirs, attorneys, successors and assigns, and all related parties, whether named herein or not (collectively, the "Released Party") from any and all liability, claims, demands, any and all damages, losses, lost wages, injury, responsibility, future medical expenses, future lost wages, or causes of action of any nature whatsoever, whether in contract, in tort or by statute, whether known or unknown, fixed or contingent, that Resident may have against any Released Party, relating to, arising out of, or in any way connected with COVID-19 and the usage of the common areas and amenities of the apartment community.

This is an important and binding legal document. By signing this Acknowledgement, you are acknowledging that any violation could lead to immediate termination of your rights of possession. You should carefully consider whether you will be able to abide by the terms of this Acknowledgement.

**PARTIES' EXECUTION OF PANDEMIC COMMUNITY RULES RELATED TO USAGE OF AMENITIES AND COMMON AREAS
ACKNOWLEDGEMENT**

RESIDENT: _____

OWNER: _____

Date: _____

Date: _____



TDC Pandemic COVID 19 Addendum

Signature Details

	Signer	IP Address	Date Signed
1	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:10:37 PM
2	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:10:37 PM
3	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:10:37 PM



LEASE ADDENDUM FOR REWARD CARDS

This is an addendum to the Lease Contract executed by you, the resident(s), on the dwelling you have agreed to rent. That dwelling is: **211 at Infinity Residences at the Park Apartments in Orlando, FL.**

1. **Reward Cards.** If you are eligible to receive a Reward Card and choose to accept such Reward Card, you agree to the following:

- You will receive an email with instruction on how to claim your Reward Card
- You shall have sixty (60) days from receipt of that email to claim your virtual Reward Card.
- If you fail to claim your virtual Reward Card during that sixty (60) day period you forfeit your right to the virtual Reward Card.
- Virtual Reward Cards are subject to the expiration, determined by the brand of card claimed and detailed in the Terms & Conditions agreed to for each card claimed. Upon expiration of the virtual Card, the virtual Card shall be terminated.
- Selection of your Reward Card type is final, no changes can be made once the card type has been selected and accepted.
- Terms & Conditions vary depending on brand of Reward Card claimed and must be read in entirety to understand the acceptable use, limitations, value, instruction of use, etc. of the Reward Card.
- If you move out or terminate your lease contract early, you may be liable for returning the full amount of this gift.

Resident(s) Name Printed

Apartment Number

Resident's Signature

Date

Resident's Signature

Date

Owner's Representative

Date

/ SP



Name of Community

Concession Addendum



Revised: 9/10/19

TDC Gift Card Addendum

Signature Details

	Signer	IP Address	Date Signed
1	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:10:04 PM
2	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:10:04 PM



PHOTO WAIVER

I hereby authorize the Infinity Residences at the Park Apartments unlimited and irrevocable right to use and reproduce any and all photographs, video clips and/or audio clips of the lease holder/s or any occupants on the lease contract signed by myself and any other lease holder/s. Photographs, video clips and/or audio clips may be taken at a program, event or activity hosted or sponsored by Infinity Residences at the Park Apartments.

I hereby waive the right to inspect or approve the finished version of such images, including any written copy that may be created in connection therewith.

I understand that publications may be accomplished electronically via the Internet/World Wide Web and that after publication Infinity Residences at the Park Apartments will be unable to prevent persons from gaining access to the Internet/World Wide Web, copying my photographs and video, and subsequently using, altering, or republishing it without my consent.

I waive any claim for damages against Infinity Residences at the Park Apartments from the unauthorized use, alteration, or republication of my photographs and video by third parties accessing the Internet/World Wide Web or obtaining copies of the print or video material.

RESIDENT: _____

OWNER: _____

Date: _____

Date: _____

TDC Photo Waiver

Signature Details

Signer	IP Address	Date Signed
1 Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:08:11 PM



MOISTURE/MOLD INFORMATION AND PREVENTION ADDENDUM

KEY POINTS:

- Resident must maintain minimum/maximum temperature in apartment at all times.
- Resident must prevent excessive moisture.
- Resident must immediately report any maintenance issues.
- Resident is liable for damage.

1. **Addendum.** This Moisture/Mold Information and Prevention Addendum ("Addendum") is an Addendum to the Apartment Lease Contract ("Lease") executed by you, the resident or residents, and the Owner.

That apartment is: Unit# 211 located at 4008 Maguire Blvd. # 05-211 Orlando, FL ("Apartment").

