



# Commencement Addendum

1  
2 Lessee Name(s):  
Property Address:

## 3 1 TERMS.

4 The official commencement date of possession for the Property is hereby set as From this  
5 date forward:

6  
7 Tenant(s) acknowledge they are taking possession of the Property and assume full responsibility for  
8 adhering to all terms, conditions, and obligations outlined in the lease agreement and any addenda thereto.

9  
10 Tenant(s) shall be fully responsible for the payment of rent, utilities, and any other fees stipulated  
11 in the lease agreement, starting from the commencement date.

12  
13 Tenant(s) agree to abide by all rules, policies, and requirements specified in the lease agreement and  
14 its addenda, including but not limited to maintaining the Property, ensuring compliance with community  
15 regulations, and avoiding prohibited activities.

16  
17  
18 By signing below, both parties confirm their agreement to this addendum.

## 19 ACKNOWLEDGMENT.

20 I acknowledge that I have carefully reviewed all the information above. I understand that this document  
21 can be used as a reference for any issues or concerns that may arise during the tenancy.

### 22 1st Tenant:

23 Full Name: Signature: Date:

### 2nd Tenant:

Full Name: Signature: Date:

### 24 Property Manager / Landlord:

25 Full Name: Signature: Date:





# Maintenance Addendum

Lessee Name(s):  
Property Address:

## 1 TENANT RESPONSIBILITIES.

Tenants will be responsible %100 for the following charges:

If the Tenant fails to report necessary repairs

If the Tenant performs repairs without Lessor's permission

When tenant causes sewer stoppages/blockages

If the tenant fails to meet a vendor at an assigned appointment and there is a vendor charge

If the Tenant or Tenant's Guests or Invitees cause damage to the property

If the Tenant reports a repair which does not require service

If the Tenant fails to replace battery for smoke detector and causes a service call for that

For replacing doors, broken glass and/or windows unless the Tenant provides a Police Report detailing the cause of the problem showing forced entry by others.

For damage to walls, carpets, floors, etc, because the Tenant left the windows or doors open during rain or wind.

## 2 REPORTS.

Please call/text, or email Lessor at \_\_\_\_\_ or \_\_\_\_\_ to report maintenance issues. It is the responsibility of all tenants (Lessees) to report all repairs/maintenance problems to the Lessor. Tenants can incur financial damages if they fail to report maintenance problems.

Report the following:

Any sign of mold in the property immediately

All toilet and faucet leaks and any plumbing backups

Electrical problems

Heating and air-conditioning problems

Inoperative smoke detectors

Faulty appliances supplied in property

Roof leaks

Broken windows and doors

Any other necessary repairs or unsafe condition

Major pest control items such as bees, cockroaches, rats, termites or other major infestations



34 **3 PENALTY FINE.**

35 Failure to report maintenance issues in a timely manner will result in a \$ fine for each unreported issue,  
36 which will be added to the next rent payment. Additionally, if the Tenant fails to report necessary repairs  
37 and it results in further damage to the property, the Tenant will be responsible for the cost of repairs and  
38 any associated damages.  
39

40 **ACKNOWLEDGMENT.**

41 I acknowledge that I have carefully reviewed all the information above. I understand that this document  
42 can be used as a reference for any issues or concerns that may arise during the tenancy.  
43

**1st Tenant:**

44 Full Name:

Signature:

Date:

**2nd Tenant:**

Full Name:

Signature:

Date:

45 **Property Manager / Landlord:**

46 Full Name:

Signature:

Date:



# Parking Addendum

Lessee Name(s):  
Property Address:

## 1 Carport Usage.

The Tenant acknowledges and agrees to the exclusive use of the designated carport space (the "Carport") located at the rental property premises. The Tenant shall use the Carport solely for parking a single personal vehicle that is in compliance with local regulations and property guidelines. The Tenant shall not use the Carport for any other purpose, including storage of personal items, equipment, or any activity that obstructs or interferes with proper vehicle parking.

## 2 Duration and Termination.

This Addendum shall be effective for the same duration as the original lease agreement. If the original lease agreement is extended or renewed, this Addendum shall automatically extend or renew alongside it. If the Tenant chooses to terminate the Carport usage, a written notice must be provided to the Landlord at least 60 days prior to the intended termination date.

## 3 Maintenance and Responsibilities.

The Tenant is responsible for maintaining cleanliness and order within the Carport space. The Tenant shall not cause any damage to the Carport or any surrounding property. Any damage or modifications to the carport caused by the Tenant's actions will be subject to repair or restoration at the Tenant's Expense.

## ACKNOWLEDGMENT.

I acknowledge that I have carefully reviewed all the information above. I understand that this document can be used as a reference for any issues or concerns that may arise during the tenancy.

### 1st Tenant:

Full Name: Signature: Date:

### 2nd Tenant:

Full Name: Signature: Date:

### Property Manager / Landlord:

Full Name: Signature: Date:



# Pets Addendum

1  
2 Lessee Name(s):  
Property Address:

## 3 1 TERMS.

4 Tenant(s) agree to pay a non-refundable deposit of \$ per pet, payable at the time this addendum is exe-  
5 cuted. This deposit is intended to cover cleaning or repairs related to the presence of the pet(s). Tenant(s)  
6 are fully responsible for any and all damages to the property caused by the pet(s). This includes, but is  
7 not limited to: Damage to flooring, walls, doors, or fixtures. Staining, odors, or excessive pet hair requiring  
8 specialized cleaning. Damage to landscaping, outdoor areas, or common spaces. If damages caused by the  
9 pet(s) exceed the deposit amount, Tenant(s) agree to reimburse the Landlord for the full cost of repairs or  
10 cleaning required to restore the property to its original condition.

11  
12 Tenant(s) agree to maintain their pet(s) in a clean and healthy condition. Pets must not cause nuisance,  
13 excessive noise, or disturbances to neighbors.

14 Tenant(s) agree to keep no more than pets on the property at any time. Violation of this provision  
15 may result in additional charges, termination of this agreement, or both.

16 Tenant(s) agree to comply with all applicable local laws, ordinances, and regulations regarding the care  
17 and control of their pet(s).

18 Tenant(s) agree to indemnify and hold harmless the Landlord from any claims, damages, or liabilities  
19 arising from the pet(s).  
20

## 21 ACKNOWLEDGMENT.

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23 can be used as a reference for any issues or concerns that may arise during the tenancy.  
24

### 25 1st Tenant:

Full Name: Signature: Date:

### 25 2nd Tenant:

Full Name: Signature: Date:

### 26 Property Manager / Landlord:

27 Full Name: Signature: Date:



# Utilities Addendum

Lessee Name(s):

Property Address:

## 1 TERMS.

Lessee(s) agree(s) that s/he will call both \_\_\_\_\_ (electricity) and \_\_\_\_\_ (gas) utility companies prior to, but not later than the commencement date \_\_\_\_\_ and place the electricity and gas services for the above location in his/her name.

Lessee(s) acknowledge(s) that all utilities will be used for normal household purposes only and shall not be disconnected at any time during the Term of this Lease Contract. The Landlord is not responsible for any discomfort, inconvenience or damage of any kind caused by the interruption or failure of any services.

## ACKNOWLEDGMENT.

I acknowledge that I have carefully reviewed all the information above. I understand that this document can be used as a reference for any issues or concerns that may arise during the tenancy.