2. **General Information About Mold.** Mold (also known as fungi) is everywhere in the environment, both indoors and outdoors and in both new and old structures without a threat to health or property. Mold is not new. It is a natural microscopic organism that reproduces by spores. They have always been with us. In the environment, molds break down organic matter and use the end product for food. Without mold we would struggle with large amounts of dead organic matter. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing, and other materials. Mold can grow inside an Apartment when excess moisture is present. Mold can grow on anything as simple as a damp stack of newspapers. There is conflicting scientific evidence about how much mold must accumulate before it creates adverse health effects on people and animals. Even so, you must take appropriate precautions.

3. **Preventing Mold Begins with You.** Mold prevention is best accomplished through resident attention. To minimize the potential for mold growth in your Apartment, you must:

- Keep your Apartment clean – particularly the kitchen, the bath-rooms, carpets and floors. Beverage spills, and/or insufficient drying of carpets can be a breeding ground for mold. Make sure to clean and thoroughly dry all absorbent materials when cleaning. Regular vacuuming and mopping of floors, plus cleaning hard surfaces using a household cleaner, are all important to remove the household dirt and debris that harbor mold or food for mold. Throw away moldy food immediately.

- Keep blinds open throughout the Apartment during permittable weather.
- It is necessary to sustain an appropriate climate control at all times.
- Utilize the proper ventilation and dehumidification of the Apartment and its contents to prevent the growth of mold.
- The HVAC systems are designed to maintain a level of comfortable humidity that can prevent mold growth. Please allow your HVAC system to work effectively.
- Use exhaust fan before and during cooking, dishwashing, and cleaning in food service areas.
- Use venting systems before and during the use of bathrooms, clothes washers/dryers, and other moisture generating sources. If moisture is apparent, it is necessary to wipe away all moisture accumulations on windows, walls, ceilings, floors and other surfaces as reasonably possible. Open doors and windows to help ventilate the area. Make sure to clean the lint screen after every use of clothes dryer.
- Look for leaks in washing-machine hoses and discharge lines – especially if the leak is large enough for water to seep into nearby walls.
- If your Apartment has them, always turn on exhaust fans in the bathroom before showering and in the kitchen before cooking with open pots.
- When showering, always keep the shower curtain inside the tub (or fully close the shower doors). Experts also recommend that after a shower or bath you:
 - wipe moisture off shower walls, shower doors, the bathtub, and the bathroom floor;
 - leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and,
 - hang up your towels and bath mats so they will completely dry out.
- Promptly notify Owner in writing about any air-conditioning or heating-system problems you discover. Follow any of Owner's rules about replacing air filters. It's also good proactive practice to open windows and doors periodically on days when the outdoor weather is dry to help humid areas of your Apartment dry out.



- Immediately notify Owner in writing of any signs of musty odors, plumbing leaks, moisture drips from A/C or vents, water leaks, water infiltration, discoloration of walls, doors, base boards, window casings, ceiling, missing grout and/or caulk or mold. Owner will act as it solely deems necessary to remedy the situation.
- Regularly look for leaks or mold in all cabinets located under sinks.
- Avoid the use of humidifiers and other equipment that creates mist and vapors. If this type of equipment is not maintained, it can turn into a health hazard.
- Do not block or cover any of the heating ventilation or air conditioning ducts in your Apartment.
- Do not allow damp or moist stacks of clothes or other materials to lie in piles for an extended period of time (more than several hours).
- Over watering indoor plants can cause mold growth. Make sure to clean and dry plant overflow accidents. Firewood is another natural mold source. Do not store firewood indoors.

4. Avoiding Moisture Buildup. To avoid mold growth, it's important to prevent excess moisture buildup in your Apartment. Failing to promptly attend to leaks and moisture accumulations on Apartment surfaces can encourage mold growth, especially in places where they might get inside walls or ceilings. Prolonged moisture can come 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, sinks, washing machines, dehumidifiers, refrigerator or air-conditioner drip pans, or clogged air-conditioner condensation lines;
- leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting or caulking around showers, bathtubs, 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 a lot of moisture into the air); and;
- insufficient drying of carpets, carpet pads, shower walls, and bathroom floors.

5. Cleaning Mold. If small areas of mold have already accumulated on nonporous surfaces (such as ceramic tile, Formica, vinyl flooring, metal, wood, or plastic), the Environmental Protection Agency recommends that you first clean the areas with soap (or detergent) and water and let the surface dry

thoroughly. (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.) When the surface is dry – and within 24 hours of cleaning – apply a premixed spray-on household biocide such as Lysol Disinfectant, Original Pine-Sol Cleaner, Tilex Mold & Mildew Remover or Clorox Clean-up Cleaner + Bleach. (Note two things: First, only a few of the common household cleaners can actually kill mold. Second, Tilex and Clorox contain bleach, which can discolor or stain surfaces, so follow the instructions on the container.) Always clean and apply a biocide to an area five or six times larger than any potential mold you see – mold can be present but not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be used to help remove nonvisible 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. Resident should immediately contact management staff if Resident is unsure of how to clean mold growth

6. Warning for Porous Surfaces and Large Surfaces. Do not clean or apply biocides to visible mold on porous surfaces such as sheetrock walls or ceilings or to large areas of visible mold on nonporous surfaces. Instead, immediately notify the management staff in writing.