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Full Name:

Signature:

Date:

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Signature:

Date:

**Property Manager / Landlord:**

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Full Name: Signature: Date:

### 24 Property Manager / Landlord:

25 Full Name: Signature: Date:



# Keys Addendum

Lessee Name(s):  
Property Address:

## 1 TERMS.

Lessee(s) acknowledge(s) receipt of the following keys for the above location.

- front door keys (      Copies)
- mailbox keys (      Copies)
- pool access keys (      Copies)
- other keys (      Copies)

The Lessee(s) shall not change, reproduce or add any keys and/or locks without the express prior permission of the Lessor. The Lessee(s) shall provide the Lessor with copies of every key for the Lessee's apartment. If the Lessee(s) shall lose the keys to the apartment, then s/he shall be responsible for a fee of \_\_\_\_\_, plus the cost of replacement keys or locksmith charges. If keys are not returned at the time Lessee(s) vacate(s) the property, there will be a \_\_\_\_\_ charge for each key replacement. The Lessee(s) understand(s) that the keys mentioned above are for the Lessee(s) use only. Smart Lock: Tenant acknowledges the use of a smart lock on the main entrance of the condo and agrees to comply with provided instructions for its use. Tenants shall not tamper with or modify the lock and must report any issues or malfunctions immediately to the landlord.

## ACKNOWLEDGMENT.

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Full Name:

Signature:

Date:

**2nd Tenant:**

Full Name:

Signature:

Date:

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Signature:

Date:



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Signature:

Date:



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Full Name: Signature: Date:

### 2nd Tenant:

Full Name: Signature: Date:

### Property Manager / Landlord:

Full Name: Signature: Date:



## Pets Addendum

Lessee Name(s):

Property Address:

### 1 TERMS.

Tenant(s) agree to pay a non-refundable deposit of \$     per pet, payable at the time this addendum is executed. This deposit is intended to cover cleaning or repairs related to the presence of the pet(s). Tenant(s) are fully responsible for any and all damages to the property caused by the pet(s). This includes, but is not limited to: Damage to flooring, walls, doors, or fixtures. Staining, odors, or excessive pet hair requiring specialized cleaning. Damage to landscaping, outdoor areas, or common spaces. If damages caused by the pet(s) exceed the deposit amount, Tenant(s) agree to reimburse the Landlord for the full cost of repairs or cleaning required to restore the property to its original condition.

Tenant(s) agree to maintain their pet(s) in a clean and healthy condition. Pets must not cause nuisance, excessive noise, or disturbances to neighbors.

Tenant(s) agree to keep no more than     pets on the property at any time. Violation of this provision may result in additional charges, termination of this agreement, or both.

Tenant(s) agree to comply with all applicable local laws, ordinances, and regulations regarding the care and control of their pet(s).

Tenant(s) agree to indemnify and hold harmless the Landlord from any claims, damages, or liabilities arising from the pet(s).

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Signature:

Date:

**2nd Tenant:**

Full Name:

Signature:

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# Utilities Addendum

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Property Address:

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Lessee(s) agree(s) that s/he will call both (electricity) and (gas) utility companies prior to, but not later than the commencement date and place the electricity and gas services for the above location in his/her name.

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Full Name:

Signature:

Date:

### 2nd Tenant:

Full Name:

Signature:

Date:

### Property Manager / Landlord:

Full Name:

Signature:

Date:



1 Date: February 24, 2026

2 **LEASE NOTICE**

Tenant(s):

Informational / Administrative Notices

3 Property Address:

Compliance / Cure Notices

Property Manager:

Enforcement / Legal Notices

4 **1 PURPOSE.**

5 This is a scheduled seasonal maintenance notice to remind you about the the most important seasonal  
6 maintenance items. Please review the details below and take appropriate action as needed. Failure to  
7 address the maintenance issues may result in further action, including potential fines or legal consequences  
8 as outlined in the lease agreement.

9 **2 DETAILS.**

- 10 Air filter needs to be replaced every 3 months.
- 11 Smoke detector batteries needs to be replaced every 6 months.
- 12 The under the sink areas needs to be checked for leaks and mold every 6 months.
- 13 Main bathroom toilet needs repair

14 **3 RESPONSE.**

15 Please report the maintenance issue to the property manager within 5 days of receiving this notice. Failure  
16 to report the issue may result in a fine of 25.00 per day until the issue is reported. You can report the issue  
17 by contacting the property manager at (687) 546-7665 or [jacob.white@gmail.com](mailto:jacob.white@gmail.com).

18 Sincerely,  
19 Jacob J. White  
20 Property Manager  
21 O'Properties STL



# Total Dues at Commencement Day

Lessee Name(s):

Property Address:

## 1 STATEMENT.

Your total payment amount due on \_\_\_\_\_ is \_\_\_\_\_ which the sum of the prorated rent for the period from \_\_\_\_\_ to \_\_\_\_\_, the security deposit, and the first month's rent. The breakdown is as follows:

Total Amount Due on = Prorated Amount + Security Deposit + First Month Rent + Pet Deposit + Other Fees  
= \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_

**TOTAL =**

**DUE DATE =**

The failure to pay the total amount due on the commencement date may result in the termination of the lease agreement and eviction from the property. Please ensure that the payment is made on time to avoid any inconvenience.

## ACKNOWLEDGMENT.

I acknowledge that I have carefully reviewed all the information above. I understand that this document can be used as a reference for any issues or concerns that may arise during the tenancy.

**1st Tenant:**

Full Name:

Signature:

Date:

**2nd Tenant:**

Full Name:

Signature:

Date:

**Property Manager / Landlord:**

Full Name:

Signature:

Date:



# Tenant Repair Request

1

## 2 1 PROPERTY INFORMATION.

Tenant Name(s): \_\_\_\_\_ ,  
3 Property Address: \_\_\_\_\_ , Unit Number:  
Phone Number: \_\_\_\_\_ , Email Address:

## 4 2 REPAIR DETAILS.

5 Date Issue Was First Noticed: \_\_\_\_\_ ,

6 Location of Issue (check one):

7  
1<sup>st</sup> Bathroom      1<sup>st</sup> Bedroom      Kitchen  
8      2<sup>nd</sup> Bathroom      2<sup>nd</sup> Bedroom      Living Area  
Utility Area      Balcony      Exterior

## 9 3 DESCRIPTION OF THE PROBLEM:

10 Please be as specific as possible:

11



12 **4 ACCESS PERMISSION.**

13 Do you authorize property management / workers to enter the unit to perform repairs if you are not present?

14 Yes , No — appointment required

15

16 Preferred repair time:

17 Morning , Afternoon , Flexible

18 **5 URGENCY LEVEL.**

19 Routine — can be scheduled

20 Urgent — affects daily living

21 Emergency — immediate safety risk (CALL 911 IMMEDIATELY)

22 **6 SAFETY & RESPONSIBILITY CHECK.**

23 Please choose all that applies:

24 The issue was not caused by tenant misuse or neglect.

25 Pets will be secured during service.

26 Area will be accessible for repair .

27 **7 ACKNOWLEDGE & SIGNATURE.**

28 Full Name:

Signature:

Date:

---

29 **8 OFFICE USE ONLY.**

Received Date: ,

30 Assigned To: ,

Scheduled Date: ,

Complete Date: ,

31 Property Manager Notes:

32



# Move-In Inspection Checklist

1

## 2 Instructions.

3 Please carefully inspect the condition of the property and its features at the time of move-in. Use the check-  
4 list below to document the condition of each item, noting any existing damages, issues, or concerns. This  
5 information will be used as a reference for the condition of the property at move-in and may be referenced  
6 at move-out.

7

8 **Property Address:**



## 1 INTERIOR SPACE.

### 1.1 Kitchen

Walls clean, no holes or damage	Note:
Ceiling clean, no stains or cracks	Note:
Flooring in good condition	Note:
Sink and faucet working, no leaks	Note:
Garbage disposal working	Note:
Cabinets and drawers functional	Note:
Counter-tops in good condition	Note:
Refrigerator clean and working	Note:
Stove/Oven working	Note:
Microwave working	Note:
Exhaust hood/fan working	Note:
Dishwasher working	Note:
Lights, outlets, and fans working	Note:

### 1.2 Living Room

Walls clean, no holes or damage	Note:
Ceiling clean, no stains or cracks	Note:
Flooring in good condition	Note:
The main-entrance lock is working	Note:
Windows, doors, and blinds working	Note:
Lights, outlets, and fans working	Note:



33 **1.3 Main Bedroom**

- 34 Walls clean, no holes or damage Note:
- 35 Ceiling clean, no stains or cracks Note:
- 36 Flooring in good condition Note:
- 37 Closet doors and shelves functional Note:
- 38 Windows and blinds working Note:
- 39 Lights, outlets, and fans working Note:

40

41 **1.4 Main Bathroom**

- 42 Walls clean, no holes or damage Note:
- 43 Ceiling clean, no stains or cracks Note:
- 44 Flooring in good condition Note:
- 45 Toilet flushes properly Note:
- 46 Sink and faucet working Note:
- 47 Shower/Tub draining properly Note:
- 48 No leaks under sink Note:
- 49 Mirror and fixtures intact Note:
- 50 Exhaust fan working Note:
- 51 Lights and outlet(s) working Note:

52

53 **1.5 Guest Bedroom**

- 54 Walls clean, no holes or damage Note:
- 55 Ceiling clean, no stains or cracks Note:
- 56 Flooring in good condition Note:



57 Closet doors and shelves functional Note:  
58 Windows and blinds working Note:  
59 Lights, outlets, and fans working Note:

60

## 61 **1.6 Guest Bathroom**

62 Walls clean, no holes or damage Note:  
63 Ceiling clean, no stains or cracks Note:  
64 Flooring in good condition Note:  
65 Toilet flushes properly Note:  
66 Sink and faucet working Note:  
67 Shower/Tub draining properly Note:  
68 No leaks under sink Note:  
69 Mirror and fixtures intact Note:  
70 Exhaust fan working Note:  
71 Lights and outlet(s) working Note:

72

## 73 **1.7 Laundry Area**

74 Washer operational (electric) Note:  
75 Dryer operational (electric) Note:  
76 Water heater operational (electric) Note:  
77 Furnace operational (gas) Note:  
78 No leaks or unusual noises Note:

79



80 **2 EXTERIOR SPACE.**

81 **2.1 Balcony Deck and Storage Room**

82 Balcony floor in good condition Note:

83 Balcony railing in good condition Note:

84 Sliding door and lock working Note:

85 Storage room clean and functional Note:

86

87 **2.2 Exterior Hallway (Common Area Outside Unit)**

88 Area clean and free of debris Note:

89 No damage to walls or flooring Note:

90 Lighting functional Note:

91

92 **2.3 Carport Space**

93 Assigned carport number clearly marked Note:

94 Carport area clean and free of debris Note:

95 No oil stains or hazardous spills present Note:

96 Structure and posts in good condition Note:

97



98 **GENERAL NOTES.**

99 Please use the space below to provide any additional comments or observations about the condition of the  
100 unit that were not covered in the checklist above. This can include any concerns about safety, cleanliness,  
101 or maintenance issues that you would like to bring to the attention of property management.  
102

103

104 **ACKNOWLEDGMENT.**

105 I acknowledge that I have carefully reviewed all the information above. I understand that this document  
106 can be used as a reference for any issues or concerns that may arise during the tenancy.  
107

**1st Tenant:**

Full Name:

Signature:

Date:

**2nd Tenant:**

Full Name:

Signature:

Date:

**Property Manager / Landlord:**

Full Name:

Signature:

Date:

110



# RESIDENTIAL LEASE

## 1 PARTIES AND PROPERTY.

, Tenant agrees to lease from the undersigned Landlord the following real property in the municipality of (if incorporated) , County of , the state of , known as and described as follows:

## 2 TERMS.

Tenant agrees to pay a total of USD to Landlord for rental period of months beginning (12:00PM local time) and ending on (12:00PM local time). Tenant covenants and agrees to pay a monthly rental fee of in advance on the day of each month during the term of this lease. The first month's rent shall be paid on . If Tenant takes possession of the property in advance of the term, all conditions of this lease shall prevail and rent shall be paid pro rata to the beginning of the month. In the event the Landlord receives the rental payment on or before the due date each month, a USD discount shall be applied to the monthly payment.

## 3 ADDITIONAL RENT.

All monthly rent payments shall be paid on or before the due date without a grace period and if not received by Landlord when due, then in addition to other remedies which are contained herein or as may be provided by law, Tenant agrees to pay additional rent of per day (each month up the 20% of the monthly rent) for each day such rent or partial rent is overdue as liquidated damages, actual damages being impossible to ascertain. An insufficient check shall incur the same additional rent until such time as the check is made good. All rental payments shall be paid to and delivered to or to such other place as the Landlord may, from time to time, direct.

## 4 SECURITY DEPOSIT.

The security deposit of payable upon execution of this lease, shall be held by (Landlord if none other specified), without interest to Tenant for the term of this lease, in part, as a guarantee of the performance by the Tenant of the agreements contained herein. Buyer/Landlord shall hold the security deposit(s) in accordance with all applicable laws, including, but not limited to, those set forth in the Landlord-Tenant Actions, of the state of . Landlord is hereby authorized to expend from this deposit, such sums necessary to clean the premises and correct or repair damage done by the Tenant



32 or Tenant's guests or invitees. Within thirty (30) days after the termination of the tenancy or recovery  
33 of possession by Landlord (whichever is later), Landlord shall either return to the Tenant the full security  
34 deposit or furnish a written itemized list and cost or estimated cost of any such damages or reasons for which  
35 the security deposit or any portion thereof is being withheld along with the balance of the security deposit,  
36 if any. In the event the security deposit is not sufficient to correct or repair the damage or restore the loss  
37 due to Tenant's non-performance, then Tenant agrees to pay such additional amount upon notification of the  
38 dollar amount. The security deposit is not to be construed by the Tenant as a payment of any installment  
39 of rent due under the terms of this lease. The security deposit refund may be in one check, jointly payable  
40 to all Tenants and such refund check and itemized of deduction may be mailed to one Tenant only.

41

42 NOTE: IN NO EVENT SHALL SECURITY DEPOSIT BE USED BY TENANT AS ANY PART OF RENT.

## 43 **5 RETURNED CHECK.**

44 There shall immediately accrue a change of \_\_\_\_\_ as additional rent, for each event of any check  
45 delivered to the Landlord, which upon presentation to the designated depository thereon, is dishonored  
46 for reason of insufficient funds, account closed, payment stopped or otherwise. At any time after such as  
47 occurrence, Landlord may require all subsequent amounts payable under this lease to be paid by Tenant in  
48 the form of cash, cashier check or money order.