7. Compliance. Complying with this Addendum will help prevent mold growth and other damage in your Apartment, and both you and Owner will be able to respond correctly if problems develop that could lead to mold growth. If you have questions about this Addendum, please contact the management office.

Resident Liability. If you fail to comply with this Addendum, you will be held responsible for property damage to the Apartment and any health problems that may result. Owner cannot repair or remedy problems in your Apartment unless Owner knows about them. As the Occupant, you agree to diligently, monitor and report potential problems. You agree to be liable for any mold remediation or loss of use if it is determined by Owner that you failed to promptly notify Owner of the problem. You agree to promptly pay Owner for its loss or estimated loss within fourteen (14) days of being presented with same. Failure to comply with this Addendum to make full and prompt payment is a default of your Lease.



8. **Resident Requirements.** Residents hereby represents, warrants, and acknowledges to and covenants that Resident shall:
 - **Minimum/Maximum Temperature.** Maintain the air conditioning system ("A/C") in your Apartment at or below 77 degrees Fahrenheit at all times. Resident shall remain solely liable for any electrical or utility expense related to Owner's temperature requirements;
 - If applicable, maintain the humidistat setting at 80 degrees at all times;
 - Never run the fan in the manual "on" position for a period of more than thirty (30) minutes time.
 - IMMEDIATELY report any A/C malfunction to the front office;
 - Promptly inform the front office if Resident will be away from the Apartment for a period longer than three (3) days, so the A/C may be properly monitored by the front office;
 - Keep closet doors open at all times if Resident will be away from the Apartment for a period longer than three (3) days, so air can continuously circulate properly throughout the Apartment.
 - Keep all vents in your Apartment open at all times; and,
 - Keep any and all doors and vents free from any type of obstruction.
 - Never store anything in front of ventilation doors to your A/C unit;
 - Never block the ventilation doors to your A/C unit;
 - Check at least monthly the cabinets beneath your sinks for any leaks.
9. **Resident Testing or Inspection.** Prior to any testing or professional inspection(s) performed by or at the request of Resident or Resident's agent, Resident must provide Owner with a minimum of seventy-two (72) hours advance written notice to the management office. In the event such notice is not provided, Resident agrees any testing or inspection results will be excluded from any legal or administrative proceedings at the Owner's sole option.
10. **Owner's Rights.** Owner reserves the right to take any reasonable measures at Owner's sole discretion (but at Resident's sole expense), to control humidity and moisture levels to prevent conditions that are conductive to mold and mildew growth, including but not limited to controlling Resident's thermostat (either through manual or remote programming) for the Apartment and/or common area. In addition to any access rights provided to Owner under state law or the Lease, Owner (and its agents) is also granted unrestricted access without any prior notice to monitor/adjust the temperature, if it should choose to do so. Resident cannot refuse Owner (or its agents) entry access of Apartment to control humidity and moisture levels.
11. **Full Force and Effect.** Other than the modification contained herein, all other terms of the Lease shall remain in full force and effect.
12. **Conflict of Terms.** To the extent of any inconsistency or conflict between the Lease, on the one hand, and this Addendum, on the other hand, the provisions contained in this Addendum shall govern and control the rights and obligations of the parties.
13. **Severability.** If any part of this Addendum is for any reason held to be unenforceable, the rest of it remains fully enforceable.
14. **Limit of Owner's Liability.** If Owner, in its sole opinion, believes that repairs are needed that may pose a potential threat to your health and/or property. Owner may elect to terminate your right to occupy with at least five (5) days written notice without any liability to you for such cancellation. Should it be determined by a court that Owner is liable, Owner's liability of personal property is limited to the actual case value. You agree that depending on the repairs needed, Owner shall have the sole right to cancel your right to possession without any compensation paid to you because of such early termination of your right to possession.



RESIDENT or RESIDENTS (all sign below)

Name: _____
Signature: _____
Date: _____

Name: _____
Signature: _____
Date: _____

OWNER or OWNER'S REPRESENTATIVE (sign below)

Name: _____
Signature: _____
Title: _____
Date: _____

Mold Addendum

Signature Details

	Signer	IP Address	Date Signed
1	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:05:53 PM
2	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:05:53 PM
3	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:05:53 PM
4	Shinil Lee Primary (13902170)	68.202.192.57	03/23/2021 04:05:53 PM