## 49 **6 USE OF PROPERTY.**

50 Tenant agrees that the property shall be occupied by no more than \_\_\_\_\_ person(s), as a residence for Tenant  
51 and Tenant's immediate family or other such persons identified on Tenant's application or otherwise identified  
52 herein, and shall not be used for any other purpose whatever, however, Tenant shall be permitted to entertain  
53 guests for limited periods of time, not to exceed two weeks. Tenant shall comply with all applicable laws  
54 regulating the use of property. Failure to comply will cause a default of this agreement.

## 55 **7 GOVERNMENTAL INSPECTIONS AND OCCUPANCY PERMIT.**

56 Before possession, and if required by any applicable governmental authority, Landlord shall comply with  
57 occupancy code requirements. Tenant shall obtain an occupancy permit.

## 58 **8 POSSESSION.**

59 Landlord will permit Tenant to quietly and peaceably hold, occupy and and enjoy said property during the  
60 term hereof without interference by the Landlord provided that Tenant observes and performs all of the  
61 agreements contained therein. Landlord's liability for failure to deliver possession on the specific date shall  
62 be limited to abatement of rent from Tenant until possession is delivered.



63 **9 ILLEGAL DRUG WARNING.**

64 Illegal drug trafficking, manufacturing or use is a violation of law and this lease, subjecting Tenant to all  
65 applicable penalties. In the event Tenant or any member of Tenant's family or any of Tenant's guests,  
66 invitees, agents or employees uses or is involved in the use, distribution or manufacture of illegal drugs while  
67 on Landlord's property, it shall be just cause for the termination of this lease and the eviction of the Tenant.  
68 Tenant warrants to Landlord that Tenant or any other of the property has never been convicted of crimes  
69 related to methamphetamine.

70 **10 ACCESS BY LANDLORD.**

71 Tenant shall assume all responsibility for the terms and conditions of this lease at the time of occupancy  
72 but no later than the first day of the term hereof. Landlord shall be entitled and shall have the right, at  
73 all reasonable times, to inspect said property for any damage or destruction or to determine whether or not  
74 Tenant is performing and observing all of the agreements contained herein, and for the purpose of making  
75 any necessary repairs. For a period of sixty (60) days prior to the expiration or termination of this lease,  
76 Landlord shall have the right of access to the property at all reasonable times for the purpose of showing to  
77 prospective tenants, buyers, appraisers, lenders and inspectors. Landlord shall not be liable to Tenant or any  
78 member of Tenant's family or any of Tenant's guests, invitees, agents or employees for any loss, injury or  
79 damage to them or their personal property from any cause whatsoever, except Landlord's gross and willful  
80 negligence.

81 **11 RESPONSIBILITIES OF LANDLORD.**

82 In addition to other responsibilities set forth elsewhere in this lease, Landlord shall be responsible for the cost  
83 to maintain the residence in good and habitable condition including costs associated with reasonable wear  
84 and tear of the tenant, except as provided for damages caused by Tenant's neglect and except as provided  
85 for in Section 14. Landlord has disclosed to Tenant, in writing, any facts known to Landlord as regards to  
86 any prior use of the property as a lab, production or storage site of methamphetamine or was the residence  
87 of a person convicted of crimes related to methamphetamine.

88 **12 LIABILITY AND INDEMNITY.**

89 Landlord shall not be liable to Tenant, Tenant's guests or other occupants or persons on the premise for  
90 personal injury, property damage or other losses to such persons or their property caused by theft, burglary,  
91 assault, other crimes, fire, water, ice, wind, rain, smoke or other cause. Furthermore, Tenant agrees to  
92 indemnify and hold Landlord free and harmless from any and all liability for injury to or death of any  
93 person, or for damage of property arising from the use and occupancy of the premises by Tenant or from  
94 the act or omission of any person or persons, including Tenant in or about the leased premises with the  
95 express or implied consent of Tenant. Landlord requires Tenant to obtain personal household contests and  
96 personal liability insurance, (See Section 14) Landlord shall have no duty to furnish smoke detectors, except



97 as required by law, however, if furnished, Tenant is responsible for keeping them operational by furnishing  
98 batteries (See Section 14.)

### 99 **13 MULTIPLE TENANTS.**

100 Each Tenant is jointly and individually liable for all obligations and sums due under lease agreement. A  
101 lease violation by one Tenant is a violation by all Tenants. Notice by Landlord to any adult Tenant is notice  
102 to all Tenants.

### 103 **14 RESPONSIBILITIES OF TENANT.**

104 In addition to other responsibilities set forth in the lease, Tenant shall:

- 105 i) Pay all utilities when due including, if applicable, electric, gas, water, and snow/trash removal. Tenant  
106 shall make arrangements for such services prior to occupancy and shall maintain such services (and,  
107 when necessary, provide heat for the building) throughout the term of the lease;
- 108 ii) Obtain personal liability insurance and, if desired, personal household contents insurance;
- 109 iii) Inspect smoke alarms and carbon monoxide detectors, bi-annually, if applicable, and replace batteries  
110 when needed;
- 111 iv) Change furnace filter regularly (at least every three months) if residence has a forced air system;
- 112 v) Keep air conditioner compressor clean and free of debris, leaves, grass clippings, etc.;
- 113 vi) Keep garbage, trash, waste and debris in proper containers and dispose of same at least weekly;
- 114 vii) Comply fully with subdivision/condominium rules and regulations, a copy of which, if applicable, is  
115 attached.

116 Except where following exterior maintenance items are provided for by the subdivision/condominium,  
117 Tenant shall also:

- 118 (a) Keep sidewalks and driveways free from snow, ice and anything that may present a danger to  
119 Tenant or others.
- 120 (b) Keep grass cut, watered and trimmed and reasonably free of leaves and debris.
- 121 (c) Provide the necessary and proper care for shrubs and trees.
- 122 (d) Maintain gutters and downspouts so as to be clean and operable.

123 It is further understood, acknowledged and agreed that Tenant shall:

- 124 viii) Be responsible for the cost of repairs of glass, screens and doors if damaged by accident or neglect of  
125 Tenant or anyone else;



- ix) responsible for the cost of pest/insect control, except for wood destroying insects/pests, first reported to Landlord thirty (30) days or later after possession;
- x) Be responsible for the cost of repairs to bath, tub/shower enclosures, tile, walls and floors if grout or caulk is not intact and properly sealed so as to prevent water penetration behind such seals when such condition was not reported, in writing, to Landlord before damage occurred;
- xi) Be responsible for the cost of garbage disposal (if any), bathtub, toilets or drains, if caused by rags, excessive grease, glass, metal, plastic, etc. or any accident or neglect of Tenant or anyone else;
- xii) Be responsible for any other cost incurred by Landlord (repairs or otherwise) resulting from accident or negligence of Tenant or Tenant's invitees or guests; and
- xiii) Be responsible to immediately notify Landlord, in writing, of any repairs needed that, if left unattended, would result in damage to the residence.
- In addition, it is understood, acknowledged and agreed that Tenant:
- xiv) Shall keep no pets on the property without the express written consent of Landlord;
- xv) Shall not paint, or install or remove wallpaper or otherwise alter the residence in any manner without the written consent of Landlord;
- xvi) Shall not alter, replace or add door or window locks and shall return all keys to Landlord upon termination of this lease; (Landlord agrees to change locks upon request of Tenant and receipt of payment for the applicable locksmith or other contractor service fee;)
- xvii) Shall not park or allow guests to park anywhere on the property except in regular spaces provided for such vehicle parking;
- xviii) Shall not park or store any residential vehicle, trailer or commercial vehicle on the property without the written consent of Landlord;
- xix) Shall not store flammable or hazardous materials, except nominal amount of gasoline, which is to be stored in proper containers;
- xx) Shall refrain from activities of any kind that would interfere with neighbor's peaceful enjoyment of the property they occupy;
- xxi) Shall not assign this lease or sublease or rent any portion of the property to anyone else;
- xxii) Shall keep Landlord informed at all times of Tenant's current phone numbers (residents, work and cell)
- xxiii) Shall upon vacating, remove all personal property belonging to Tenant and shall thoroughly clean the property and shall pay Landlord's cost of professional carpet cleaning to be done after vacating;



156 xxiv) Shall pay all attorney fees and court costs in the event legal proceeding are instituted by Landlord  
157 for non-payment of rent or late charges or any other breach of this lease by Tenant, including eviction  
158 cost.

159 THE FAILURE OF FULFILLMENT RELATED TO ANY OF THE RESPONSIBILITIES LISTED  
160 ABOVE IN THIS SECTION LEADS TO APPLYING A MINIMUM "VIOLATION PENALTY FEE"  
161 OF PER ITEM/EVENT IN ADDITION TO ANY OTHER EXISTING FEES AND  
162 COSTS.

## 163 **15 HOLDOVER.**

164 If Tenant holds over and fails to vacate on or before the agreed upon move-out date (end of lease term or  
165 any renewal or extension period or the move-out date agreed to by the parties), Tenant shall be liable to  
166 pay double rent for the holdover period and shall indemnify Landlord and/or prospective tenants or buyers  
167 for damages (i.e., lost rent or profits of sale, lodging expenses and attorney fees)

## 168 **16 DESTRUCTION OF PROPERTY.**

169 In the event the property is rendered partially uninhabitable by fire or other causality, rent shall be reduced  
170 proportionally until such time as property is habitable. Landlord shall proceed immediately to render the  
171 property habitable and if repairs are not completed within thirty (30) days after the date of the damage or  
172 loss, then Tenant shall have the option of termination this lease immediately thereafter by giving Landlord  
173 written notice of termination. If the property is totally destroyed or rendered uninhabitable by reason of  
174 fire or other causality, the lease shall immediately terminated.

## 175 **17 CONDEMNATION.**

176 In the event of condemnation under governmental right of eminent domain or otherwise or in the event of a  
177 sale of the property under threat of such condemnation, Landlord may terminate this lease but not without  
178 written notice to Tenant not less than sixty (60) days in advance of the rent due date.

## 179 **18 DEFAULT BY TENANT.**

180 In the event of a default by Tenant of any rent payment or in the performance of or compliance with any  
181 agreements contained herein, Landlord shall, without demand, be entitled to possession of the property.  
182 Tenant shall, upon written demand by Landlord, quit and surrender said property to Landlord. Tenant's  
183 obligation to pay rent for the full term shall not be terminated, provided however, that Tenant shall be  
184 entitled to credit for any rent thereafter collected by the Landlord for re-renting said property during any  
185 part of the balance of the term hereof, less any expenses in connection therewith. The remedies provided for  
186 in this Section shall be in addition to the other remedies provided for herein or as provided by law. Failure  
187 by Landlord to enforce or demand performance of any obligation of Tenant, or to seek remedy for breach  
188 thereof shall not waive or excuse defaults of other obligations nor further defaults of the same obligation.

This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgment of all parties.

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Phone:(626) 689-5848 || Email: [info@opropertiestl.com](mailto:info@opropertiestl.com)



189 **19 ABANDONMENT.**

190 In Tenant is absent from the premises for five (5) conservative days following notice of default of this lease,  
191 or if Tenant leaves personal property at the premises after the termination of the lease, all personal property  
192 found in or on the premises may be deemed by Landlord to be abandoned. Landlord may peacefully enter,  
193 remove and dispose of such personal property as Landlord sees fit without any liability or duty to account  
194 for such personal property to Tenant. Cost of removal of personal property shall be paid by Tenant.

195 **20 INSPECTION OF PROPERTY.**

196 Tenant acknowledges having inspected said property prior to the execution of this lease and finds the same to  
197 be in good, safe and clean condition and repair except as may be otherwise noted. Tenant further agrees to  
198 keep said property in as good and clean condition and repair as when so inspected and when first occupied,  
199 and will keep said property free from any debris, filth and will not do anything to create a danger of fire or  
200 cause an increase in insurance rates or to cause a cancellation of insurance. Upon the expiration of this lease  
201 or its termination, Tenant will surrender possession of the leased property (including any Landlord owned  
202 personal property) in as good, clean and safe condition has been made and that no promise to decorate, alter,  
203 repair or improve the property has been made except what has been set forth herein. Before executing this  
204 agreement, Tenant should contact law enforcement officials for information pertaining to whether registered  
205 sex offenders or other convicted criminals reside un the area. If Tenant is not satisfied with such information,  
206 Tenant should not lease this property.

207 **21 SPECIAL AGREEMENTS.**

208

Landlord Initials:

Tenant(s) Initials: /

Page 7/8

This document has legal consequences.  
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The text of this form may not be altered in any manner  
without written acknowledgment of all parties.

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<sup>209</sup> **22 ACKNOWLEDGMENT & SIGNATURES.**

**1st Tenant:**

Full Name: Signature: Date:

**2nd Tenant:**

<sup>210</sup> Full Name: Signature: Date:

**Property Manager / Landlord:**

Full Name: Signature: Date:



1 Date: February 24, 2026

2 **LEASE NOTICE**

Tenant(s):

Informational / Administrative Notices

3 Property Address:

Compliance / Cure Notices

Property Manager:

Enforcement / Legal Notices

4 **1 PURPOSE.**

5 This is a scheduled seasonal maintenance notice to remind you about the the most important seasonal  
6 maintenance items. Please review the details below and take appropriate action as needed. Failure to  
7 address the maintenance issues may result in further action, including potential fines or legal consequences  
8 as outlined in the lease agreement.

9 **2 DETAILS.**

10 Air filter needs to be replaced every 3 months.

11 Smoke detector batteries needs to be replaced every 6 months.

12 The under the sink areas needs to be checked for leaks and mold every 6 months.

13 Main bathroom toilet needs repair

14 **3 RESPONSE.**

15 Please report the maintenance issue to the property manager within 5 days of receiving this notice. Failure  
16 to report the issue may result in a fine of 25.00 per day until the issue is reported. You can report the issue  
17 by contacting the property manager at (687) 546-7665 or [jacob.white@gmail.com](mailto:jacob.white@gmail.com).

18 Sincerely,

19 Jacob J. White

20 Property Manager

21 O'Properties STL



# Total Dues at Commencement Day

Lessee Name(s):

Property Address:

## 1 STATEMENT.

Your total payment amount due on \_\_\_\_\_ is \_\_\_\_\_ which the sum of the prorated rent for the period from \_\_\_\_\_ to \_\_\_\_\_, the security deposit, and the first month's rent. The breakdown is as follows:

Total Amount Due on = Prorated Amount + Security Deposit + First Month Rent + Pet Deposit + Other Fees  
= \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_

**TOTAL =**

**DUE DATE =**

The failure to pay the total amount due on the commencement date may result in the termination of the lease agreement and eviction from the property. Please ensure that the payment is made on time to avoid any inconvenience.

## ACKNOWLEDGMENT.

I acknowledge that I have carefully reviewed all the information above. I understand that this document can be used as a reference for any issues or concerns that may arise during the tenancy.

**1st Tenant:**

Full Name:

Signature:

Date:

**2nd Tenant:**

Full Name:

Signature:

Date:

**Property Manager / Landlord:**

Full Name:

Signature:

Date:



# Tenant Repair Request

1

## 2 1 PROPERTY INFORMATION.

Tenant Name(s): \_\_\_\_\_ ,  
3 Property Address: \_\_\_\_\_ , Unit Number:  
Phone Number: \_\_\_\_\_ , Email Address:

## 4 2 REPAIR DETAILS.

5 Date Issue Was First Noticed: \_\_\_\_\_ ,

6 Location of Issue (check one):

7  
1<sup>st</sup> Bathroom      1<sup>st</sup> Bedroom      Kitchen  
8      2<sup>nd</sup> Bathroom      2<sup>nd</sup> Bedroom      Living Area  
Utility Area      Balcony      Exterior

## 9 3 DESCRIPTION OF THE PROBLEM:

10 Please be as specific as possible:

11



12 **4 ACCESS PERMISSION.**

13 Do you authorize property management / workers to enter the unit to perform repairs if you are not present?

14 Yes , No — appointment required

15

16 Preferred repair time:

17 Morning , Afternoon , Flexible

18 **5 URGENCY LEVEL.**

19 Routine — can be scheduled

20 Urgent — affects daily living

21 Emergency — immediate safety risk (CALL 911 IMMEDIATELY)

22 **6 SAFETY & RESPONSIBILITY CHECK.**

23 Please choose all that applies:

24 The issue was not caused by tenant misuse or neglect.

25 Pets will be secured during service.

26 Area will be accessible for repair .

27 **7 ACKNOWLEDGE & SIGNATURE.**

28 Full Name:

Signature:

Date:

---

29 **8 OFFICE USE ONLY.**

Received Date: ,

30 Assigned To: ,

Scheduled Date: ,

Complete Date: ,

31 Property Manager Notes:

32



# Move-In Inspection Checklist

1

## 2 Instructions.

3 Please carefully inspect the condition of the property and its features at the time of move-in. Use the check-  
4 list below to document the condition of each item, noting any existing damages, issues, or concerns. This  
5 information will be used as a reference for the condition of the property at move-in and may be referenced  
6 at move-out.

7

8 **Property Address:**



## 1 INTERIOR SPACE.

### 1.1 Kitchen

Walls clean, no holes or damage	Note:
Ceiling clean, no stains or cracks	Note:
Flooring in good condition	Note:
Sink and faucet working, no leaks	Note:
Garbage disposal working	Note:
Cabinets and drawers functional	Note:
Counter-tops in good condition	Note:
Refrigerator clean and working	Note:
Stove/Oven working	Note:
Microwave working	Note:
Exhaust hood/fan working	Note:
Dishwasher working	Note:
Lights, outlets, and fans working	Note:

### 1.2 Living Room

Walls clean, no holes or damage	Note:
Ceiling clean, no stains or cracks	Note:
Flooring in good condition	Note:
The main-entrance lock is working	Note:
Windows, doors, and blinds working	Note:
Lights, outlets, and fans working	Note:



33 **1.3 Main Bedroom**

- 34 Walls clean, no holes or damage Note:
- 35 Ceiling clean, no stains or cracks Note:
- 36 Flooring in good condition Note:
- 37 Closet doors and shelves functional Note:
- 38 Windows and blinds working Note:
- 39 Lights, outlets, and fans working Note:

40

41 **1.4 Main Bathroom**

- 42 Walls clean, no holes or damage Note:
- 43 Ceiling clean, no stains or cracks Note:
- 44 Flooring in good condition Note:
- 45 Toilet flushes properly Note:
- 46 Sink and faucet working Note:
- 47 Shower/Tub draining properly Note:
- 48 No leaks under sink Note:
- 49 Mirror and fixtures intact Note:
- 50 Exhaust fan working Note:
- 51 Lights and outlet(s) working Note:

52

53 **1.5 Guest Bedroom**

- 54 Walls clean, no holes or damage Note:
- 55 Ceiling clean, no stains or cracks Note:
- 56 Flooring in good condition Note:



57 Closet doors and shelves functional Note:  
58 Windows and blinds working Note:  
59 Lights, outlets, and fans working Note:

60

## 61 **1.6 Guest Bathroom**

62 Walls clean, no holes or damage Note:  
63 Ceiling clean, no stains or cracks Note:  
64 Flooring in good condition Note:  
65 Toilet flushes properly Note:  
66 Sink and faucet working Note:  
67 Shower/Tub draining properly Note:  
68 No leaks under sink Note:  
69 Mirror and fixtures intact Note:  
70 Exhaust fan working Note:  
71 Lights and outlet(s) working Note:

72

## 73 **1.7 Laundry Area**

74 Washer operational (electric) Note:  
75 Dryer operational (electric) Note:  
76 Water heater operational (electric) Note:  
77 Furnace operational (gas) Note:  
78 No leaks or unusual noises Note:

79



80 **2 EXTERIOR SPACE.**

81 **2.1 Balcony Deck and Storage Room**

82 Balcony floor in good condition Note:

83 Balcony railing in good condition Note:

84 Sliding door and lock working Note:

85 Storage room clean and functional Note:

86

87 **2.2 Exterior Hallway (Common Area Outside Unit)**

88 Area clean and free of debris Note:

89 No damage to walls or flooring Note:

90 Lighting functional Note:

91

92 **2.3 Carport Space**

93 Assigned carport number clearly marked Note:

94 Carport area clean and free of debris Note:

95 No oil stains or hazardous spills present Note:

96 Structure and posts in good condition Note:

97



98 **GENERAL NOTES.**

99 Please use the space below to provide any additional comments or observations about the condition of the  
100 unit that were not covered in the checklist above. This can include any concerns about safety, cleanliness,  
101 or maintenance issues that you would like to bring to the attention of property management.  
102

103

104 **ACKNOWLEDGMENT.**

105 I acknowledge that I have carefully reviewed all the information above. I understand that this document  
106 can be used as a reference for any issues or concerns that may arise during the tenancy.  
107

**1st Tenant:**

Full Name:

Signature:

Date:

**2nd Tenant:**

Full Name:

Signature:

Date:

**Property Manager / Landlord:**

Full Name:

Signature:

Date:

110



# RESIDENTIAL LEASE

## 1 PARTIES AND PROPERTY.

, Tenant agrees to lease from the undersigned Landlord the following real property in the municipality of (if incorporated) , County of , the state of , known as and described as follows:

## 2 TERMS.

Tenant agrees to pay a total of USD to Landlord for rental period of months beginning (12:00PM local time) and ending on (12:00PM local time). Tenant covenants and agrees to pay a monthly rental fee of in advance on the day of each month during the term of this lease. The first month's rent shall be paid on . If Tenant takes possession of the property in advance of the term, all conditions of this lease shall prevail and rent shall be paid pro rata to the beginning of the month. In the event the Landlord receives the rental payment on or before the due date each month, a USD discount shall be applied to the monthly payment.

## 3 ADDITIONAL RENT.

All monthly rent payments shall be paid on or before the due date without a grace period and if not received by Landlord when due, then in addition to other remedies which are contained herein or as may be provided by law, Tenant agrees to pay additional rent of per day (each month up the 20% of the monthly rent) for each day such rent or partial rent is overdue as liquidated damages, actual damages being impossible to ascertain. An insufficient check shall incur the same additional rent until such time as the check is made good. All rental payments shall be paid to and delivered to or to such other place as the Landlord may, from time to time, direct.

## 4 SECURITY DEPOSIT.

The security deposit of payable upon execution of this lease, shall be held by (Landlord if none other specified), without interest to Tenant for the term of this lease, in part, as a guarantee of the performance by the Tenant of the agreements contained herein. Buyer/Landlord shall hold the security deposit(s) in accordance with all applicable laws, including, but not limited to, those set forth in the Landlord-Tenant Actions, of the state of . Landlord is hereby authorized to expend from this deposit, such sums necessary to clean the premises and correct or repair damage done by the Tenant



32 or Tenant's guests or invitees. Within thirty (30) days after the termination of the tenancy or recovery  
33 of possession by Landlord (whichever is later), Landlord shall either return to the Tenant the full security  
34 deposit or furnish a written itemized list and cost or estimated cost of any such damages or reasons for which  
35 the security deposit or any portion thereof is being withheld along with the balance of the security deposit,  
36 if any. In the event the security deposit is not sufficient to correct or repair the damage or restore the loss  
37 due to Tenant's non-performance, then Tenant agrees to pay such additional amount upon notification of the  
38 dollar amount. The security deposit is not to be construed by the Tenant as a payment of any installment  
39 of rent due under the terms of this lease. The security deposit refund may be in one check, jointly payable  
40 to all Tenants and such refund check and itemized of deduction may be mailed to one Tenant only.

41

42 NOTE: IN NO EVENT SHALL SECURITY DEPOSIT BE USED BY TENANT AS ANY PART OF RENT.

## 43 **5 RETURNED CHECK.**

44 There shall immediately accrue a change of \_\_\_\_\_ as additional rent, for each event of any check  
45 delivered to the Landlord, which upon presentation to the designated depository thereon, is dishonored  
46 for reason of insufficient funds, account closed, payment stopped or otherwise. At any time after such as  
47 occurrence, Landlord may require all subsequent amounts payable under this lease to be paid by Tenant in  
48 the form of cash, cashier check or money order.

## 49 **6 USE OF PROPERTY.**

50 Tenant agrees that the property shall be occupied by no more than \_\_\_\_\_ person(s), as a residence for Tenant  
51 and Tenant's immediate family or other such persons identified on Tenant's application or otherwise identified  
52 herein, and shall not be used for any other purpose whatever, however, Tenant shall be permitted to entertain  
53 guests for limited periods of time, not to exceed two weeks. Tenant shall comply with all applicable laws  
54 regulating the use of property. Failure to comply will cause a default of this agreement.

## 55 **7 GOVERNMENTAL INSPECTIONS AND OCCUPANCY PERMIT.**

56 Before possession, and if required by any applicable governmental authority, Landlord shall comply with  
57 occupancy code requirements. Tenant shall obtain an occupancy permit.

## 58 **8 POSSESSION.**

59 Landlord will permit Tenant to quietly and peaceably hold, occupy and and enjoy said property during the  
60 term hereof without interference by the Landlord provided that Tenant observes and performs all of the  
61 agreements contained therein. Landlord's liability for failure to deliver possession on the specific date shall  
62 be limited to abatement of rent from Tenant until possession is delivered.



63 **9 ILLEGAL DRUG WARNING.**

64 Illegal drug trafficking, manufacturing or use is a violation of law and this lease, subjecting Tenant to all  
65 applicable penalties. In the event Tenant or any member of Tenant's family or any of Tenant's guests,  
66 invitees, agents or employees uses or is involved in the use, distribution or manufacture of illegal drugs while  
67 on Landlord's property, it shall be just cause for the termination of this lease and the eviction of the Tenant.  
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69 related to methamphetamine.

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73 all reasonable times, to inspect said property for any damage or destruction or to determine whether or not  
74 Tenant is performing and observing all of the agreements contained herein, and for the purpose of making  
75 any necessary repairs. For a period of sixty (60) days prior to the expiration or termination of this lease,  
76 Landlord shall have the right of access to the property at all reasonable times for the purpose of showing to  
77 prospective tenants, buyers, appraisers, lenders and inspectors. Landlord shall not be liable to Tenant or any  
78 member of Tenant's family or any of Tenant's guests, invitees, agents or employees for any loss, injury or  
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80 negligence.

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82 In addition to other responsibilities set forth elsewhere in this lease, Landlord shall be responsible for the cost  
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84 and tear of the tenant, except as provided for damages caused by Tenant's neglect and except as provided  
85 for in Section 14. Landlord has disclosed to Tenant, in writing, any facts known to Landlord as regards to  
86 any prior use of the property as a lab, production or storage site of methamphetamine or was the residence  
87 of a person convicted of crimes related to methamphetamine.

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90 personal injury, property damage or other losses to such persons or their property caused by theft, burglary,  
91 assault, other crimes, fire, water, ice, wind, rain, smoke or other cause. Furthermore, Tenant agrees to  
92 indemnify and hold Landlord free and harmless from any and all liability for injury to or death of any  
93 person, or for damage of property arising from the use and occupancy of the premises by Tenant or from  
94 the act or omission of any person or persons, including Tenant in or about the leased premises with the  
95 express or implied consent of Tenant. Landlord requires Tenant to obtain personal household contests and  
96 personal liability insurance, (See Section 14) Landlord shall have no duty to furnish smoke detectors, except



97 as required by law, however, if furnished, Tenant is responsible for keeping them operational by furnishing  
98 batteries (See Section 14.)

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101 lease violation by one Tenant is a violation by all Tenants. Notice by Landlord to any adult Tenant is notice  
102 to all Tenants.

### 103 **14 RESPONSIBILITIES OF TENANT.**

104 In addition to other responsibilities set forth in the lease, Tenant shall:

- 105 i) Pay all utilities when due including, if applicable, electric, gas, water, and snow/trash removal. Tenant  
106 shall make arrangements for such services prior to occupancy and shall maintain such services (and,  
107 when necessary, provide heat for the building) throughout the term of the lease;
- 108 ii) Obtain personal liability insurance and, if desired, personal household contents insurance;
- 109 iii) Inspect smoke alarms and carbon monoxide detectors, bi-annually, if applicable, and replace batteries  
110 when needed;
- 111 iv) Change furnace filter regularly (at least every three months) if residence has a forced air system;
- 112 v) Keep air conditioner compressor clean and free of debris, leaves, grass clippings, etc.;
- 113 vi) Keep garbage, trash, waste and debris in proper containers and dispose of same at least weekly;
- 114 vii) Comply fully with subdivision/condominium rules and regulations, a copy of which, if applicable, is  
115 attached.

116 Except where following exterior maintenance items are provided for by the subdivision/condominium,  
117 Tenant shall also:

- 118 (a) Keep sidewalks and driveways free from snow, ice and anything that may present a danger to  
119 Tenant or others.
- 120 (b) Keep grass cut, watered and trimmed and reasonably free of leaves and debris.
- 121 (c) Provide the necessary and proper care for shrubs and trees.
- 122 (d) Maintain gutters and downspouts so as to be clean and operable.

123 It is further understood, acknowledged and agreed that Tenant shall:

- 124 viii) Be responsible for the cost of repairs of glass, screens and doors if damaged by accident or neglect of  
125 Tenant or anyone else;



- 126 ix) responsible for the cost of pest/insect control, except for wood destroying insects/pests, first reported  
127 to Landlord thirty (30) days or later after possession;
- 128 x) Be responsible for the cost of repairs to bath, tub/shower enclosures, tile, walls and floors if grout or  
129 caulk is not intact and properly sealed so as to prevent water penetration behind such seals when such  
130 condition was not reported, in writing, to Landlord before damage occurred;
- 131 xi) Be responsible for the cost of garbage disposal (if any), bathtub, toilets or drains, if caused by rags,  
132 excessive grease, glass, metal, plastic, etc. or any accident or neglect of Tenant or anyone else;
- 133 xii) Be responsible for any other cost incurred by Landlord (repairs or otherwise) resulting from accident  
134 or negligence of Tenant or Tenant's invitees or guests; and
- 135 xiii) Be responsible to immediately notify Landlord, in writing, of any repairs needed that, if left unattended,  
136 would result in damage to the residence.
- 137 In addition, it is understood, acknowledged and agreed that Tenant:
- 138 xiv) Shall keep no pets on the property without the express written consent of Landlord;
- 139 xv) Shall not paint, or install or remove wallpaper or otherwise alter the residence in any manner without  
140 the written consent of Landlord;
- 141 xvi) Shall not alter, replace or add door or window locks and shall return all keys to Landlord upon  
142 termination of this lease; (Landlord agrees to change locks upon request of Tenant and receipt of  
143 payment for the applicable locksmith or other contractor service fee;)
- 144 xvii) Shall not park or allow guests to park anywhere on the property except in regular spaces provided for  
145 such vehicle parking;
- 146 xviii) Shall not park or store any residential vehicle, trailer or commercial vehicle on the property without  
147 the written consent of Landlord;
- 148 xix) Shall not store flammable or hazardous materials, except nominal amount of gasoline, which is to be  
149 stored in proper containers;
- 150 xx) Shall refrain from activities of any kind that would interfere with neighbor's peaceful enjoyment of the  
151 property they occupy;
- 152 xxi) Shall not assign this lease or sublease or rent any portion of the property to anyone else;
- 153 xxii) Shall keep Landlord informed at all times of Tenant's current phone numbers (residents, work and cell)
- 154 xxiii) Shall upon vacating, remove all personal property belonging to Tenant and shall thoroughly clean the  
155 property and shall pay Landlord's cost of professional carpet cleaning to be done after vacating;



156 xxiv) Shall pay all attorney fees and court costs in the event legal proceeding are instituted by Landlord  
157 for non-payment of rent or late charges or any other breach of this lease by Tenant, including eviction  
158 cost.

159 THE FAILURE OF FULFILLMENT RELATED TO ANY OF THE RESPONSIBILITIES LISTED  
160 ABOVE IN THIS SECTION LEADS TO APPLYING A MINIMUM "VIOLATION PENALTY FEE"  
161 OF PER ITEM/EVENT IN ADDITION TO ANY OTHER EXISTING FEES AND  
162 COSTS.

## 163 **15 HOLDOVER.**

164 If Tenant holds over and fails to vacate on or before the agreed upon move-out date (end of lease term or  
165 any renewal or extension period or the move-out date agreed to by the parties), Tenant shall be liable to  
166 pay double rent for the holdover period and shall indemnify Landlord and/or prospective tenants or buyers  
167 for damages (i.e., lost rent or profits of sale, lodging expenses and attorney fees)

## 168 **16 DESTRUCTION OF PROPERTY.**

169 In the event the property is rendered partially uninhabitable by fire or other causality, rent shall be reduced  
170 proportionally until such time as property is habitable. Landlord shall proceed immediately to render the  
171 property habitable and if repairs are not completed within thirty (30) days after the date of the damage or  
172 loss, then Tenant shall have the option of termination this lease immediately thereafter by giving Landlord  
173 written notice of termination. If the property is totally destroyed or rendered uninhabitable by reason of  
174 fire or other causality, the lease shall immediately terminated.

## 175 **17 CONDEMNATION.**

176 In the event of condemnation under governmental right of eminent domain or otherwise or in the event of a  
177 sale of the property under threat of such condemnation, Landlord may terminate this lease but not without  
178 written notice to Tenant not less than sixty (60) days in advance of the rent due date.

## 179 **18 DEFAULT BY TENANT.**

180 In the event of a default by Tenant of any rent payment or in the performance of or compliance with any  
181 agreements contained herein, Landlord shall, without demand, be entitled to possession of the property.  
182 Tenant shall, upon written demand by Landlord, quit and surrender said property to Landlord. Tenant's  
183 obligation to pay rent for the full term shall not be terminated, provided however, that Tenant shall be  
184 entitled to credit for any rent thereafter collected by the Landlord for re-renting said property during any  
185 part of the balance of the term hereof, less any expenses in connection therewith. The remedies provided for  
186 in this Section shall be in addition to the other remedies provided for herein or as provided by law. Failure  
187 by Landlord to enforce or demand performance of any obligation of Tenant, or to seek remedy for breach  
188 thereof shall not waive or excuse defaults of other obligations nor further defaults of the same obligation.

This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgment of all parties.

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189 **19 ABANDONMENT.**

190 In Tenant is absent from the premises for five (5) conservative days following notice of default of this lease,  
191 or if Tenant leaves personal property at the premises after the termination of the lease, all personal property  
192 found in or on the premises may be deemed by Landlord to be abandoned. Landlord may peacefully enter,  
193 remove and dispose of such personal property as Landlord sees fit without any liability or duty to account  
194 for such personal property to Tenant. Cost of removal of personal property shall be paid by Tenant.

195 **20 INSPECTION OF PROPERTY.**

196 Tenant acknowledges having inspected said property prior to the execution of this lease and finds the same to  
197 be in good, safe and clean condition and repair except as may be otherwise noted. Tenant further agrees to  
198 keep said property in as good and clean condition and repair as when so inspected and when first occupied,  
199 and will keep said property free from any debris, filth and will not do anything to create a danger of fire or  
200 cause an increase in insurance rates or to cause a cancellation of insurance. Upon the expiration of this lease  
201 or its termination, Tenant will surrender possession of the leased property (including any Landlord owned  
202 personal property) in as good, clean and safe condition has been made and that no promise to decorate, alter,  
203 repair or improve the property has been made except what has been set forth herein. Before executing this  
204 agreement, Tenant should contact law enforcement officials for information pertaining to whether registered  
205 sex offenders or other convicted criminals reside un the area. If Tenant is not satisfied with such information,  
206 Tenant should not lease this property.

207 **21 SPECIAL AGREEMENTS.**

208

Landlord Initials:

Tenant(s) Initials: /

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<sup>209</sup> **22 ACKNOWLEDGMENT & SIGNATURES.**

**1st Tenant:**

Full Name: Signature: Date:

**2nd Tenant:**

<sup>210</sup> Full Name: Signature: Date:

**Property Manager / Landlord:**

Full Name: Signature: Date: