

APARTMENT LEASE CONTRACT

THIS AGREEMENT IS SUBJECT TO A MANDATORY ARBITRATION CLAUSE TO THE EXTENT THE ARBITRATION AGREEMENT IS EXECUTED AS PART OF YOUR LEASE PACKAGE.



Date of Lease Contract: _

This is a hindina document. Read carefully before signing.

(when the lease contract is filled out)	This is a binding accument. Read carefully before signing.	
Moving In — Ge	eneral Information	
PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you the resident(s) (list all people signing the Lease Contract):	6. RENT AND CHARGES. Unless modified by addenda, you will pay \$ 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	
	Prorated rent of \$ is due for the remainder of the [check one]: \begin{array}{cccccccccccccccccccccccccccccccccccc	
and us, the owner:	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	
(name of apartment community or title holder). You've agreed to rent Apartment No, at	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. If you don't pay all rent on or before the day of the month, you'll pay a late charge. Your late charge will be \$ You'll also pay a charge of \$ for each returned check or	
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 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	rejected electronic payment, plus a late charge. The returned check charge shall not exceed \$30.00. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized. We'll also have all other remedies for such violation. IF YOU DO NOT PAY YOUR RENT ON TIME WHEN REQUIRED BY	
Contract Guaranty for each guarantor is attached. OCCUPANTS. The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract):	THIS LEASE CONTRACT: This is your notice. If you do not pay your rent within five days of the due date specified in this Lease Contract, we can start to have you evicted without further notice. You will not receive any further notice or warnings as long as you live in this rental unit, unless we decide to provide them to you as a gratuity, not as a right.	
	7 UTILITIES. We'll pay for the following items, if checked: water gas electricity master antenna wastewater trash cable TV other	
No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.	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.	
LEASE TERM. The initial term of the Lease Contract begins on the day of,, and ends at 11:59 p.m. the day of,, and ends at 11:59 p.m. the day of, Renewal. This Lease Contract will automatically renew month-to-month unless either party gives at least days written notice of termination or intent to move-out as required by paragraph 45 (Move-Out Notice), which in all cases shall be a minimum of thirty (30) days. If the number of days isn't filled in, at least 30 days notice	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.	
is required. 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 \$, due on or before the date this Lease Contract is signed.	In addition, we urge all residents, 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).	
. KEYS. You will be provided apartment key(s), mailbox key(s), FOB(s), and/or other access device(s) for access to the building and amenities at no additional cost at	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.	

for the replacement and/or repair of the same.

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

If renter's insurance is required, you shall maintain at all times during

the Term of this Lease, at your sole expense, a renter's insurance

policy, or its equivalent, issued by a licensed insurance company in

shan provide us with proof of such insurance to our satisfaction.
If no box is checked, renter's insurance is not required.
Additionally, you are <code>[check one]</code> 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, may be an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.
You acknowledge that no portion of the rent paid by you under this agreement will be applied to the owner's structural fire insurance and that you are in no way a co-insured under any such policy, and that, in order to reduce the cost of insurance, the Owner has chosen to purchase fire and extended coverage insurance for the property for which the above rental agreement applies, with a deductible in the amount of \$ If you or any member of your household, guest or invitee causes damages to the premises in an amount that is less than the amount of this insurance deductible,
you agree to indemnify and reimburse the Owner for the amount

a minimum policy coverage amount of \$_

of such damages, and that you may be liable for costs in excess of the deductible under any subrogation clause of the said policy. It is recommended that you secure insurance to protect your interest in the event of such a loss.

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 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

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addenda or wri become a part	YISIONS. The following special provisions and any atten rules furnished to you at or before signing will to f this lease and will supersede any conflicting his printed lease form.
See any addition	onal special provisions.
11.EARLY MOVE-	OUT. You'll be liable to us for a reletting charge of

- **1.EARLY MOVE-OUT.** You'll be liable to us for a reletting charge of \$_____ (not to exceed 100% of the highest monthly rent during the lease term) if you:
 - (1) fail to give written move-out notice as required in paragraph 45 (Move-Out Notice) or any other applicable law; or
 - (2) move out without paying rent in full for the entire lease term or renewal period; or
 - (3) move out at our demand because of your default; or
 - (4) are judicially evicted.

The reletting charge represents our estimated actual damages we anticipate to be incurred as a result of any of these occurrences and is not a cancellation fee and does not release you from your obligations under this Lease Contract. See the next paragraph.

Not a Release. The reletting charge is not a lease cancellation fee or buyout fee. It is an agreed-to liquidated amount covering only part of our actual damages that we anticipate to be incurred as a result of the occurrence of any of the foregoing (1) through (4), that is, our time, effort, and expense in finding and processing a replacement. These damages are uncertain and difficult to ascertain—particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

12.REIMBURSEMENT. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use, or negligence by you or your guests or occupants.

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 you 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. FAILING TO PAY FIRST MONTH'S RENT.** If you don't pay the first month's rent when or before the Lease Contract begins, we may end your right of occupancy and recover actual damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges, to the extent provided by law. Our rights and remedies under paragraphs 11 (Early Move-Out) and 31 (Default by Resident) apply under this paragraph.
- 14. 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 17 (Community Policies or Rules). If, at least 5 days before the advance notice deadline referred to in paragraph 3 (Lease Term), we give you written notice of rent increases or lease changes effective when the lease term or renewal period ends, this lease 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 45 (Move-Out Notice).
- **15.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 unless otherwise required by law. 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. Notice of intent to terminate must be in writing and must be received by us at least five (5) days prior to your termination. After termination, you are entitled only to refund of deposit(s) and any rent paid. Rent abatement or lease 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, upon at least five (5) days prior written notice to us, 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 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 submit to us a written notice to 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 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 submit to us written notice to 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) for all purposes. This new date may not be moved to an earlier date unless we and you agree.
- **16.DISCLOSURE RIGHTS.** If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

While You're Living in the Apartment

- 17.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.
- **18.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 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.

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.

- 19. 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; 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.
- **20. PARKING.** We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. Motorcycles or motorized bikes may not be parked inside an apartment unit or on sidewalks, under stairwells, or in handicapped parking areas. We may have unauthorized or illegally parked vehicles towed from the apartment community at your expense under the terms of this Lease Contract or by 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 in perable; 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 a 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.
- 21. RELEASE OF RESIDENT. Unless you're entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 15 (Delay of Occupancy), 30 (Responsibilities of Owner), 45 (Move-Out Notice), or any other applicable law, 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.
- **22.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.
- 23.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 and carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and access control devices.

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, and you must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. 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 damage or disable the moke-detector or carbon monoxide detector or remove a battery without replacing it with a working battery, you may be liable to us under state statute for \$100 plus one month's rent, actual damages, and attorney's fees. If you disable or damage the smoke detector or carbon monoxide detector, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water,

Casualty Loss. We're not liable to any 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, sleet, or snow but may remove any amount with or without notice, except as may be required by law. 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.

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.

24. 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 to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

25. 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 or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. If your tenancy is so terminated, we'll refund prorated rent and all deposits, less lawful deductions.

26.ANIMALS. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment 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 animalviolation 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 27 (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.

- **27. WHEN WE MAY ENTER.** We (landlord and repairers, servicers, contractors, and other agents) must give you at least 24 hours notice of our intent to enter and may only enter at reasonable times, except in the event of the following:
 - at any time in case of emergency, including prospective changes in weather conditions which pose a likelihood of danger to the property;
 - (2) between the hours of 9 AM to 6 PM for the purpose of providing regularly scheduled periodic services (provided that prior to entering, we announce our intent to enter), such services including: making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke-detector or carbon monoxide detector batteries; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices, and the like;
 - (3) between the hours of 8 AM to 8 PM for the purpose of providing services you request (provided that, prior to entering, we announce our intent to enter to perform services);
 - (4) pursuant to court order;
 - where you fail to maintain the premises in a condition materially affecting health and safety if such noncompliance can be remedied by repair and you fail to comply as promptly as conditions require in the case of emergency or within fourteen (14) days after written notice from us requesting you to remedy the breach within such time period;
 - (6) when accompanied by a law enforcement officer at reasonable times for the purpose of service of process in ejectment proceedings; or
 - (7) you have abandoned or surrendered the premises.
- 28. 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 tenancy 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 any deduction itemizations of multiple residents will comply with paragraph 50 (Deposit Return, Surrender, and Abandonment).

Replacements

- **29. 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. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly, in writing, consent to the replacement, subletting, assignment, or granting a right or any license to occupy, then:
 - (1) a reletting charge will not be due;
 - (2) a reasonable administrative (paperwork) and/or transfer fee *will* be due, and a rekeying fee *will* be due if rekeying is requested or required; and
 - (3) the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease term.

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 term unless we agree otherwise in writing—even if a new Lease Contract is signed.

Responsibilities of Owner and Resident

- **30.RESPONSIBILITIES OF OWNER.** We'll act with customary diligence to:
 - (1) keep common areas reasonably clean, subject to paragraph 24 (Conditions 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, you may terminate your tenancy and exercise other remedies under state statute only as follows;

- (a) you must make a written request for repair or remedy of the condition, and all rent must be current at the time;
- (b) after receiving the request, we have a reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;
- (c) if we haven't diligently tried to repair within a reasonable time, you must then give us written notice of intent to terminate your tenancy unless the repair is made within 7 days; and
- (d) if repair hasn't been made within 14 days, you may terminate your tenancy and exercise other statutory remedies. Security deposits and prorated rent will be refunded as required by law.
- 31.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 the 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; (6) any illegal drugs or paraphernalia are found in your apartment; (7) you or any guest or occupant engages in any of the prohibited conduct described in Paragraph 19 (Prohibited Conduct); or (8) you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government.

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 as permitted by law.

Eviction. If you default, we have the right to seek ejectment in accordance with applicable law.

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) rent for the holdover period will be increased by 25% over the then-existing rent, without notice; (3) you'll be liable to us for all rent for the full term of the previously signed Lease Contract of a new resident who can't occupy because of the holdover; and (4) at our option, we may extend the lease term—for up to one month from the date of notice of lease extension—by delivering written notice to you or your apartment while you continue to hold over.

Remedies Cumulative. Any remedies set forth herein shall be cumulative, in addition to, and not in limitation of, any other remedies available to handlord under any applicable law.

Other Remedies. If your rent is delinquent we may terminate your tenancy upon written notice to you of nonpayment and intent to terminate your tenancy. We may report unpaid amounts to credit agencies. 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, including termination of your tenancy and lockout fees, as provided under state statute, and attorneys' fees, to the extent allowable by law. 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). 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

Mitigation of Damages. If you move out early, you'll be subject to paragraph 11 (Early Move-Out) and all other remedies. We'll exercise customary diligence to relet and mitigate damages. We'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

General Clauses

32.ENTIRE AGREEMENT. Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us.

33.NO AUTHORITY TO AMEND UNLESS IN WRITING.

Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease Contract or any part of it, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

34.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. Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default.

- **35.NOTICE.** 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 signatures are binding. All notices must be signed.
- **36.CABLE.** 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.
- 37. AFFIRMATION THAT YOU ARE NOT A CRIMINAL SEX OFFENDER. You affirmatively state that you are not a criminal sex offender.

38.MISCELLANEOUS.

- A. Exercising one remedy won't constitute an election or waiver of other remedies.
- B. Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- C. All remedies are cumulative. 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.
- D. This Lease Contract binds subsequent owners.
- E. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- F. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- G. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- H. All lease obligations must be performed in the county where the apartment is located.
- All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- 39. WAIVER OF JURY TRIAL. To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute common law, and/or related to this Lease Contract shall be to a judge and not a jury.
- **40.CONTACTING YOU.** By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.

- **41.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.
- **42.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.

- **43.PAYMENTS.** Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than 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.
- **44.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

- **45.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 paragraph 3 (Lease Terms). 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. Your move-out notice must not terminate the Lease Contract sooner than the end of the Lease Contract term or renewal period, and should you attempt to do so, you will still be liable for the entire Lease Contract term if you move out early under paragraph 21 (Release of Resident) except if you are able to terminate your tenancy under the statutory rights explained under paragraphs 11 (Early Move Out), 21 (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) even if you move by the last date in the lease term, you will be responsible for an additional month's rent. If you fail to vacate by the date set forth in your notice, you will automatically and immediately become a holdover tenant pursuant to state law, and we will have all remedies available under this Lease Contract and state law.
- 46.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. Early move-out may result in reletting charges under paragraphs 11 (Early Move-Out) and 31 (Default by Resident), to the extent provided by law. 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 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.
- **47.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.

48.MOVE-OUTINSPECTION. 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.

49.SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES.

You'll be liable for the following charges, including, but not limited to, and 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 or 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; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animalrelated charges under paragraphs 6 (Rent and Charges) and 26 (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, 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, to the extent provided by law, for: (1) 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 and (2) a reletting fee if you have violated paragraph 11 (Early Move-Out).

50.DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.

Deposit Return and Forwarding Address. You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. We'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions within the time frames and parameters set forth under state law. If you fail to provide us with your forwarding address in writing, as required above, we will process the unclaimed security deposit in accordance

Surrender. You have surrendered the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; or (2) all apartment keys and access devices listed in paragraph 5 (Keys) have been turned in where rent is paid—whichever date occurs first.

Abandonment. You have abandoned the apartment when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you've been in default for non-payment of rent for 15 consecutive days or water, gas, or electric service for the apartment not connected in our name has been terminated; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned. An apartment is also "abandoned" 10 days after the death of a sole resident.

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, subject to and to the extent provided by law. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment, but do not affect our mitigation obligations (paragraph 31 (Default by Resident)).

Severability, Originals and Attachments, and Signatures

51.SEVERABILITY. If any provision of this Lease Contract is invalid Resident or Residents (all sign below) 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. **52.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 **Owner or Owner's Representative** (signing on behalf of owner) 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 Address and phone number of owner's representative for notice Inventory and Condition form is completed, you should retain a purposes copy, and we should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. This lease is the entire agreement between you and us. You acknowledge that you are NOT relying on any oral representations. A copy or scan of this Lease Contract and related addenda, Name and address of locator service (if applicable) 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. **Date form is filled out** (same as on top of page 1) SPECIAL PROVISIONS (CONTINUED FROM PAGE 2).



STUDENT HOUSING LEASE CONTRACT



THIS AGREEMENT IS SUBJECT TO A MANDATORY ARBITRATION CLAUSE TO THE EXTENT THE ARBITRATION AGREEMENT IS EXECUTED AS PART OF YOUR LEASE PACKAGE.

This is a binding document. Read carefully before signing.

General Lease Provisions

1.	and us, the owner:	previously signed Lease Contract of a new resident who can't occupy because of the holdover; <i>and</i> (D) at our option, we may extend the Lease Contract term—for
		up to one (1) month from the date of notice of Lease Contract extension—by delivering written notice to you or your apartment while you continue to hold over.
	(name of apartment community or title holder). APARTMENT. You are renting: Apartment Number	4. RENT AND CHARGES. Your rent for the term is \$ Under this Lease and in accordance with our policies, your total amount due is payable in advance and without demand in installments of \$ each. This amount may include or exclude other fees and charges as outlined in your lease package.
	Bedroom Number, or Floor Plan at	The first installment is due on or before the first (1st) of the month in which this Lease begins. All other payments must be made by the first (1st) of the month in which they are due, with no grace period. This amount is owed by you and is not the total rent owed by all residents.
	(street address) in (zip code) for use as a private residence only. When this lease is signed, all fees are paid and any guarantor paperwork is received, we will set aside a bedroom from our inventory for you. We will notify you of your bedroom assignment	If you don't pay the first (1st) month's rent when or before the Lease Contract begins, we may end your right of occupancy and recover actual damages, reletting charges, attorney's fees, court costs, and other lawful charges, to the extent provided by law. Our rights and remedies under paragraphs 9 (Early Move-Out) and 25 (Default By Resident) apply under this paragraph.
	prior to move-in if not noted above. You acknowledge and agree that your unit and bedroom will be assigned at move-in. As such, you accept this condition and you waive any objection or defense as to the enforceability of the Lease.	You must pay your installments on or before the first (1st) day of the month in which they are due. There is no grace period, and you agree that not paying by the first (1st) of the month is a material breach of this Lease. Cash is not acceptable without our
	2.1. Use and Occupancy. Your access may include exclusive areas, shared common space in the unit, and common areas in the property.We may assign another person to share a bedroom with you. If the apartment has a separate bathroom for each bedroom, you and any other person assigned to your bedroom will have exclusive use of that bathroom.	prior written permission. You cannot withhold or offset rent unless authorized by law. Your obligation to pay rent does not change if there is a reduction of amenity access or other services performed by us. If you don't pay rent on time, you'll be in default and subject to all remedies under state law and this Lease. IF YOU DO NOT PAY YOUR RENT ON TIME WHEN REQUIRED BY THIS LEASE CONTRACT: This is your notice. If you do not pay
	We do not make any representations about the identity, background or suitability of any other resident, and we are under no obligation to perform any resident screening of any kind, including credit, prior resident history or criminal background. Any disputes that arise are your responsibility to resolve directly in a reasonable manner that complies with this Lease. Disputes are not grounds to terminate this Lease.	your rent within five days of the due date specified in this Lease Contract, we can start to have you evicted without further notice. You will not receive any further notice or warnings as long as you live in this rental unit, unless we decide to provide them to you as a gratuity, not as a right. 4.1. Payments. You will pay your rent: \[\text{
	You have a non-exclusive right to use other areas in the unit, including the kitchen, living area, patios/balconies and other shared spaces. Both you and other residents have equal rights to use the space and amenities in the unit common area. It is a violation of this Lease to use any spaces not assigned to you, and we have the right to assign a roommate to any vacancy at	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
	any time with or without notice. 2.2. Access Devices. In accordance with our policies, you'll receive access devices for your apartment and mailbox, and other access devices including:	order, or one (1) 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. Rent and late fees are due without demand, and all other sums are due upon our demand.
		4.2. Application of Money Received. When we receive money,
3.	TERM. The term of the Lease Contract begins on the day of,(year), and ends at noon the day of,(year). This Lease Contract does not automatically renew.	other than utility payments subject to government regulation, we may apply it at our option, and without notice, first to any of your unpaid obligations, then to current rent. We may do so regardless of notations on checks or money orders and regardless of when the obligations arose.
	3.1. Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice, lease end date above, or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then:(A) holdover rent is due in advance on a daily basis and may	4.3. Utilities and Services. We'll pay for the following if checked: gas water wastewater electricity trash/recycling cable/satellite Internet stormwater/drainage government fees other
	become delinquent without notice or demand; (B) rent for the holdover period will be increased by 25% over the then-existing rent, without notice;	

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

- **4.4. Cable.** Although the property may currently be providing cable on a bulk basis to the resident, the property may, with thirty (30) days notice to the resident, cease providing cable and the resident will contract directly with the cable provider for such services.
- 4.5. Late Charges. If you don't pay rent in full by 11:59 p.m. on the _____ day of the month, (not to be assessed prior to the 6th day of the month), you must pay us the following late charge immediately and without demand in addition to the unpaid rent: _____ % of your installment amount as stated in this Lease or ___ \$ ____. Late charges will not be assessed prior to the 6th day of the month.

You'll also pay a charge of \$______for each returned check or rejected electronic payment, (not to exceed \$30), plus a late charge.

- **4.6.** Lease Changes. No rent increases or Lease changes are allowed during the Lease term, except for those allowed by special provisions, by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under the provisions herein.
- **5. SECURITY DEPOSIT.** Your security deposit is \$ _____, due on or before the date this Lease Contract is signed. Any animal deposit will be stated in an animal addendum.
 - **5.1. Refunds and Security Deposit Deductions.** 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 smokedetector or carbon monoxide 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; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under paragraph 20 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors and carbon monoxide, 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 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, to the extent provided by law, for:

- (A) charges for replacine all keys and access devices if you fail to return them on or before your actual move-out date;
 and
- (B) a reletting fee if you have violated paragraph 9 (Early Move-Out).

We may also deduct from your security deposit our reasonable costs incurred in rekeying security devices required by law if you vacate the apartment in breach of this Lease.

6. GUESTS. "Guests" include anyone entering the apartment for any reason related to your occupancy. You are responsible for the conduct of your guests, invitees, family members, and any other person whom you allow to enter the property or apartment, as if such conduct were your own. Unless otherwise stated in this Lease or in our policies, no more than ______ people may be present in the apartment at one time. Other than residents and authorized occupants, no one else may occupy the apartment. In the event we receive any complaints of unreasonable disturbances in the Apartment, you agree that we may limit the number of guests that may enter the Apartment at any one time.

- **6.1. Exclusion of Persons.** We may exclude 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.
- 7. CARE OF UNIT/COMMON AREAS AND DAMAGES. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use, negligence, or intentional conduct by you or your invitees, guests or occupants; or any other cause not due to our negligence or fault as allowed by law except for damages by acts of God to the extent they couldn't be mitigated by your action or inaction.

Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' negligence or intentional acts:

- (A) damage to doors, windows, or screens;
- (B) damage from windows or doors left open; and
- (C) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment.

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

- 8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury.
 - 8.1. Renter's Insurance Requirement

You are:

required to buy and maintain renter's insurance; o
not required to buy renter's insurance.

If renter's insurance is required, you shall maintain at all times during the Term of this Lease, at your sole expense, a renter's insurance policy, or its equivalent, issued by a licensed insurance company in a minimum policy coverage amount of \$______, and you shall provide us with proof of such insurance to our satisfaction.

8.2. Personal Liability Insurance Requirement

You are:

 \square required to purchase and maintain personal liability insurance; or

not required to buy liability insurance.

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

- 9. EARLY MOVE-OUT. You'll be liable to us for a reletting charge of \$_____ (not to exceed 100% of the highest of your installment amount during the Lease Contract term) if you:
 - (A) fail to give written move-out notice as required; or
 - (B) move out without paying rent in full for the entire Lease Contract term or renewal period; or
 - (C) move out at our demand because of your default; or
 - (D) are judicially evicted.

The reletting charge is not a cancellation fee nor a buyout fee and does not release you from your obligations under this Lease. It is a liquidated amount covering only part of our damages; that is, our time, effort, and expense in finding and processing a replacement. These damages are uncertain and difficult to ascertain—particularly those relating to inconvenience, paperwork,

advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

10. SECURITY AND SAFETY DEVICES.

- 10.1. Smoke and Carbon Monoxide Detectors. We'll furnish smoke detectors and carbon monoxide detectors only if required by statute. We may install additional detectors not so required. We'll test them and provide working batteries when you first take possession. Upon request, we'll provide, as required by law, a smoke alarm or carbon monoxide detector capable of alerting a person with a hearing-impairment disability. You must test the smoke detectors and the carbon monoxide detectors on a regular basis, and you must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. If you damage or disable the smoke detector or carbon monoxide detector or remove a battery without replacing it with a working battery, you may be liable to us for \$100 plus one (1) month's rent, actual damages, and attorney's fees.
- **10.2. Duty to Report.** You must immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable neither the smoke detectors nor the carbon monoxide detectors. You will be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

11.DELAY OF OCCUPANCY. We are not responsible for any delay of your occupancy caused by construction, repairs, cleaning, or a previous resident's holding over.

The Lease Contract will remain in force subject to:

- (1) abatement of rent on a daily basis during delay; and
- (2) your right to terminate as set forth below.

Notice of intent to terminate must be in writing and must be received by us at least five (5) days prior to your termination. 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, upon at least five (5) days prior written notice to us, but not later.

- (a) If we give written notice to any of you when or after the initial term as set forth in paragraph 3 (Term)—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 submit to us a written notice to terminate the Lease Contract within 3 days of your receiving the notice, but not later.
- (b) If we give written notice to any of you before the initial term as set forth in paragraph 3 (Term) and the notice states that construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may submit to us a written notice to 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 (Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree in writing.

Resident Life

- 12.COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are 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.
 - **12.1. Photo/Video Release.** When signing this Lease, you grant us permission to use any photograph or video taken of you while you are using property common areas or participating in any event sponsored by us.
 - 12.2. Limitations on Conduct. Your apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles 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;
 - 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.

- 12.3. Notice of Convictions and Registration. You agree to notify us if you or any occupants are convicted of (A) any felony, or (B) any misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.
- 12.4 Attendance and Enrollment. We may, at our option, require information about your attendance and enrollment. If required by us, you must notify us prior to any extended absence from your unit that is for more than fourteen (14) days and not during a regular school break. If you are suspended or expelled by an educational institution, we have the right, but not the obligation, to terminate your Lease. Within ten (10) days of your suspension or expulsion, you must give us written notice if our policies require this information. At our request, the educational institution may give us information about your enrollment status.
- 12.5. AFFIRMATION THAT YOU ARE NOT A CRIMINAL SEX OFFENDER. You affirmatively state that you are not a criminal sex offender.
- **13.PROHIBITED CONDUCT.** You, your occupants or guests, or the guests of any occupants, may not engage in the following activities:
 - (a) criminal conduct of any kind; including, but not limited to: 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;
 - (b) behaving in a loud or obnoxious manner;
 - (c) disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community;
 - (d) disrupting our business operations;
 - (e) storing anything in closets having gas appliances;
 - (f) tampering with utilities or telecommunications;
 - (g) bringing hazardous materials into the apartment community;
 - (h) using windows for entry or exit; *or*
 - heating the apartment with a gas-operated cooking stove or oven.

- **14.PARKING.** We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. Motorcycles or motorized bikes may not be parked inside an apartment unit or on sidewalks, under stairwells, or in handicapped parking areas. We may have unauthorized or illegally parked vehicles towed from the apartment community at your expense under the terms of this Lease Contract or by 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;
 - (2) is on jacks, blocks or has wheel(s) missing;
 - (3) has no current license plate or no current registration and/or inspection sticker;
 - (4) takes up more than one parking space;
 - (5) belongs to a resident or occupant who has surrendered or abandoned the apartment;
 - (6) is parked in a marked handicap space without the legally required handicap insignia;
 - (7) is parked in a space marked for manager, staff, or guest at the office:
 - (8) blocks another vehicle from exiting;
 - (9) is parked in a fire lane or designated "no parking" area;
 - (10) is parked in a space marked for other resident(s) or unit(s);
 - (11) is parked on the grass, sidewalk, or patio;
 - (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.
- **15.RELEASE OF RESIDENT.** Unless allowed by this Lease Contract, federal or state law, you won't be released from this Lease Contract for any reason.
- 16. MILITARY PERSONNEL CLAUSE. All parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member's Civil Relief Act, or any applicable state law(s), if you are seeking to terminate this Lease Contract and/or subsequent renewals and/or Lease Contract extensions under the rights granted by such laws.
- 17. RESIDENT SAFETY AND LOSS. We are not liable to you, other residents in your unit or your guests for any damage, injury or loss to person or property caused by persons, including but not limited to theft, burglary, assault, vandalism or other crimes. We're not liable to you, other residents, guests, or occupants for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, or other occurrences unless such damage injury or loss is caused exclusively by our negligence, unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice, except as may be required by law. 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.

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

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

18. CONDITION OF THE PREMISES AND ALTERATIONS.

18.1. As-Is. You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. You'll be given an Inventory and Condition form on or before move-in. Within seven (7) days of 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.

18.2. Standards and Improvements. 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 to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

19. REQUESTS, REPAIRS, AND MALFUNCTIONS.

- 19.1. Written Requests Required. IF YOU NEED TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE TENANT PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except for fair-housing accommodation or modification requests or situations involving imminent danger or threats to health or safety such as, 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. A request for maintenance or repair by anyone residing in your bedroom or apartment constitutes a request from all co-residents.
- 19.2. Notifications and Requirements. 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. Unless we instruct otherwise, you are required to keep the apartment cooled or heated according to our policies.
- 19.3. Utilities. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately.
- **19.4. Casualty Loss and Equipment Repair.** We'll act with customary diligence to make repairs and reconnections, taking into consideration when casualty insurance proceeds are received. Rent will not abate in whole or in part. 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.
- 19.5. Our Right to Terminate for Casualty Loss/Property Closure. If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. We also have the right to terminate this Lease during the Lease term by giving you at least thirty (30) days' written notice of termination if we are demolishing your apartment or closing it and it will no longer be used for residential purposes for at least six (6) months, or if the property is subject to eminent domain. If your tenancy is so terminated, we'll refund prorated rent and all deposits, less lawful deductions. We may also remove personal property if it causes a health or safety hazard.

20.ANIMALS.

20.1. No Animals Without Consent. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment community unless we've so authorized in writing. If we allow an animal as a pet, you must execute a

separate animal addendum which may require additional deposits, rents, fees or other charges. An animal deposit is considered a general security deposit. The animal addendum includes information governing animals, including assistance or service animals. We will authorize an assistance animal for a disabled person without requiring an animal deposit. When allowed by 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 represent that any requests you made are true, accurate and made in good faith. You must not feed stray or wild animals.

- **20.2. Unauthorized Animals.** If we discover an unauthorized animal in the unit, you will be required to complete an application for an authorized animal and you will be assessed an animal deposit, animal fees, and animal rent, as allowed by law, from the beginning of the Lease Contract through the date of discovery.
- 20.3. Violations of Animal Policies and Charges. If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease, including an initial charge of \$ _ per animal (not to exceed \$100 per animal) and a daily charge of per animal (not to exceed \$10 per day per animal) from the date the animal was brought into your apartment until it is removed. 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 animalviolation 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.
- **21.WHEN WE MAY ENTER.** We (landlord and repairers, servicers, contractors, and other agents) must give you at least 24 hours notice of our intent to enter and may only enter at reasonable times, except in the event of the following:
 - (A) at any time if there's an emergency, including prospective changes in weather conditions which pose a likelihood of danger to the property;
 - (B) between the hours of 9 AM to 6 PM for the purpose of providing regularly scheduled periodic services (provided that prior to entering, we announce our intent to enter), such services including: making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smokedetector or carbon monoxide detector batteries; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices, and the like;
 - (C) between the hours of 8 AM to 8 PM for the purpose of providing services you request (provided that, prior to entering, we announce our intent to enter to perform services);
 - (D) pursuant to court order;
 - (E) where you fail to maintain the premises in a condition materially affecting health and safety if such noncompliance can be remedied by repair and you fail to comply as promptly as conditions require in the case of emergency or within fourteen (14) days after written notice from us requesting you to remedy the breach within such time period;

- (F) when accompanied by a law enforcement officer at reasonable times for the purpose of service of process in ejectment proceedings;
- (G) or you have abandoned or surrendered the premises.
- **22.NOTICES.** Notices and requests from you or any other resident or occupant of the apartment constitute notice from all residents. Unless this Lease or the law requires otherwise, any notice required to be provided, sent or delivered in writing by us may be given electronically, subject to our rules. Your notice of termination of your tenancy, or intent to move out must be signed by you. A notice from us to you to pay sums owed only by you, or regarding sale of property that belongs only to you or that was in your possession and care, will be addressed to you only. You represent that you have provided your current electronic mail address to us, and that you will notify us in the event your electronic mail address changes.
- 23. SUBLETTING, TRANSFERS, RELOCATION AND REPLACEMENTS. Prior written consent required. Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we consent expressly in writing.
 - **23.1. Transfers.** You must get our prior written approval for any transfer. If transfer is approved, you must:
 - (a) be in compliance with all terms of this Lease;
 - (b) execute a new Lease or other agreement for the space to which you are transferring;
 - (c) complete all required forms;
 - (d) pay a new security deposit in advance if required; and
 - (e) pay transfer fee of \$ ______inadvance if you are moving from one unit to another or \$ _____ in advance if you are moving from one exclusive space to another in the same unit.

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

- **23.2. Relocation.** We reserve the right at any time, upon five (5) days prior written notice to you and without your having to pay any transfer fee, to relocate you to another bedroom in the Apartment or to another Apartment within the Apartment community. We will assist you in moving your personal property and pay for rekeying if we require you to relocate.
- **23.3. Replacement.** If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly, in writing, consent to the replacement, subletting, assignment, or granting a right or license to occupy then:
 - (a) a reletting charge will not be due;
 - (b) a reasonable administrative (paperwork) and/or transfer fee *will* be due, and a rekeying fee *will* be due if rekeying is requested or required; *and*
 - (c) the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease

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

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

Owner's Rights and Remedies

- $\textbf{24.RESPONSIBILITIES OF OWNER.} \ \ \textbf{We'll act with customary diligence to:}$
 - (a) keep common areas reasonably clean, subject to paragraph 18 (Condition of the Premises and Alterations);
 - (b) maintain fixtures, furniture, hot water, heating and A/C equipment;
 - (c) comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; *and*
 - (d) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable.
- 24.1. Your Remedies. If we violate any of the above, you may terminate your tenancy and exercise other remedies under state statute only as follows:
 - (a) you must make a written request for repair or remedy of the condition, and all rent must be current at the time;
 - (b) after receiving the request, we have a reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;
 - (c) if we haven't diligently tried to repair within a reasonable time, you must then give us written notice of intent to

- terminate your tenancy unless the repair is made within seven (7) days; *and*
- (d) if repair hasn't been made within fourteen (14) days, you may terminate your tenancy and exercise other statutory remedies. Security deposits and prorated rent will be refunded as required by law.
- **25.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:
 - (A) you don't pay rent or other amounts that you owe when due;
 - (B) you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs;
 - (C) you abandon the apartment;
 - (D) you give incorrect or false answers in a rental application;
 - (E) you or any occupant is arrested, convicted, or given deferred adjudication for (1) 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 (2) any sex-related crime, including a misdemeanor;
 - (F) any illegal drugs or paraphernalia are found in your apartment;
 - (G) you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government; or
 - (H) you allow a co-resident who has been evicted to stay in your bedroom or the apartment.

The resident defaults contained in the Lease will be limited to conduct by you or any of your invitees, guests or occupants, or to conduct in which you and any invitee, guest, occupant or resident participated. The remedies for a default committed solely by a resident in the apartment will be limited to those that affect that resident only.

- 25.1. 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 as permitted by law.
- **25.2. Eviction.** If you default, we have the right to seek ejectment in accordance with applicable law.
- **25.3. Other Remedies.** If your rent is delinquent, we may terminate your tenancy upon written notice to you of nonpayment and intent to terminate your tenancy. We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us any amounts stated to be rental discounts in paragraph 34 (Special Provisions), in addition to other sums due. Upon your default, we have all other legal remedies, including termination of your tenancy and lockout fees, as provided under state statute, and attorneys' fees, to the extent allowable by law. Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorneys' fees and litigation costs). You must pay all collection agency fees if you fail to pay all sums due within ten (10) days after we mail you a letter demanding payment and stating that collection agency fees will be added if you don't pay all sums by that deadline.
- **25.4. Mitigation of Damages.** If you move out early, you'll be subject to paragraph 9 (Early Move-Out) and all other remedies under this Lease Contract and under the applicable laws. We'll exercise customary diligence to relet and mitigate damages. We'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.
- **25.5. Default by Other Residents.** If there is a default by another resident, it may not be possible to prevent their occupancy of the apartment during legal proceedings.

26.OTHER IMPORTANT PROVISIONS.

26.1. Representatives' Authority; Waivers; Notice.

Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease Contract or any part of it, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

Any dimensions and sizes provided to you relating to the apartment are only approximations or estimates; actual dimensions and sizes may vary. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, liens, or other rights isn't a waiver under any circumstances. Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default.

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 signatures are binding. All notices must be signed.

- **26.2. Entire Agreement.** Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us
- 26.3. WAIVER OF JURY TRIAL. TO MINIMIZE LEGAL EXPENSES AND, TO THE EXTENT ALLOWED BY LAW, YOU AND WE AGREE THAT A TRIAL OF ANY LAWSUIT BASED ON STATUTE, COMMON LAW, AND/OR RELATED TO THIS LEASE CONTRACT SHALL BE TO A JUDGE AND NOT A JURY.

26.4. Miscellaneous.

- (A) Exercising one remedy won't constitute an election or waiver of other remedies.
- (B) Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- (C) All remedies are cumulative. 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.
- (D) This Lease Contract binds subsequent owners.
- (E) This Lease remains in effect if any provision or clause is invalid or if initials are omitted on any page.
- (F) All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- (f) This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- H) All lease obligations must be performed in the county where the apartment is located.
- (I) All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.
- (J) The term "including" in this Lease should be interpreted to mean "including but not limited to."
- (K) Nothing in this Lease constitutes a waiver of our remedies for a breach under your prior lease that occurred before the lease term in Paragraph 3 (Term) begins.
- **26.5. Rooming House.** In no event shall the Apartment be deemed a rooming or lodging house and, in the event any state or local agency makes any determination to the contrary, we reserve the right to terminate the Lease upon seven (7) days'
- **26.6. Force Majeure.** If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond our control, then we shall be excused from any further performance of obligations and undertakings hereunder, to the fullest extent allowed under applicable law. Your exposure to or contracting of a Virus does not excuse you from fulfilling your Lease obligations.

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

End of Lease

- 27.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. Early move-out may result in reletting charges under paragraph 9 (Early Move-out) and paragraph 25 (Default By Resident). You're prohibited by law from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate the apartment before the thirty (30) day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.
 - 27.1. 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 (if the cleaning was excessive or the damages were beyond normal wear and tear)—including charges for cleaning carpets, draperies, furniture, walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse).
 - **27.2. Move-Out Inspection.** You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.

28.SURRENDER AND ABANDONMENT.

You have *surrendered* the bedroom and the apartment when:

- (A) the move-out date has passed and no one is living in the apartment in our reasonable judgment; ${\it or}$
- (B) all bedroom and apartment keys and access devices listed herein have been turned in where rent is paid—whichever date occurs first.

You have *abandoned* the bedroom and the apartment when all of the following have occurred:

- (A) you appear to have moved out in our reasonable judgment;
- (B) clothes, furniture, and personal belongings have been substantially removed from the bedroom in our reasonable judgment;
- (C) you've been in default for non-payment of rent for fifteen (15) consecutive days, or water, gas, or electric service for the apartment not connected in our name has been terminated; and
- (D) you've not responded for two (2) days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned. An apartment is also "abandoned" ten (10) days after the death of a sole resident.
- **28.1. The Ending of Your Rights.** Surrender, abandonment, or judicial eviction ends 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, subject to and to the extent provided by law. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment, but do not affect our mitigation obligations.

34. SPECIAL PROVISIONS. The following or attached special provisions

conflicting provisions of this printed Lease form.

and any addenda or written rules furnished to you at or before signing will become a part of this Lease and will supersede any

General Provisions and Signatures

Date Signed _

- **29. DISCLOSURE RIGHTS.** If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.
- **30.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.
- **31.CANCELLATION.** If written cancellation is received within 72 hours of the date you sign this Lease, the Lease will be voided with no penalties to you, unless we have received the first installment or you have been issued keys.
- **32.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.
- 33.ORIGINALS AND ATTACHMENTS. This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form is completed, you should retain a copy, and we should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. This lease 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.

Before submitting a rental application or signing a Lease, you should review the documents and consult an attorney. You are legally bound by this Lease when you sign it. A facsimile or an electronic signature on this Lease is as binding as an original signature.			
The leasing process will be completed after we review, approve and return a countersigned Lease to you. You understand a contract has been formed even if the specific apartment or bedroom is to be assigned at a later date.			
Additional provisions or changes may be made in the Lease i agreed to in writing by the parties. This Lease is the entire agreement between you and us. You are NOT relying on any ora representations.			
You are entitled to receive a copy of this Lease after it is fully signed.			
Keep it in a safe place.			
Resident (sign below)			
Date Signed			
Owner or Owner's Representative (signing on behalf of owner)			

Address and phone number of owner's representative for notice purposes	
Name and address of locator service (if applicable)	
After-hours phone number(Always call 911 for police, fire, or medical emergencies.)	
SPECIAL PROVISIONS (CONTINUED FROM PAGE 7).	

Fast Facts: 2021 Debt Collection COVID-19 Interim Final Rule

Interim Final Rule: The Bureau's Interim Final Rule (IFR) amends Regulation F to require that debt collectors provide written notice to certain consumers about temporary eviction protections under the Centers for Disease Control and Prevention (CDC)'s eviction moratorium and prohibit a debt collector from misrepresenting that a consumer is ineligible for eviction protection under the moratorium.

Effective date: May 3, 2021

Comments due: 15 days after the date of publication in the Federal Register. Detailed information on how to submit comments can be found in the IFR.

Available at: https://www.consumerfinance.gov/rules-policy/final-rules/debt-collection-practices-global-covid-19-pandemic-regulation-f/

About this document: The Bureau has issued an IFR to amend Regulation F at 12 CFR 1006. This document generally provides a high-level overview of the topics covered in the IFR. Note that the Bureau's 2020 Debt Collection Rules will not yet be in effect by the IFR's effective date and accordingly, the IFR revises Regulation F as it currently exists.



This is a Compliance Aid issued by the Consumer Financial Protection Bureau. The Bureau published a Policy Statement on Compliance Aids, available at https://www.consumerfinance.gov/policy-compliance/rulemaking/final-rules/policy-statement-compliance-aids/, that explains the Bureau's approach to Compliance Aids.



Coverage

Entity or article	Description in IFR	Location in Regulation F and FDCPA
	The IFR applies to debt collectors as defined in the Fair Debt Collection Practices Act (FDCPA).	
	The term debt collector is generally defined in the FDCPA as any	1006.9(a)
Debt Collectors	person who uses any instrumentality of interstate commerce or mail in any business the principal purpose of which is the collection of debts, or who regularly collects or attempts to collect, directly or indirectly, debts owed or due, or asserted to be owed or due, to another.	FDCPA section 803(6)
	The IFR applies to consumers as defined in the FDCPA.	1006.9(b)(1)
Consumer	A consumer is defined in the FDCPA as any natural person obligated or allegedly obligated to pay any debt.	FDCPA section 803(3)
	The IFR applies to debt as defined in the FDCPA.	
5	Debt is defined in the FDCPA as any obligation or alleged obligation of a consumer to pay money arising out of a	1006.9(b)(1)
Debt	transaction in which the money, property, insurance, or services that are the subject of the transaction are primarily for personal, family, or household purposes, whether or not the obligation has been reduced to judgment.	FDCPA section 803(5)
	The IFR added a definition of CDC Order to Regulation F.	
CDC Order	As defined, the CDC Order means the order issued by the Centers for Disease Control and Prevention titled <u>Temporary</u> Halt in Residential Evictions to Prevent the Further Spread of COVID—19 (86 FR 16731 (Mar. 31, 2021)).1	1006.9(b)(2)
	The CDC Order generally prohibits a landlord, owner of a residential property, or other person with a legal right to pursue	

¹The CDC Order will remain in effect until June 30, 2021, unless extended, modified, or rescinded. In the event the CDC further extends the CDC Order, the Bureau expects the IFR will continue to be in effect until the expiration of any such extension.

	eviction (including an agent or attorney acting on behalf of a landlord or owner) from evicting any covered person from any residential property for non-payment of rent in any jurisdiction in which the Order applies during the effective period of the Order.	
	The IFR added a definition of eviction notice to Regulation F.	
Eviction Notice	The term eviction notice is defined as the earliest written notice that the laws of any State, locality, territory, or tribal area require to be provided to a consumer before an eviction action against the consumer may be filed.	1006.9(b)(3)

Conduct

Topic	Required, prohibited, or optional conduct	Location in Regulation F
Prohibition against misrepresentations about the CDC Order	A debt collector must not falsely represent or imply to a consumer that the consumer is ineligible for temporary protection from eviction under the CDC Order. This requirement is applicable: During the effective period of the CDC Order; In any jurisdiction in which the CDC Order applies; and In connection with the collection of a debt.	1006.9(c)(2)
Requirement to disclose the CDC Order	Before filing an eviction action for non-payment of rent against a consumer, if the CDC Order might reasonably apply to that consumer, a debt collector must disclose that the consumer may be eligible for temporary protection from eviction under the CDC Order. The disclosure must be clear and conspicuous and in writing. A debt collector must provide the disclosure on the date the debt collector provides the consumer with an eviction notice or, if no eviction notice is required by law, on the date that the eviction action is filed. This requirement is applicable: During the effective period of the CDC Order; In any jurisdiction in which the CDC Order applies; and In connection with the collection of a debt.	1006.9(c)(1)

Option to provide
the CDC Order
disclosure at the
same time as the
eviction notice

A debt collector may satisfy the requirement to provide the disclosure on the same date as the eviction notice or eviction action by providing the disclosure at the same time that the debt collector provides the consumer with any eviction notice or serves the consumer with any eviction action. For example, a debt collector may provide the disclosure in the same mailing as the eviction action and does not need to provide the disclosure separately on the same date.

Comment 1006.9(c)(1)-3

Option to include the CDC Order disclosure in all consumer eviction notices

A debt collector may provide the disclosure to a consumer even if the consumer might not be covered by the CDC Order.

Therefore, a debt collector may provide the disclosure to every consumer in every eviction action for non-payment of rent.

Comment 1006.9(c)(1)-2

Option to provide the CDC Order disclosure more than once

A debt collector may provide the disclosure more than once to a consumer, such as in each subsequent communication with the consumer.

Comment 1006.9(c)(1)-4

Sample Disclosure Language

Location in Sample Disclosure Language Regulation F The following is sample language a debt collector may use, but is not required to use, to comply with the IFR's disclosure requirement: Comment "Because of the global COVID-19 pandemic, you may be eligible for temporary 1006.9(c)(1)-5.i protection from eviction under Federallaw. Learn the steps you should take now: visit www.cfpb.gov/eviction or call a housing counselor at 800-569-4287." The following is another option for sample language a debt collector may use, but is not required to use, to comply with the IFR's disclosure requirement: Comment "Because of the global COVID-19 pandemic, you may be eligible for temporary 1006.9(c)(1)-5.ii protection from eviction under the laws of your State, territory, locality, or tribal area, or under Federal law. Learn the steps you should take now: visit www.cfpb.gov/eviction or call a housing counselor at 800-569-4287."

Additional resources

Find more implementation information and sign up for updates about debt collection rule implementation at $\frac{https://www.consumerfinance.gov/compliance/compliance-resources/other-applicable-requirements/debt-collection/.$





Protect Your Family From Lead in Your Home





\$EPA

United States Environmental Protection Agency



United States Consumer Product Safety Commission



United States
Department of Housing
and Urban Development

March 2021

1

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

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

Read this entire brochure to learn:

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

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

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

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

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



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

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

Lead Gets into the Body in Many Ways

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

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

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

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



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

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

2

Health Effects of Lead

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

In children, exposure to lead can cause:

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

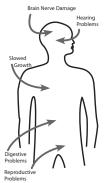
While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including

seizures, unconsciousness, and in some cases, death.

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

In adults, exposure to lead can cause:

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



Check Your Family for Lead

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

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

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

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

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



Where Lead-Based Paint Is Found

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

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

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

Lead can be found:

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

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

and if it is not on an impact or friction surface like a Lead dust can form when lead-based paint is scraped, sanded, or

Lead-based paint is usually not a hazard if it is in good condition

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

dentifying Lead-Based Paint and Lead-Based Paint

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on

surfaces that children can chew or that get a lot of wear and tear,

Hazards

such as:

· On windows and window sills · Doors and door frames

Stairs, railings, banisters, and porches

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

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

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

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

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

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

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

Checking Your Home for Lead

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

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

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

Checking Your Home for Lead, continued

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

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

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



8

What You Can Do Now to Protect Your Family

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

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

Reducing Lead Hazards

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

- In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover leadcontaminated soil. These actions are not permanent solutions and will need ongoing attention.
- ongoing attention.

 You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

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

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

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

Reducing Lead Hazards, continued

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

- 10 micrograms per square foot (µg/ft²) for floors, including carpeted floors
- 100 µg/ft² for interior windows sills
- 400 μg/ft² for window troughs

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

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

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

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

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

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



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

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

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

12

11

Other Sources of Lead

Lead in Drinking Water

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

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

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

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

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

Important Steps You Can Take to Reduce Lead in Drinking Water

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

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

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

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

Other Sources of Lead, continued

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

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

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

For More Information

The National Lead Information Center

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

EPA's Safe Drinking Water Hotline

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

Consumer Product Safety Commission (CPSC) Hotline

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

State and Local Health and Environmental Agencies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

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

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

Region 9 (Arizona, California, Hawaii, Nevada)

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

Region 10 (Alaska, Idaho, Oregon, Washington)

Washington)
Megional Lead Contact
U.S. EPA Region 10 (20-004)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

16

15

Consumer Product Safety Commission (CPSC)

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

CPSC

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

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

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

HUD

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

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

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

IMPORTANT!

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

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

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

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

	•	paint hazards (<i>check (i) or (ii) belo</i> sed paint hazards are present in the	-
(ii) Lessor has no know	vledge of lead-based p	paint and/or lead-based paint haza	rds in the housing.
• •	d the lessee with all av	ck (i) or (ii) below): railable records and reports pertair rousing (list documents below).	ning to lead-based paint
			<i>M</i> .
		\cdot	•
(ii) Lessor has no reporthe housing.	ts or records pertain	ng to lead-based paint and/or lead	-based paint hazards in
Lessee's Acknowledgement	(initial)		
(c) Lessee has red	ceived copies of all inf	formation listed above.	
(d) Lessee has red	ceived the pamphlet P	Protect Your Family from Lead in Yo	our Home.
Agent's Acknowledgement (initial)	7	
gome o monto whou gome to			
	ormed the lessor of the ponsibility to ensure (e lessor's obligations under 42 U.S	S.C. 4852d and is aware
	ponsibility to ensure	сопірпансе.	
Certification of Accuracy The following parties have rev information they have provide		n above and certify, to the best of the.	eir knowledge, that the
	•		
Apartment Name & unit numb	oer OR street address	of dwelling City	
Lessee (Resident)	Date	Lessee (Resident)	Date
Lessee (Resident)	Date	Lessee (Resident)	Date
Lessee (Resident)	Date	Lessee (Resident)	Date
Lessor (Owner)		_ _ 	
200001 (Owner)		1100111	
Date		Date	



ADDENDUM REGARDING MEDICAL MARIJUANA USE and LANDLORD'S COMMITMENT TO ENFORCEMENT OF CRIME/DRUG FREE ADDENDUM



Unit. No	4.	law regarding marijuana use and is, and will continue to be, a drug free community. Possession, use, manufacture or sale of any illegal substance, including marijuana, or any use of
(city), South Carolina, (zip code).		marijuana by the tenant and/or guests will result in immediate termination. If you have any questions or concerns about this policy, please speak to management.
Lease Contract date: Owner's name:	5.	By signing below, the resident acknowledges his or her understanding of the terms and conditions as stated above, and his or her agreement to comply with those terms and conditions.
Residents (list all residents):	6.	SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
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.		
The Julian's Law, Medical Cannabis Therapeutic Treatment Research Act (2014) permits the limited use of medical marijuana in specific and limited circumstances. However, this is not the case under federal law. Under federal law, specifically the Controlled Substances Act (CSA), marijuana is still categorized as a Schedule I substance. This means that under federal law, the manufacture, distribution, or possession of marijuana is strictly prohibited. Because the U.S. Department of Housing and Urban Development is controlled by the federal government, it agrees that the use of marijuana, whether prescribed for medical reasons or not, is a criminal offense and will not be protected under the fair housing laws. Therefore, apartment complexes are not required to accommodate the use of marijuana by a tenant who is a current medical marijuana user. Disabled tenants who are registered medical marijuana users, however, should not feel discouraged to request reasonable accommodations if the need arises.		
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



L.	Unit No		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
	(city), South Carolina,(zip code).		is received, is a violation and breach of this Addendum and your Lease Contract.
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: Owner's name:	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.
	Residents (list all residents):	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, 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
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	8.	terms of this Addendum. 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
3.	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 or other similar internet sites.	9.	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. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
ŀ.	PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLETTING OR RENTING WEBSITES. You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com or similar internet websites shall be a violation of this Addendum and a breach of your Lease Contract.		
5.	VIOLATION OF LEASE AGREEMENT. Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting		
	Resident or Residents (All residents must sign)		Owner or Owner's Representative (Signs below)
		_	Date of Signing Addendum
_		_	



ADDITIONAL SPECIAL PROVISIONS



DWELLING UNIT DESCRIPTION. Unit No		
LEASE CONTRACT DESCRIPTION. Owner's Name:	Lease Contract date:	
Residents (list all residents):		
_		
_		
_		
	9',1	Y
Resident(s (All residents mus) st sign)	Date of Signing Addendum
Owner or Owner's Rep	presentative	Date of Signing Addendum



2

LEASE CONTRACT ADDENDUM FOR UNITS PARTICIPATING IN GOVERNMENT REGULATED AFFORDABLE HOUSING PROGRAMS



Unit No	<i>y</i>
	(street address) i
(city), South Carolina,(zip code).	
LEASE CONTRACT DESCRIPTION. Lease Contract Date:	
Owner's name:	
Residents (list all residents):	

'his 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. ELIGIBILITY FOR PARTICIPATION IN AFFORDABLE HOUSING PROGRAM. Resident acknowledges and agrees that he or she has applied for and intends to live in an apartment that is subject to the laws and regulations pertaining to the Low Income Housing Tax Credit (LIHTC), HOME Program, Section 8 Housing Choice Voucher, Rural Development, Affordable Workforce Housing, Tax-Exempt Bond financing, or other state or federal affordable housing programs. The eligibility, qualifications, and participation requirements of each program vary significantly. Resident's eligibility and occupancy in such housing is dependent upon strict compliance with the specific income eligibility and other requirements of each program.
- 4. ACCURACY OF INFORMATION REQUIRED. Resident understands and agrees that any false, fraudulent, inaccurate, concealed, omitted, or misleading information provided during either the initial certification process or during the annual renewal or recertification process is a material violation of the lease and conditions of occupancy and participation in the applicable affordable housing program. A material violation of the terms of this addendum, the Tenant Income Certification forms, the rental application, any of the verification documentation required for qualifying for eligibility, the lease, the community rules, or any other applicable addendum is a ground for immediate termination of resident's lease, right of occupancy, or participation in the affordable housing program at this apartment community. All applicants, providers of income and other information, residents, and household occupants must fully, accurately, and truthfully disclose the names and ages of all household members, student status, combined total household income, and all combined household assets. Resident understands and agrees that if the combined family household income exceeds the income limit restrictions imposed under the applicable affordable housing program that the application must be denied, that the lease or right of occupancy must be terminated, that the resident must relocate to another apartment which may be subject to increased market rate or non-LIHTC rent, or that the resident must cooperate in correcting mistakes or signing any requested documentation that management deems reasonable or necessary for continued compliance with the laws and regulations applicable to the particular affordable

housing program. Resident acknowledges and agrees that the rental application and any information supplied to the owner or any representations, omissions, or concealment of information made to induce owner to lease an apartment for occupancy under an LIHTC or affordable housing program are incorporated herein as a substantial and material part of this addendum and the Lease Contract.

- **5. FUTURE REQUEST FOR INFORMATION.** By signing this addendum, you agree that the annual income and other eligibility requirements for participation in this government regulated affordable housing program are substantial and material obligations under the Lease Contract. Within seven (7) days after our request, you agree to comply with our request for information regarding annual income and eligibility, including, but not limited to, requests by the owner of the apartment community or applicable state housing agency or federal governing authority, even if you have previously supplied such information recently or within the last twelve months. Such requests for information or additional verifying, reverification, and compliance information may be made by owner or owner's management representatives at any time during the Lease Contract term or renewal period.
- 6. INACCURATE INFORMATION AS GROUNDS FOR EVICTION. If you refuse to answer or if you do not provide accurate information in response to requests for additional information, it will be considered a substantial and material violation of the Lease Contract, and you can be evicted for material noncompliance. Your failure to comply with any such request for information may result in termination of the lease, your right of occupancy, or your eligibility to participate in the affordable housing program without the requirement or necessity of any further request or warning of the consequences for your refusal to cooperate in providing the requested information and providing it accurately.
- NO LIEN FOR UNPAID SUMS UNLESS AUTHORIZED BY LAW. Unless otherwise expressly provided by law, we will not have a lien on your property. To the extent that applicable state law authorizes a lien, such lien will be allowed.
 - STUDENT STATUS. By signing this addendum, you agree that you have fully, truthfully and accurately disclosed whether you or any occupant of the household is a student and that your eligibility for occupancy of the apartment is dependent on whether or not you and all occupants of the household are students during all or part of the year. You also agree to notify the owner, in writing, if there are any changes in the occupants residing in the household or if there are any kind of changes in the student status of any resident or occupant of the household occupying the apartment, including, but not limited to, replacement residents; starting or stopping school or college; increase to full-time status; or reduction to part-time status. This provision is applicable to any household occupant's educational level in either high school, college, or other postsecondary school educational training. The failure to disclose a change of educational status is a substantial and material violation of this addendum and the lease, and you may be evicted or relocated for material breach of the Lease Contract or this addendum. Your failure to disclose any such change in student status may result in termination of the lease, your right of occupancy, or your eligibility to participate in the affordable housing program without the requirement or necessity of any further request or warning of the consequences for your refusal to cooperate in providing the requested educational information and providing it accurately. Resident agrees that if notified of ineligibility for continued participation in the affordable housing program that resident will relocate, if requested, to another apartment in the same or a different building, and that owner may increase the rent to market rate rent.

9. NO LEASE TERM SHORTER THAN SIX MONTHS.

Resident acknowledges and agrees that the minimum original lease term for occupancy under an LIHTC program or this addendum is a minimum of six (6) months. Notwithstanding anything to the contrary which is contained in the Lease Contract or any other addendum to the Lease Contract which allows or affords the resident the option of an early lease

termination, such other provisions, if any, are hereby superseded by this addendum and shall amend such provision so that the resident shall not have the right to terminate the lease prior to the expiration of six (6) months from the starting date of the lease term stated in the Lease Contract. If required by the early termination provision, Resident may give an early termination notice to owner prior to the expiration of six months from the start of the lease term; however, the actual effective termination date of the lease must occur after the end of the sixth month of the lease. The apartment shall not be used for transient purposes, and resident must occupy the leased premises for the first six months of the lease.

10. SECTION 8 OR HOUSING CHOICE VOUCHER PROGRAM. Resident acknowledges and agrees that even though he or she may be a participant in the Section 8 federal housing program or the holder of a voucher or certificate of eligibility in that federal program that participation in that program does not automatically qualify him or her for occupancy of a LIHTC or other affordable housing program. The maximum eligible income limits for LIHTC may be lower than those of the Section 8 Housing Choice Voucher Program and may result in disqualification for housing at this apartment community, depending on the nature of the applicable affordable housing program. Any such Section 8 Housing Choice Voucher Resident acknowledges and agrees that his or her occupancy must be approved by the Public Housing Authority under a Housing Assistance Program agreement and that other terms and conditions applicable to the Section 8 Housing Choice Voucher Program may be different from or in addition to those under the applicable affordable housing program for this apartment community.

Owner shall have the right to terminate the lease or right of occupancy of any Section 8 Housing Choice Voucher resident for serious or repeated violation of material terms of the lease or any material non-compliance or other good cause as provided the U.S. Department of Housing and Urban Development (HUD) in its Public Housing Occupancy Guidebook and pursuant to 24 CFR 966.4. A serious or material violation or breach of the Lease Contract and this addendum includes, but is not limited to, failure to make rent payments due under the lease; failure to fulfill household obligations as described in 24 CFR 966.4(f); conviction of drug-related activity for manufacture or production of illegal drugs; violation of the applicable standard of alcohol abuse; and other criminal activity. The following are also serious and material violations under a Section 8 Housing Choice Voucher lease: drug-related activity engaged-in either on or off the premises by a resident, member of the resident's household, or other person under the resident's control; resident's or a member of resident's household's illegal use of a drug or a pattern of illegal drug use that interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents; alcohol abuse or a pattern of alcohol abuse that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents; furnishing false or misleading information concerning illegal drug use, alcohol abuse or rehabilitation of illegal drug or alcohol abusers; unlawful flight to avoid prosecution, custody, or confinement after conviction for a felony (or where applicable a high misdemeanor) or violation of a condition of probation or parole imposed under federal or state law; or engagement in criminal activity regardless of whether the resident or household member was arrested or convicted for such activity and without having to satisfy the standard of proof for a criminal conviction.

11. COOPERATION WITH MANAGEMENT TO TAKE CORRECTIVE ACTION. Resident agrees to cooperate with owner in taking any corrective action management or the owner deems necessary or desirable with respect to any mistake or act that may result in loss of tax credits or other violations of applicable federal or state law or applicable rules, regulations, interpretive guidance, or compliance directives from any state or federal housing agency with administrative or oversight or jurisdiction to administer affordable housing programs. Such required corrective action includes, but is not limited to, re-locating to another apartment, loss of eligibility for LIHTC limited rent to a market rate rent, signing or re-signing documents, or producing documentation to establish or supplement household income, size, or student status. Resident agrees that upon discovering any overpayment of rent, utility allowance, or other charges, owner shall have the right to either rebate or apply a credit to future rent for such overpayments as an appropriate corrective action.

- **12. RECERTIFICATION.** Resident acknowledges that the LIHTC Program and other affordable housing programs require an annual recertification of eligibility. Resident must cooperate with owner in completing the recertification process. When requested, resident shall attend an interview with management to determine continued Program eligibility, provide sources and documentation to verify all income, assets, and other eligibility information, and sign a new Tenant Income Certification form. It is the resident's responsibility to provide all necessary information so that management may perform this task. Continued occupancy is conditioned upon continued eligibility under the federal LIHTC Program and other affordable housing requirements. The resident's next annual recertification must be completed by the date specified in owner's notice. Management will contact the resident prior to recertification date in order to begin processing the necessary paperwork. The resident must fully cooperate and provide all necessary information to expedite this process. Failure to comply with recertification requirements is a substantial and material breach of the terms of this Lease Contract and may result in non-renewal or termination of the resident's lease or right of occupancy or the resident's eviction from the unit.
- 13. CHANGES IN RESIDENT'S RENT BASED ON UTILITY ALLOWANCE. Resident agrees that the Rent is based on the maximum gross rent calculated in accordance with IRS regulations, less the applicable utility allowance. The utility allowance for the unit may change during the lease term. If the utility allowance decreases during the lease term, Owner may, at its sole discretion, increase the rent by the amount of the utility allowance decrease. Any such rent increase will be made in accordance with all applicable state and local laws. Owner will notify resident in writing at least 30 days in advance of any such increase.
- 14. INCREASE IN HOUSEHOLD INCOME. A household will be considered "over income" for rent determination purposes if the combined household income exceeds the applicable income limit as governed by the Affordable Program that governs the tenancy. If the household's income increases above the applicable income limit, owner may proceed with any and all permissible action(s) provided in the regulatory agreement governing the Affordable Program, which may include, but not be limited to, increasing the household's rent to the applicable market rate and/or terminating the tenancy (if applicable). If applicable, owner shall also have the right to relocate the affordable resident to a non-affordable apartment or otherwise designate the current apartment a market rate unit.
- **15. CHANGES IN RESIDENT'S RENT BASED ON HUD AREA MEDIAN GROSS INCOME.** Resident agrees that the Rent is based on the area median gross income (AMGI) published by the federal Department of Housing and Urban Development for this geographic area. If the AMGI increases during the lease term, owner may, at its sole discretion, increase the rent to the maximum allowable amount based on the new AMGI. Any such rent increase will be made in accordance with all applicable state and local laws. Owner will notify resident in writing at least 30 days in advance of any such increase.
- 16. NO UNAUTHORIZED OCCUPANTS. Tenants agree not to permit individuals other than those listed on the rental application or Tenant Income Certification (TIC) form to occupy or reside in the apartment without first obtaining owner's prior written approval. No person may occupy or live in an LIHTC apartment or affordable housing who is not expressly authorized by owner. Corporate rentals of LIHTC apartments is not permitted, and the apartment may not be used for transient purposes of any kind. Only the individuals or persons who are eligible and approved for occupancy may occupy the apartment and must sign the Lease Contract if they are over the age of majority.

As Resident's eligibility to occupy an LIHTC or affordable housing apartment is dependent on combined household composition and income, Resident must disclose and report accurately and truthfully all members of the household, including, but not limited to, all children temporarily absent or in a foster home; children away at school but who live in the household during school recess; temporarily absent

members of the family; household or family members confined to hospitals, nursing care facilities, and other medical treatment centers; all live-in attendants; visitors; guests; foster children; and foster adults.

Failure to comply with this provision is a substantial and material violation of this addendum and the Lease Contract, and you may be evicted or relocated for material noncompliance. Your breach of this provision may result in termination of the lease, your right of occupancy, or your eligibility to participate in the affordable housing program without the requirement or necessity of any further request or warning of the consequences for allowing unauthorized occupants to live in the apartment.

17. LIVE-IN AIDE APPROVAL. The resident shall not permit any live-in aide to reside in the unit without the prior written approval of the owner. A live-in aide for the resident's household will not be approved unless: the resident verifies to the owner that a member of the resident's household requires the services of a live-in aide; the resident properly verifies to the owner that the person providing live-in aide services is essential to the care and well-being of the household member and would not be living in the unit except to provide the support services; and the resident and live-in aide have signed an agreement with owner approving the proposed live-in aide.

18. REQUESTS FOR UNIT TRANSFERS.

- a. Approval at Management's Discretion. Resident understands that owner has sole discretion in approving or denying any requests for unit transfers. Resident further understands that owner will deny any request for a unit transfer that owner believes may lead to noncompliance with the LIHTC Program.
- b. Cooperation with Management. If owner elects to transfer resident to another unit, resident agrees to cooperate with owner by providing information, completing documentation, and/or participating in interviews.
- c. Transfer Contingent on Resident's Cooperation. If resident fails to cooperate with owner after owner grants resident's transfer request, owner may rescind its approval and deny the request.
- 19. SAVINGS PROVISION. The parties acknowledge that compliance with the LIHTC and other affordable housing programs is complex and can result in conflicts between the contractual provisions of this addendum, the federal and state laws and regulations governing those programs, and many other aspects of compliance. To the extent any provision

Resident(s)

in this addendum conflicts with the requirements of the LIHTC or other affordable housing program, this addendum shall be interpreted and construed in harmony with the provisions of Internal Revenue Code and regulations and other provisions of any applicable affordable housing program so as to carry out the effect and intent of such laws and regulations and to prevent a forfeiture or loss of tax credit status. In the event any court determines that any provisions of this addendum are found to be unenforceable, the undersigned parties agree that the court shall interpret the parties' rights and obligations in a manner such as $\hat{\text{to}}$ uphold the validity and preservation of the owners' tax credit status or participation in such affordable housing program, even if it requires termination of the resident's lease or occupancy in order to insure continued compliance with such programs. If required by a state housing agency under a land use restriction agreement or as a condition for participation in any affordable housing program or if otherwise required by any other state or federal law applicable to such affordable housing programs, owner agrees that non-renewal of leases shall be for good cause.

20. SPECIAL PROVISIONS. The following special provisions

control over conflicting provisions of this printed form:

V

Date of Signing Addendum

Owner's Representative	Date of Signing Addendum



ANIMAL ADDENDUM

Becomes part of Lease Contract



Date:	
	(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 your 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,	6.	. ADDITIONAL FEE. You must also pay a one-time, non-refundable fee of \$ for having the animal in the
	(street address) in		dwelling unit. It is our policy to not charge a deposit for support animals.
2.	(city), South Carolina, (zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date:	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, defleaing, replacements, or personal injuries.
	Owner's name:	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,
	Residents (list all residents):		rodent, arachnid, or insect—into the dwelling or apartment community. Animal's name:
			Type: Breed: Color: Weight: Age:
		\	City of license: License no.: Date of last rabies shot:
			Housebroken?Animal owner's name:
	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.		Animal's name: Type: Breed: Color: Weight: Age:
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 apartment or apartment 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		City of license:
	Housing Act, HUD regulatory guidelines, and any applicable state and/or local laws.	9.	. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	B. CONDITIONAL AUTHORIZATION FOR ANIMAL. If this box is checked, you may keep the animal that is described below in the dwelling until the Lease Contract expires. 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.		
4.	SECURITY DEPOSIT. An animal deposit of \$ 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 Security Deposit paragraph of 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.	MONTHLY ANIMAL RENT. Your total monthly animal rent will be \$ The monthly animal rent is due on the 1st day of each month with no grace period.		

Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
This is a binding legal docume	nt. Read it carefully before signing.
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 defecate 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.	agreement exists regarding animals. Except for written rule changes under paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. This Animal Addendum and the animal rules are considered part of the Lease Contract
 up and/or keeping unleashed animals. Unless we have designated a particular area in you dwelling unit or on the grounds for animal defecation an urination, you are prohibited from letting an anima defecate or urinate anywhere on our property. You mus take the animal off our property for that purpose. If we 	17. 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.
 You must keep the animal on a leash and under you 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 prope authorities. We may impose reasonable charges for picking 	from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services.
 You must not let an animal other than support animal 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. 	As owner of the animal, you may be 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, unless otherwise required by law.
 Animals may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards (if any for your exclusive use. 	
designated areas: Outside, the animal may urinate or defecate <i>only</i> in these designated areas:	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, defleaing, and deodorizing. This
 outside the dwelling. Dogs, cats, and support animals must be housebroken. Al other animals must be caged at all times. No anima offspring are allowed. Inside, the animal may urinate or defecate <i>only</i> in these 	resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.
Phone:	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.
at your expense. Doctor: Address: City/State/Zip:	violates any rule or provision of this Animal Addendum
10. EMERGENCY. In an emergency involving an accident o injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment	changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed

ARBITRATION AGREEMENT



1.	DWELLING UNIT DESCRIPTION. Unit No	4.	bring representative claims on behalf of a class of individua (the "Class Action Waiver"). This Class Action Waiver mean
	(street address) in		that You waive your ability to participate either as a class representative or member of any class action claim(s) against
_	(city), South Carolina,(zip code).		Owner or Owner's Agents ("us"). While You are not waiving any right(s) to pursue claims against us related to Your tenancy.
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date:		You hereby agree to file any claim(s) against us in Your individual capacity only, and You may not be a class action
	Owner's name:		plaintiff, class representative, or member in any purported class action lawsuit ("Class Action"). ACCORDINGLY, YOU
			EXPRESSLY WAIVE ANY RIGHT AND/OR ABILITY TO
			BRING, REPRESENT, JOIN, OR OTHERWISE MAINTAIN A CLASS ACTION OR SIMILAR PROCEEDING AGAINST US IN
	Residents (list all residents):		ANY FORUM. ANY CLAIM THAT ALL OR ANY PART OF THE CLASS ACTION WAIVER IS UNENFORCEABLE,
			UNCONSCIONABLE, VOID, OR VOIDABLE SHALL BE DETERMINED BY THE ARBITRATION SERVICE CHOSEN
			BY THE PARTIES.
			YOU UNDERSTAND THAT, WITHOUT THIS ARBITRATION PROVISION AND ITS CLASS ACTION WAIVER, YOU MAY
			HAVE POSSESSED THE ABILITY TO BE A PARTY TO A CLASS
			ACTION LAWSUIT. BY SIGNING THIS AGREEMENT, YOU UNDERSTAND AND CHOOSE TO WAIVE SUCH ABILITY
			AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY.
			This arbitration provision, and its Class Action Waiver, shall
3.	ARBITRATION CLAUSE. We agree that any and all claims between us and/or arising from or relating to this Lease		survive the termination or expiration of this Lease Contract
	Contract shall be subject to binding arbitration under the Federal Arbitration Act ("FAA"). This includes claims based	5.	SEVERABILITY. This arbitration provision may be severed or modified if necessary, to render it enforceable.
	on contract, tort, equity, statute, or otherwise, as well as	6.	OPT-OUT REQUIREMENT. You may opt-out of this
	claims regarding the scope and enforceability of this provision. This includes all claims by or against You, other Residents,		arbitration provision by providing written notice to the Owner within thirty days of signing this Agreement.
	Owner, and Owner's Agents. However, at the election of any party, a court of competent jurisdiction may adjudicate small	7.	SPECIAL PROVISIONS. The following special provisions
	claims, any request for injunctive relief, and/or any claims for eviction or recovery of possession of the premises, but all		control over conflicting provisions of this printed form:
	other claims will be decided by arbitration under this Lease	Y	
	Contract. A single Arbitrator shall preside over any arbitration under	•	
	this Lease Contract and shall render a final, binding decision.		
	You may choose the American Arbitration Association ("AAA"), JAMS, or other similar arbitration service provider acceptable		
	to us to administer the arbitration. Consistent with the FAA, the Arbitrator shall determine the relevant AAA, JAMS, or		
	other arbitration rules. For AAA and JAMS, these rules can		
	be found at www.adr.org and www.jamsadr.com. Unless otherwise agreed by the parties, the arbitration shall		
	take place in the county where the relevant Apartment Community is located.		
	Each party to the arbitration shall pay his, her, or its own costs of arbitration. If you cannot afford your arbitration		
	costs, you may apply for a waiver under the relevant rules.		
	Resident's Acknowledgment		Date of Signing
	J		5 5
	Landlord (or Landlord Agent) Acknowledgment		Date of Signing



ASBESTOS ADDENDUM



		Date	:
			(when this Addendum is filled out)
1.	DWELLING UNIT DESCRIPTION. Unit No,	4. FEDERAL RECOMMENDATIONS. The United Environmental Protection Agency (EPA) has deter that the mere presence of asbestos materials does not health risk to residents and that such materials are	
	(city), South Carolina,(zip code).	C	ong as they are not dislodged or disturbed in a manner that auses the asbestos fibers to be released. Disturbances include sanding, scraping, pounding, or other techniques that
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: Owner's name:	b a: re	roduce dust and cause the asbestos particles to ecome airborne. The EPA does not require that intact sbestos materials be removed. Instead, the law simply equires that we take reasonable precautions to minimize he chance of damage or disturbance of those materials.
	Residents (list all residents):	fa at b sy th fo C	OMMUNITY POLICIES AND RULES. You, your amilies, other occupants, and guests must not disturb or trach anything to the walls, ceilings, floor tiles, or insulation ehind the walls or ceilings in your dwelling unless pecifically allowed in owner's rules or community policies hat are separately attached to this Lease Contract. The pregoing prevails over other provisions of the Lease ontract to the contrary. Please report any ceiling leaks to management promptly so that pieces of acoustical ceiling
		6. S	naterial or ceiling tiles do not fall to the floor and get isturbed by people walking on the fallen material. PECIAL PROVISIONS. The following special provisions ontrol over conflicting provisions of this printed form:
3.	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. ASBESTOS. In most dwellings which were built prior to		
	1981 and in some built after that, asbestos was commonly used as a construction material. In various parts of your dwelling, asbestos materials may have been used in the original construction or in renovations prior to the enactment of federal laws which limit asbestos in certain construction materials.	-	
		_	
	Resident(s) (All residents must sign)		Date of Signing Addendum
	Owner or Owner's Representative		Date of Signing Addendum



BED BUG ADDENDUM

Date: _	
	(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.

	(street address) is
(city), South Carolina,	_ (zip code).
LEASE CONTRACT DESCRIPTION.	
Lease Contract Date:	
Owner's name:	
Residents (list all residents):	

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

- **3. PURPOSE.** This Addendum modifies the Lease Contract and addresses situations related to bed bugs *(cimex lectularius)* which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.
- **4. INSPECTION AND INFESTATIONS.** BY SIGNING THIS ADDENDUM, YOU REPRESENT THAT:
 - YOU HAVE INSPECTED THE DWELLING PRIOR TO MOVING IN, OR PRIOR TO SIGNING THIS ADDENDUM, AND YOU DID NOT FIND ANY EVIDENCE OF BED BUGS OR A BED BUG INFESTATION;

OR

 YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN, OR WITHIN 48 HOURS AFTER SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED BUG INFESTATIONS.

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

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

5. ACCESS FOR INSPECTION AND PEST TREATMENT.

You must allow us and our pest control agents access to the dwelling at reasonable times to inspect for or treat bed bugs as allowed by law. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. Unless otherwise prohibited by law, you are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.

- **6. NOTIFICATION.** You must promptly notify us:
 - of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
 - of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
 - if you discover any condition or evidence that might indicate
 the presence or infestation of bed bugs, or of any
 confirmation of bed bug presence by a licensed pest
 control professional or other authoritative source.
- **COOPERATION.** If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.
- 8. RESPONSIBILITIES. You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bed bugs. If we confirm the presence or infestation of bed bugs after you vacate your dwelling, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and obtain immediate possession of the dwelling. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

9. TRANSFERS. If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.	10. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
You are legally bound by this do	cument. Please read it carefully.
Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
	Date of Signing Addendum
You are entitled to receive an original of this Adde	ndum after it is fully signed. Keep it in a safe place.
40	

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.





CLUBHOUSE/LICENSED SPACE AGREEMENT



1.	Unit No,		condition will be withheld and deducted from the damage deposit. Resident agrees and understands that Resident's liability is not limited to the monetary amount of the deposit,		
2.	(city), South Carolina, (zip code). 2. THE FOLLOWING ARE THE ONLY PARTIES TO THIS		and Owner's retention of the deposit or any portion thereof does not constitute a limitation of Owner's remedies for excessive hours of use, cleaning expenses or property damage		
	AGREEMENT. RESIDENTS SHALL NOT BE PERMITTED TO ASSIGN THIS AGREEMENT TO ANY OTHER PERSON OR ENTITY:		to the Clubhouse/Licensed Space. This deposit is not a security deposit nor related in any way to the Resident's lease at the property.		
	Owner's name:	7.	RULES AND REGULATIONS. Resident, as Licensee, agrees to the rules and regulations set forth below:		
			• Resident must be a current Resident in good standing on the date of the use of the Clubhouse/Licensed Space.		
	Residents (list all residents):		• Resident agrees to end use of the Clubhouse/Licensed Space promptly at the agreed upon time.		
			• Resident must be continuously present for the duration of the licensed time.		
			• Resident agrees to use the Clubhouse Licensed Space for its intended use and not for any other use.		
			• Resident agrees to only use the area of the Clubhouse/ Licensed Space as identified in this Agreement and not any adjoining area.		
			• If permitted, Resident agrees to abide by all laws and regulations related to the distribution, sale, and/or consumption of alcohol on the property:		
	This document (the "Agreement") shall serve as an agreement between Resident and Owner. This is a revocable license		Resident is permitted to serve alcohol.		
	agreement, and is not a lease. Owner has the right to terminate this license at any time, upon written notice to you.		 Resident is not permitted to serve alcohol. If required, Resident agrees to secure event insurance, and abide by all coverage terms and conditions: 		
3.	PURPOSE OF AGREEMENT. By signing this Agreement, Resident agrees to the terms and conditions set forth herein related to the licensing of the Clubhouse/Licensed Space and other licensed space on the property related, directly or indirectly, to the Clubhouse, which is not included in your current lease, nor generally available to residents. The Clubhouse/Licensed Space shall solely be used for the following intended use, and for no other reason (including commercial	V	Resident is required to have event insurance. Resident is not required to have event insurance. Resident agrees to abide by the following additional requirements:		
	use):				
4.	IDENTIFICATION OF CLUBHOUSE/LICENSED SPACE: The Clubhouse/Licensed Space is described as follows:		 Resident and guest(s), invitee(s) or other persons using the Clubhouse/Licensed Space shall not behave in a loud or obnoxious manner, disturb or threaten the rights, comfort, health, safety, or convenience of Residents and others, disturb Owner's business operations, or breach the peace in any manner. Resident understands that Resident is fully responsible for the actions of your guest(s), invitees and other persons during your use and possession of the 		
	Maximum occupancy of the Clubhouse is persons.		Clubhouse/Licensed Space, including the entering and exiting of the property.		
5.	USAGE PERIOD: The Clubhouse/Licensed Space shall only be used by Resident during the following times: to on the following date:		• Resident shall direct its guests/attendees to park only in the designated areas. All guests and attendees are required to comply with Community Rules and Regulations.		
	Resident must clean and return the Clubhouse/Licensed Space within hours following the end of the usage period.		Resident agrees not to exceed the occupancy limits for the Clubhouse/Licensed Space.		
6.	FEES. Owner agrees to license to you the above identified Clubhouse/Licensed Space in the amount of \$		Owner or its agents can immediately terminate Resident's use of the Clubhouse/Licensed Space if there is any violation of this Agreement.		

to its pre-licensed condition. Any costs Owner incurs related

8.	DAMAGE TO PROPERTY. Resident agrees to immediately report any and all damage done to the Clubhouse/Licensed Space, and its contents, to the Owner. Resident is responsible for any and all damages to Clubhouse/Licensed Space caused by Resident, and/or guest(s). Resident is liable for the costs of any repairs needed as a result of damage caused by Resident and/or guest(s). Resident shall indemnify owner against all claims of liability for personal injury or property damage that arise as a result of Resident's license of the Clubhouse/Licensed Space on the property, with the exception of any claims that may be the result of Owner's own negligent or intentional acts.	11. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
9.	RELEASE FROM LIABILITY. To the greatest extent allowed by law, (a) Resident agrees to waive, defend, hold harmless and indemnify Owner and Owner's agents from and against any claim(s), liabilities, or actions of any nature, you or any of your guests, may ever have against Owner related to the use of the Clubhouse/Licensed Space under the Agreement, including attorney fees and costs, including those attorney fees and costs incurred upon any appeal; (b) Resident agrees to assume all risks associated with the use and enjoyment of the Clubhouse/Licensed Space; (c) Owner assumes no responsibility for any damage to or loss of property by the Resident and/or guest(s), or person(s) who trespass on the Clubhouse/Licensed Space during the Resident's use of the Clubhouse/Licensed Space.	
10	. NO RESIDENTIAL TENANCY. This Agreement shall not be deemed in any manner so as to create any residential landlord/tenant relationship by and between the parties hereto and shall be deemed separate and independent from the parties' residential lease contract. This Agreement shall not constitute an amendment to the parties preexisting residential lease contract.	
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
		Date of Signing Agreement



COMMUNITY POLICIES, RULES AND REGULATIONS ADDENDUM



				dentified below and is in additi e Lease, the terms of this Adder	ion to all the terms and conditions Idum shall be controlling:
Prop	erty Owner:		·		
Resid	lent(s):				
110010	(5).				
Unit l	No:/Address:				
Lease	e Date:				
I.	Resident(s) located at the provided for Addendum, revoked by or the Community of the without not for use of an Additional personal in Community damages, I and that an	permission for use of a ne Dwelling Community in it in the Lease. Such perm , and the Community ru Owner at any time for a munity Rules shall cont character of or close an tice, obligation or recom ny Amenity at any time. Ily, Resident(s) expres njury or property dama y. Resident(s) agrees to losses, or liabilities of re in any way related to	all common areas, Resident is a privilege and license granission is expressly conditions ("Rule any lawful reason. In all cattrol. Owner reserves the ray Amenity based upon the apense of any nature to Reserves to assume all age, of whatever nature to hold Owner harmless and every type, whether or to or arise from such use.	anted by Owner, and not a contioned upon Resident's adherer es") in effect at any given tingses, the most strict terms of eight to set the days and hour eneeds of Owner and in Owner ident. Owner and management or severity, related to Reside ad release and waive any and not foreseeable, that Reside This provision shall be enforced.	facilities (together, "Amenities") cractual right except as otherwise nee to the terms of the Lease, this ne, and such permission may be either the Lease, this Addendum is of use for all Amenities and to er's sole and absolute discretion at may make changes to the Rules and the total the company of the amenities at the all claims, allegations, actions int(s) may have against Owner orceable as permitted by law.
	WITH THE SOLELY RES RULES AND FROM ALL	HEIRS, ASSIGNS, ESTA SPONSIBLE FOR THE CO DREGULATIONS, AND CLAIMS OF SUCH PERSO	ATES AND LEGAL REPRE DMPLIANCE OF SUCH PERS RESIDENT(S) INTEND TO ONS AS DESCRIBED IN TH	SENTATIVES OF THEM ALL SONS WITH THE LEASE, THIS O AND SHALL INDEMNIFY A	NTS AND INVITEES, TOGETHER ,, AND RESIDENT(S) SHALL BE ADDENDUM, AND COMMUNITY AND HOLD OWNER HARMLESS The term "Owner" shall include ss and affiliates of Owner.
II.	 Residents All Swims For their Pool hour No glass, Proper sw No running with a tow Resident(s and guests will adhere mers swim at their own safety, Residents should as are posted at the pool pets, or alcoholic bevera wimming attire is requirent mag or rough activities are wel when using suntan of (s) must accompany thei	e to the rules and regulation risk. Owner is not responsed not swim alone. I. ages are permitted in the part of at all times and a swim re allowed in the pool area wills, leaving pool furniture in guests.	ns posted in the pool area and sible for accidents or injuries. pool area. Use paper or plastic asuit "cover up" should be won. Respect others by minimizing in pool areas, disposing of trasforms or safety hazard at the pool.	c containers only.

III.	agrees to the Residents The Fitne Resident(that may Resident(dangerous Resident(aerobics of Resident(R	ne following: s and guests will adhere ess Center is not supervi (s) shall carefully inspect be functioning imprope (s) shall immediately rep us, as well any other pers (s) shall consult a physi or exercise class, and wi (s) will keep Fitness Cen (s) will not admit any pe (s) must accompany gu d in the Fitness Center.	e to the rules and regulation ised. Resident(s) are solely each piece of equipment prorly or that may be damage for to Management any equipment son's use that appears to be acian before using any equipment ill refrain from such use or atter locked at all times during erson to the Fitness Center ests, and no glass, smoking	ons posted in the fitness center responsible for their own apprior to Resident's use and shall ad or dangerous. The dangerous or in violation of the dangerous or in violation of the fitness Center reparticipation unless approveding Resident's visit to the Fitness who has not registered withing, eating, alcoholic beverage	propriate use of equipment. refrain from using any equipment g properly, is damaged or appears Management Rules and Policies and before participating in any ed by Resident's physician. ess Center. the Management Office. es, pets, or black sole shoes are
	Card # issu	ed: (1) (2)	(3) (4)	(5) (6)	
IV.				S NOT accept packages on be	

For communities that do accept packages on behalf of its Residents:

Resident(s) gives Owner permission to sign and accept any parcels or lett

Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any lost, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same.

- V. BUSINESS CENTER. This Community DOES; DOES NOT have a business center.

 Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center computers without the written approval of Community Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers at any time. Residents will limit time on computers to _______ minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.
- **VI. AUTOMOBILES/BOATS/RECREATIONAL VEHICLES.** The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time:
 - Only ______ vehicle per licensed Resident is allowed.
 - All vehicles must be registered at the Management office.
 - Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense after a ______ hour notice is placed on the vehicle.
 - Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
 - The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
 - Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
 - Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.
- **VII. FIRE HAZARDS.** In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:
 - Residents and guests will adhere to the Community rules and regulations other Management policies concerning fire hazards, which may be revised from time to time.
 - No person shall knowingly maintain a fire hazard.
 - Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and will be placed a minimum of _______ feet from any building. Such devices will not be used close to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires.
 - **Fireplaces:** Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
 - Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
 - No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
 - Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.
- VIII. EXTERMINATING. Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' dwelling and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:
 - Clean in all cabinets, drawers and closets in kitchen and pantry.
 - If roaches have been seen in closets, remove contents from shelves and floor.
 - Remove infants and young children from the dwelling.
 - Remove pets or place them in bedrooms, and notify Owner of such placement.
 - Remove chain locks or other types of obstruction on day of service.
 - Cover fish tanks and turn off their air pumps.
 - Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

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

RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO EXTERMINATION AND THE USE OF INSECTICIDES

- **IX. DRAPES AND SHADES.** Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.
- **X. WATER BEDS.** Resident shall not have water beds or other water furniture in the dwelling without prior written permission of Owner.
- **XI. BALCONY or PATIO.** Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.
- **XII. SIGNS.** Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.

Revised 7/2018, South Carolina Page 2 of 3

XIV.	be effective unless granted clause, phrase, or provision	d by the Owner in a signed on of this Part is invalid for	and dated writing. If any cou	by Community rules and regulations, shall rt of competent jurisdiction finds that any finding shall not effect the validity of the Lease Contract.
XV.	SPECIAL PROVISIONS.	The following special prov	isions control over conflictin	ng provisions of this printed form:
I have	e read, understand and agre	ee to comply with the prec	eding provisions.	
Resid	ent	Date	Resident	Date
Resid	ent	Date	Resident	Date
Resid	ent	Date	Resident	Date
Owne	er Representative		Date	
	-			

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

use.

Page 3 of 3 Revised 7/2018, South Carolina



2

CONSTRUCTION ADDENDUM



	(street addre
city), South Carolina,	(zip code).
LEASE CONTRACT DESCRIPT	ON.
Lease Contract Date:	
Owner's name:	
Residents (list all residents):	
Residents (list an residents).	

3. PURPOSE OF ADDENDUM. By signing this Addendum, Resident acknowledges that existing, on-going, or future construction on the property may affect your use, view, and enjoyment of such property.

in the Lease Contract, this Addendum shall control.

Addendum vary or contradict any terms or conditions found

- 4. RESIDENT ACKNOWLEDGMENT OF CONSTRUCTION ON **PROPERTY.** Resident acknowledges that the property, including its common areas and apartments, may currently or in the future, be under repair, renovation, improvement, or construction. Owner does not guarantee that the repair, renovation, improvement, or construction will be completed on a set date or time and therefore, is not under any obligation to have said repair, renovation, improvement, or construction completed by a set date or time. Resident also acknowledges that the repair, renovation, improvement, or construction does not represent a breach of Owner's obligations under the Lease Contract.
- 5. USE OF AMENITIES AND SERVICES. Repair, renovation, improvement, or construction at the property may create conditions where Resident's use of the property's amenities and services may be limited or not available.
- 6. NOISE AND OTHER DISTURBANCES. Repair, renovation, improvement, or construction at or near the property may create noise or other disturbances, and the property itself, or portions thereof, may be unfinished for some time with respect to landscaping, building exteriors, interiors, amenities, walkways, lighting and the like. Resident acknowledges that these conditions may create inconveniences that may be beyond the control of the Owner. Resident agrees that despite these inconveniences, the obligations of the Resident, including payment of rent, as set forth in the Lease Contract will still be in effect.

7. RELEASE OF LIABILITY. To the extent allowed by state law or local ordinance, by signing this Addendum, Resident agrees to waive all claims related to Resident's inability to access, use, and enjoy the amenities, services, and facilities affected by existing, on-going, or future repair, renovation, improvement, or construction on the property.

The existing, on-going, or future construction at the property includes:

Title/Description:	
Anticipated Start Date: _	
Anticipated End Date:	

To the extent allowed by state law or local ordinance, Resident further agrees that any inconvenience associated with the repair, renovation, improvement, or construction, such as, but not limited to, those disclosed herein, will not be deemed to give Resident any offset to rent obligations, or other compensation, nor will they be the basis for a complaint(s) or defense(s) against Owner for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy.

8. DELAY OF OCCUPANCY. Resident acknowledges that occupancy of the apartment may be delayed due to repair, renovation, improvement, or construction of the property, including common areas and apartments. Such repair, renovation, improvement, or construction may cause unforeseen delays due to scheduling conflicts, delay in permit issuance, acts of God, and other things beyond the control of Owner. The Lease Contract will remain in effect subject to: (1) the start date of the term of the lease contract shall be changed to the first day that Owner provides Resident the apartment for occupancy, and rent shall be abated until occupancy is provided; and (2) your right to terminate as set forth in your Lease Contract under DELAY OF OCCUPANCY, and in accordance with applicable state law or local ordinance.

Resident hereby knowingly and voluntarily accepts the risks of delays and the apartment not being ready for occupancy on the date set forth in the Lease Contract. Resident agrees that Owner's failure to have the apartment ready on the set date in the Lease Contract due to a repair, renovation, improvement, or construction delay does not constitute a willful failure to deliver possession of the apartment. Resident hereby waives and relinquishes any rights, claims, or causes of action against Owner related to delays in delivering the apartment, including, but not limited to, any holdover rent, or other penalties imposed at Resident's current place of residence, provided however, that Owner agrees that rent will not commence under the Lease Contract until possession is delivered to Resident.

- $\textbf{9. DISPLACEMENT.} \quad \text{In the event Resident must be displaced} \\$ from the apartment that is the subject of the Lease Contract due to repair, renovation, improvement, or construction in or around the apartment, Owner, at Owner's sole option, shall transfer Resident to another apartment within the apartment community that is not affected by the repair, renovation, improvement, or construction or shall provide appropriate comparable accommodations for Resident. However, in the event of Resident's displacement and subsequent re-location, the terms of the Lease Contract, including but not limited to the payment of rent shall remain in full force and effect.
- **10. SEVERABILITY.** If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease contract and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.

ontrol 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



COVID-19 EVICTION NOTICE CONSUMER FINANCIAL PROTECTION BUREAU DISCLOSURE OF CONSUMER RIGHTS



1.	DWELLING UNIT DESCRIPTION.	Unit No,	
	South Carolina,	_ (street address) in _ (zip code).	(city
2.	LEASE CONTRACT DESCRIPTION. Lease Contract date: Owner's name:	·	
	Residents (list all residents):		
3.	DATE THIS DISCLOSURE WAS PRO	OVIDED TO THE ABOVE-NAMED RESIDENT(S):	
B	Because of the global COVID-19 par f your State, territory, locality, or	ndemic, you may be eligible for temporary protec tribal area, or under Federal law.	tion from eviction under the laws
	earn the steps you should take no	w:	
	visit <u>www.cfpb.gov/eviction;</u> or call a housing counselor at 800	0-569-4287.	
		SIN	
	Owner or Owner's Repr (signs below)		
	. (



CRIME/DRUG FREE HOUSING ADDENDUM



Unit No,(street address) in	4. Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of marijuana, regardless of state or local laws. (So long as the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation
(city), South Carolina,(zip code).	of any such federal law shall constitute a material violation of this rental agreement.)
2. LEASE CONTRACT DESCRIPTION. Lease Contract Date: Owner's name:	 Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with his or her unit.
Residents (list all residents):	 Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent, actual or substantial property damage.
	 Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with a basis for denying Resident's application due to criminal conduct.
	8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.
	B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed a serious violation, and a
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.	material default, of the parties' Lease Contract. It is understood that a single violation shall be good cause for termination of the Lease Contract. Notwithstanding the foregoing comments, Owner may terminate Resident's tenancy for any lawful reason, and by any lawful method,
B. 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-	with or without good cause. 5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.
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	6. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
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: L. 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:	
 Engaging in any act intended to facilitate any type of criminal activity. 	
 Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging 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 South Carolina 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



LEASE CONTRACT ADDENDUM FOR ENCLOSED GARAGE, CARPORT, OR STORAGE UNIT



1.	Unit No,	7. NO DANGEROUS ITEMS. Items that pose an environme hazard or a risk to the safety or health of other reside occupants, or neighbors in our sole judgment or that vio	ents,
	(street address) in	any government regulation may not be stored. Prohib items include fuel (other than in a properly capped fuel to	oited
	(city), South Carolina,(zip code).	of a vehicle or a closed briquette lighter fluid contain fireworks, rags, piles of paper, or other material that create a fire or environmental hazard. We may remove f	may
2.	Lease Contract Date: Owner's name:	such areas, without prior notice, items that we believe m constitute a fire or environmental hazard. Because of car monoxide risks, you may not run the motor of a vehicle in a garage unless the garage door is open to allow fume escape.	night rbon nside
	Residents (list all residents):	8. NO SMOKE, FIRE, OR CARBON MONOXIDE DETECTO No smoke, fire, or carbon monoxide detectors will be furnish by us unless required by law.	
		9. GARAGE DOOR OPENER. If an enclosed garage is furnism you will will not be provided with a garage of opener and/or garage key. You will be responsible maintenance of any garage door opener, including bat replacement. Transmitter frequency settings may not changed on the garage door or opener without our provided with a garage is furnism you.	door e for etery ot be
	This Addendum constitutes an Addendum to the above	10. SECURITY. Always remember to lock any door of a gar or storage unit and any door between a garage and dwelling. When leaving, be sure to lock all keyed dead locks.	l the
	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.	11. INSURANCE AND LOSS/DAMAGE TO YOUR PROPER You will maintain liability and comprehensive insura coverage for any vehicle parked or stored. We are responsible for pest control in such areas.	ance
3.	GARAGE, CARPORT, OR STORAGE UNIT. You are entitled to exclusive possession of: (check as applicable) ☐ garage or carport attached to the dwelling; ☐ garage space number(s); ☐ carport space number(s); and/or ☐ storage unit number(s);	12. COMPLIANCE. As allowed by law, we may periodic open and enter garages and storerooms to ensure complication with this addendum. In the event we enter the garage storerooms, we will comply with the notice provisions forth in the Lease Contract.	ance ge or s set
	All terms and conditions of the Lease Contract apply to the above areas unless modified by this addendum.	13. NO LOCK CHANGES, ALTERATIONS, OR IMPROVEMEN Without our prior written consent, locks on doors of gard and storage units may not be rekeyed, added, or chan	ages iged,
4.	SECURITY DEPOSIT. An additional security deposit of \$ will be charged for the checked areas above. 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 Security Deposit paragraph of the Lease Contract (check one) □ does or □ does	and improvements, alterations, or electrical extension changes to the interior or exterior of such areas are allowed. You may not place nails, screws, bolts, or hooks walls, ceilings, floors, or doors. Any damage not cause us or our representatives to areas covered by this addendated will be paid for by you.	not into d by
	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.	14. MOVE-OUT AND REMEDIES. Any items remaining a you have vacated the dwelling will be removed, sold otherwise disposed of according to the Lease Contract, w addresses disposition or sale of property left in an abandon	d, or hich oned
5.	MONTHLY RENT. Your total monthly rent for the items checked in Paragraph 3 above will be \$ This amount is due on the 1st day of the month with no grace period.	or surrendered dwelling. All remedies in the Lease Cont apply to areas covered by this addendum.	ract
6.	USE RESTRICTIONS. Garage or carport may be used only for storage of operable motor vehicles unless otherwise stated in our rules or community policies. Unless otherwise designated as a vehicular charging station, you are prohibited from charging electrical vehicles in any garage outlets or in any outdoor outlets located on the property. Storage units		

addendum. No plants may be grown in such areas.

may be used only for storage of personal property. No one may sleep, cook, barbeque, or live in a garage, carport, or storage unit. Persons not listed as a resident or occupant in the Lease Contract may not use the areas covered by this

•
resentative
ntract



FEDERALLY REQUIRED RENOVATION NOTICE OF LEAD HAZARD INFORMATION



Regarding Renovation, Maintenance or Repair That May Create Paint Dust in a Dwelling Unit or Common Area

Federal law requires that prior to conducting renovations or repairs a lead hazard notice must be given to residents of a pre-1978 dwelling if more than 6 square feet of surface of the interior dwelling or 20 square feet of the exterior of the dwelling or common area will be disturbed by sanding, scraping or other activity that may create paint dust (except in emergency situations). The notice must be given by the "renovator" (i.e., whoever does the work). We (as the renovator) are planning to perform such work and are notifying you (as resident) that:

1. The work will begin no later than 60 days from the date representative delivered or mailed this notice.	e our 7. We will timely notify you if the work needs to continue beyond the expected ending date.
2. The lead hazard information which we are required to furni you is contained in an Environmental Protection Agency (EPA) of either the EPA or NAA lead hazard information with this notice.
pamphlet entitled "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools." The general description of the work is:	the EPA pamphlet (check as applicable): from the onsite management office; wherever you pay the rent
4. The location of the work on or in your dwelling is:	10.Address of dwelling unit:
	11. Additess of confinion area (if applicable).
5. The location of the work <u>in common areas</u> is:	
C The data the condition of the data starting	of either owner, management company or contractor):
6. The date the work is expected to start is: Expected ending date:	
	de a dwelling and the resident or adult occupant is willing to acknowledge notice and lead hazard information.)
On behalf of residents listed above. I have received on this	s date a copy of this notice and any lead hazard information required
about the potential risk of disturbing lead-based paint dur	
Printed name of resident or adult occupant Signature of	resident or adult occupant Date signed
CERTIFICATION BY RENOVATOR'S	REPRESENTATIVE (Check applicable box below)
Personal delivery. I certify that no earlier than 60 days be the work is expected to start, I delivered a copy of this no and the EPA pamphlet titled "Renovate Right" to the resi or adult occupant of the dwelling unit who signed above	dent expected to start, I mailed a copy of this notice and the EPA pamphlet "Renovate Right" to the resident at the address of
Resident or adult occupant unavailable. I certify the earlier than 60 days before the work is expected to sta	art, I a certificate of mailing from the U.S. Postal Service.
made a good faith effort to deliver a copy of this notice the EPA pamphlet titled "Renovate Right" to the residunit, and no resident or adult occupant was available to the acknowledgment. I left a copy of this notice and pamphlet inside the unit or slipped them under the document.	ent's that no earlier than 60 days and at least 7 days before the sign work is expected to start, I mailed a copy of this notice to each affected unit in the multifamily housing property (5 or or. more units) named above, by regular U.S. mail. I obtained a
Resident or adult occupant refused. I certify that no eathan 60 days before the work is expected to start, I magood faith effort to personally deliver a copy of this not and the EPA pamphlet "Renovate Right," and a resider adult occupant in the dwelling refused to sign acknowledgment. I left a copy of this notice and the pamp with a resident or adult occupant of the dwelling or slip them under the door.	pamphlet Renovate Right: will be available at no cost as per item 9 above, or was included in the mailing to all affected units.
Printed name of renovator's representative Signature of	renovator's representative Date representative signed
Date representative delivered or mailed notice	Optional: telephone or fax numbers for more information



GUARANTOR PRE-LEASING APPLICATION



This form is not a binding guarantor agreement, but rather is an application to provide pertinent guarantor information and to allow the rental property owner to proceed with credit/background screening.

If you and the resident(s) are approved, you will be asked to execute a Lease Contract Guaranty.

Lease Contract Information			
ABOUT LEASE: Resident names (list all residents responsible for the Lease Contract):			
	Street address of dwelling being leased:		
	City/State/Zip of above dwelling:		
Guarantor Information Use for one guar	rantor only (can include spouse of guarantor)		
ABOUT GUARANTOR: Full name (exactly as on driver's license or govt. ID card)	Your Social Security #:		
	Driver's license # and state:		
	OR govt. photo ID card #:		
Current address where you live:	Birthdate:Sex:		
Phone:	Marital Status: single married divorced widowed separated		
Alternate or cell phone:	Total number of dependents under the age of 18 or in college: What relationship are you to the resident(s)? parent sibling		
Email address:	employer other		
(Please check one) Do you □ own or □ rent your home?	Are you or your spouse a guarantor for any other lease? Yes No		
If renting, name of apartments:	If so, how many?		
Manager's name: Phone:			
VOLD WORK. Descent and leaves.	Provided Marco		
YOUR WORK: Present employer:	Email address:		
Employer 5 dudi ess.	How long?		
Work phone:	Position:		
Alternate phone:	Your gross monthly income is over: \$		
	Supervisor's name: Phone:		
YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card):	Alternate or cell phones		
TOOK ST COSE. I all hame (exactly as on arriver's needse or governo card).	Email address:		
Driver's license # and state:			
OR govt. photo ID card #:	Present employer:		
Social Security #:	How long? Position:		
Birthdate:	Work Phone:		
	Monthly gross income is over: \$		
YOUR CREDIT/RENTAL HISTORY:	been convicted (or received an alternative form of adjudication equivalent		
Your bank's name:	to conviction) of a felony, misdemeanor involving a controlled substance,		
City/State:	violence to another person or destruction of property, or a sex crime? Please		
List major credit cards: To your knowledge, have you, your spouse, or any resident listed in this	explain:		
Guaranty ever: Deen asked to move out? Deroken a rental agreement?			
declared bankruptcy? or 🔲 been sued for rent? To your knowledge, has any			
resident listed in this Guaranty ever: been sued for property damage?			
You represent that all information submitted by you is true and complete.			
You authorize verification of the above information via consumer reports, rental history reports, and other means. You acknowledge that	Date of Signing Guarantor Application		
our privacy policy is available to you. A facsimile or electronic signature			
on this Guaranty Application will be binding as an original signature.	Signature of Guarantor		
We recommend that you obtain a copy of the Lease Contract and			
Lease Contract Guaranty, and read them. We will furnish you a copy	Signature of Guarantor's Spouse (if applicable)		
of the Lease Contract and Lease Contract Guaranty upon written request.			
FOR OFFICE USE ONLY			
	After signing, please return the signed original of this Guarantor		
Guarantor(s) information verified by: ☐ phone or ☐ face-to-face meeting. Third-party verification:	Preleasing Application to:		
Requested on (date)			
Approved: Yes No	at (street address or P.O. Box)		
If not, letter of disclosure sent on(date)			
Processed by	or (antional) fav it to us at		
	or (optional) fax it to us at or (optional) email it to us at		
	Our telephone number		



LEASE ADDENDUM FOR INTRUSION ALARM



1.	Unit No,	7. ENTRY BY OWNER. Upon activation of the alarm system, you must immediately provide us (management) with your
	(street address) in	security code and any special alarm system instructions for lawful entry into the unit when no one is there, as authorized in your Lease Contract. You must reimburse us for any expenses
	(city), South Carolina,(zip code).	we incur in entering your dwelling, when those expenses are due to your failure to provide the foregoing information.
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date:	8. REPAIRS OR MALFUNCTIONS. If the intrusion alarm malfunctions, you agree to <i>(check one)</i> \square contact your
	Owner's name:	intrusion alarm company immediately for repair or \square contact us immediately for repair. The cost of repair will be paid by <i>(check one)</i> \square you or \square us.
	Residents (list all residents):	9. NO WARRANTY. WE MAKE NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ALARM SYSTEM. ALL GUARANTEES AND WARRANTIES ARE EXPRESSLY DISCLAIMED. Crime can and does occur despite the best security measures. Anything electronic or mechanical in nature will malfunction from time to time. WE ARE ABSOLUTELY NOT RESPONSIBLE FOR MALFUNCTION OF THE ALARM, UNLESS CAUSED BY OUR
		NEGLIGENCE OR MISCONDUCT.
		10. LIABILITY. Unless otherwise required by law, we are not liable to you, your guests or other occupants for any injury, damage or loss resulting from the alarm or any malfunction of the alarm. It is recommended that you purchase insurance to cover casualty loss of your property, including loss by theft.
	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.	11. EMERGENCIES. Always call 911 or law enforcement authorities or emergency medical services in the event of a crime or emergency. Then contact us. We are not required to answer the alarm, but we do have the right to enter and cut off the alarm to minimize annoyance to neighbors when
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.	 it malfunctions or is not timely cut off. 12. ENTIRE AGREEMENT. We've made no promises or representations regarding the alarm system except those in this addendum. 13. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
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 <i>(check one)</i> will or will not have to make arrangements with an independent alarm company to activate and maintain the alarm system. You <i>(check one)</i> may choose your own alarm company or are required to use	
	as your alarm company. The alarm system is repaired and maintained by	
	Resident or Residents (All residents must sign here)	Owner or Owner's Representative (signs here)
_		Date of Lease Contract
_		



INVENTORY AND CONDITION FORM



DWELLING UNIT DESCRIPTION.	Unit No	
	(city) South Carolin	(street address) in a,(zip code).
LEASE CONTRACT DESCRIPTION.		d,(zip code)Owner's name:
Decidents (list all regidents).		
Residents (list all residents):		
Within 48 hours after move-in, yo	u must note on this form all defects,	damage, or safety or pest-related concerns and return it to our
		n, safe, and good working condition. Please mark through items
		you (the resident) and us (the owner). We'll use it in determining ove-out. You are entitled to a copy of this form after it is filled
out and signed by you and us.	isidered your responsibility upon in	ove out. For the entitled to a copy of this form after ters fined
Resident's Name:		
Home Phone: ()	Work Phor	ne: ()
Resident's Name:		
Home Phone: ()	Work Phon	ie: ()
Resident's Name:		
Home Phone: ()	Work Phon	e: ()
Resident's Name:		
	Work Phon	
Resident's Name:	Work Phon	
	_	e: ()
Resident's Name: Home Phone: ()	Work Phor	to: ()
	Work Hio	.()
	☐ Move-In or ☐ Move-	Out Condition (Check one)
Living Room	Co	eneral Items
Walls		Thermostat
		Cable TV or Master Antenna
Wallpaper		A/C Filter
Plugs, Switches, A/C Vents		Washer/Dryer
Woodwork/Baseboards Ceiling		Garage Door
Light Fixtures, Bulbs		Ceiling FansExterior Doors, Screens/Screen Doors, Doorbell
Floor/Carpet		Fireplace
		Other
Doors, Stops, Locks		
Windows, Latches, Screens		
Window Coverings Closets, Rods, Shelves		ning Room
Closet Lights, Fixtures		Walls
Lamps, Bulbs		Wallpaper
Other		Plugs, Switches, A/C Vents
Kitchen		Woodwork/Baseboards
Walls		Ceiling
Wallpaper		Light Fixtures, Bulbs
Plugs, Switches, A/C Vents		Floor/Carpet
Woodwork/Baseboards		Doors, Stops, Locks
Ceiling		Windows, Latches, Screens
Light Fixtures, Bulbs		Window Coverings
Floor/Carpet		Closets, Rods, Shelves
Doors, Stops, Locks		Closet Lights, Fixtures
Windows, Latches, Screens		Other
Window Coverings		l lls Walls
Cabinets, Drawers, Handles		walls
Countertops		Wallpaper
Stove/Oven, Trays, Pans, Shelves		Plugs, Switches, A/C Vents
Vent Hood Shelves		Woodwork/Baseboards
Refrigerator, Trays, Shelves Refrigerator Light, Crisper		Ceiling
Dishwasher, Dispensers, Racks		Light Fixtures, BulbsFloor/Carpet
Sink/Disposal		riooi/Cai pet
Microwave		Doors, Stops, Locks
Other		Closets, Rods, Shelves

Closet Lights, Fixtures	
Other	
Exterior (if applicable)	Window Coverings
Patio/Yard	Sink, Faucet, Handles, Stopper
Fences/Gates/Gate Latches or Locks	Countertops
Faucets	Mirror
Balconies	
Other	Tile
Bedroom (describe which one):	Other
	Bedroom (describe which one):
Wallpaper	747 13
Plugs, Switches, A/C Vents	
Woodwork/Baseboards	
Ceiling	Wallpaper
Light Fixtures, Bulbs	
Floor/Carpet	Woodwork/Baseboards
	Ceiling
Doors, Stops, Locks	Light Fixtures, Bulbs
Windows, Latches, Screens	Floor/Carpet
Window Coverings	
Closets, Rods, Shelves	
Closet Lights, Fixtures	Window Coverings
Other	
	Closets, Rods, Shelves
Bedroom (describe which one):	Closet Lights, Fixtures
Walls	Other
Wallpaper	Bath (describe which one):
Plugs, Switches, A/C Vents	Walls
Woodwork/Baseboards	
Ceiling	*10.71
Light Fixtures, Bulbs	Plugs, Switches, A/C Vents
Floor/Carpet	Woodwork/Baseboards
· · ·	Ceiling
Danie Chara Lada	Light Fixtures, Bulbs
Doors, Stops, Locks	Exhaust Fan/Heater
Windows, Latches, Screens	Floor/Carpet
Window Coverings	rioor/carpet
Closets, Rods, Shelves	
Closet Lights, Fixtures	Doors, Stops, Locks
Other	Windows, Latches, Screens
	Window Coverings
Bath (describe which one):	Sink, Faucet, Handles, Stopper
Walls	Countertops
wans	Mirror
W 11	Cabinets, Drawers, Handles
Wallpaper	Toilet, Paper Holder
Plugs, Switches, A/C Vents	Bathtub, Enclosure, Stopper
Woodwork/Baseboards	Shower, Doors, Rods
Ceiling	
Light Fixtures, Bulbs	Tile
Exhaust Fan/Heater	Other
Floor/Carpet	
	Safety-Related Items (Put "N/A" if not applicable)
Doors, Stops, Locks	Door Knob Locks
Windows, Latches, Screens	Keyed Deadbolt Locks
Window Coverings	
Sink, Faucet, Handles, Stopper	Keyless Deadbolts
Countertops	-
Mirror	
Cabinets, Drawers, Handles	_
Toilet, Paper Holder	- ·
Bathtub, Enclosure, Stopper	**** 1 * . 1
Shower, Doors, Rods	
Tile	Porch and Patio Lights
Other	Smoke Detectors
	Alarm System
Half Bath	Fire Extinguishers (look at charge level BUT DON'T TEST!
Walls	
	Garage Door Opener
Wallnaner	Gate Access Card(s)
Wallpaper	Other
Plugs, Switches, A/C Vents	
Woodwork/Baseboards	
Ceiling	Data of Marca In
Light Fixtures, Bulbs	Date of Move-In:
Exhaust Fan/Heater	or
Floor/Carpet	Date of Move-Out:

SPECIAL PROVISIONS. The following special provisions	control over conflicting provisions of this printed form:
You acknowledge you will inspect and test all safety-related is and confirm that they are working, except as noted on your to be in good and working condition unless otherwise note the alarm system and gate access entry systems (if there are no signs of bed bugs or other pests are present, or, if bugs a this Inventory and Condition Form and through a written we completed Inventory and Condition Form accurately reflect of deposit due to you when you move out. You acknowledg	it this form in accordance with this Lease and our Community Policic tems in the apartment, including smoke alarms and any other detector (completed Inventory and Condition Form. All items will be considered. You acknowledge you will receive written operating instructions any). You acknowledge that you will inspect the apartment and confinere present, that you will promptly report any bed bug or pest issues work order or other written repair request. You agree that this returns the condition of the apartment for purposes of determining any refue that if you do not return the form within 48 hours after move-in, wor insect infestations, and in good working condition for purposes
n signing below, you accept this inventory as part of the he premises for purposes of determining any refund du	Lease Contract and agree that it accurately reflects the condition e to you when you move out.
Resident or Resident's Agent:	Date of Signing.
Resident or Resident's Agent:	Date of Signing:
Resident or Resident's Agent:	Date of Signing:
Resident or Resident's Agent:	Date of Signing:
Resident or Resident's Agent:	Date of Signing:
Resident or Resident's Agent:	Date of Signing:
Owner or Owner's Representative:	Date of Signing:



LEASE CONTRACT BUY-OUT AGREEMENT



l.	DWELLING UNIT DESCRIPTION. Unit No		your buy-out notice. The total dollar amount of any concessions regarding rent or other monetary lease obligations for the
	(street address) in		entire lease term is \$ and is due on the same day as the buy-out fee, subject to any special provisions in paragraph 9 regarding the amount, calculation method, or
	(city), South Carolina,		payment date.
•	(zip code). LEASE CONTRACT DESCRIPTION.	6.	 SHOWING UNIT TO PROSPECTIVE RESIDENTS. After you give us notice of buy-out, the Lease Contract gives us the right
•	Lease Contract Date:		to begin showing your unit to prospective residents and telling
	Owner's name:		them it will be available immediately after your new termination date.
		7.	COMPLIANCE ESSENTIAL. Our deposit of all amounts due
			under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If
	Residents (list all residents):		you fail to comply with any of the procedures or requirements
			in this agreement after we deposit such monies, your buy-out right and this agreement will be voided automatically; and
			(1) any amounts you have paid under this agreement will
			become part of your security deposit, and (2) the lease will continue without buy-out. Then, if you move out early, you
	·		are subject to all lease remedies, including reletting fees and liability for all rents for the remainder of the original lease
			term.
		8.	. MISCELLANEOUS. If moving out by the new termination
			date becomes a problem for you, contact us. An extension may be possible if we have not already relet the dwelling unit to a
	This Addendum constitutes on Addendum to the chara		successor resident. We and any successor residents who may
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises,		be leasing your unit will be relying on your moving out on or before the new termination date. Therefore, you may not hold
	and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this		over beyond such date without our written consent—even if it means you have to make plans for temporary lodging
	Addendum vary or contradict any terms or conditions found	1	elsewhere. "Default" as used in paragraphs 4(c) and 4(d) of
•	in the Lease Contract, this Addendum shall control.	"	this agreement means default as defined in the Lease Contract. You will continue to be liable for any damages and any sums
۰.	PURPOSE OF ADDENDUM. The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease		accruing and unpaid prior to the new termination date.
	Contract early—subject to any special provisions in paragraph 9 below. In order to buy out early, your notice must be signed	9 .	SPECIAL PROVISIONS. Your right of buy-out <i>(check one)</i> is or is not limited to a particular fact situation. If limited,
	by all residents listed in paragraph 1 of the Lease Contract		buy-out may be exercised only if the following facts (see below)
	and you must comply with all provisions of this Buy-Out Agreement.	`	occur and any described documents are furnished to us. Any special provisions below will supersede any conflicting
ŀ.	BUY-OUT PROCEDURES. You may buy out of the Lease		provision of this printed agreement. Any false statements or documents presented to us regarding buy-out will
	Contract prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term if	X	automatically void your right to buy-out of the Lease Contract.
	all of the following occur:		The special provisions are:
	(a) you give us written notice of buy-out at least days prior to the new termination date (i.e., your new		
	move-out date), which (check one) umust be the last		
	day of a month or may be during a month; (b) you specify the new termination date in the notice, i.e.,		
	the date by which you'll move out;		
	(c) you are not in default under the Lease Contract on the date you give us the notice of buy-out;		
	(d) you are not in default under the Lease Contract on the new termination date (move-out date);		
	(e) you move out on or before the new termination date and		
	do not hold over; (f) you pay us a buy-out fee (consideration) of		
	\$		
	(g) you pay us the amount of any concessions you received when signing the Lease Contract; and		
	(h) you comply with any special provisions in paragraph 9 below.		
5.	WHEN PAYABLE. The buy-out fee in paragraph 4(f) is due		
	and payable no later thandays after you give us		
	Resident or Residents		Owner or Owner's Representative
	(All residents must sign)		(signs below)
		_	
			Date of Lease Contract
		_	



LEASE CONTRACT 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 Contract Information		
ABOUT LEASE: Date of Lease Contract (top left hand corner of Lease Contract):		
Owner's name:		
Owner S hame.		
	Unit No and street address of dwelling being	
	leased:	
Resident names (list all residents on Lease Contract):		
	City/State/Zip of above dwelling:	
	Monthly rent for dwelling unit: \$	
	Beginning date of Lease Contract:	
	Ending date of Lease Contract:	
Guarantor Information Use for one gu	arantor only (can include spouse of guarantor)	
ABOUT GUARANTOR: Full name (exactly as on driver's license or govt. ID card)	Your Social Security #:	
	Driver's license # and state:	
	OR govt. photo ID card #:	
Current address where you live:	Birthdate: Sex:	
Phone:	Marital Status: single married divorced widowed separated	
Alternate or cell phone:	Total number of dependents under the age of 18 or in college:	
Email address:	What relationship are you to the resident(s)? parent sibling	
	employer other	
(Please check one) Do you 🔲 own or 🔲 rent your home?	Are you or your spouse a guarantor for any other lease? Yes No	
If renting, name of apartments:	If so, how many?	
M		
Manager's name: Phone:		
YOUR WORK: Present employer:	Email address:	
Employer's address:		
Work phone:	How long? Position	
Alternate phone:	Your gross monthly income is over: \$	
Arter nate phone.	Supervisor's name: Phone:	
YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card):	Alternate or cell phone:	
	Email address:	
Driver's license # and state:		
OR govt. photo ID card #:	Present employer:	
Social Security #:	How long? Position:	
Birthdate:	Work phone:	
	Monthly gross income is over: \$	
YOUR CREDIT/RENTAL HISTORY:	been convicted (or received an alternative form of adjudication equivalent	
Your bank's name:	to conviction) of a felony, misdemeanor involving a controlled substance,	
City/State:	violence to another person or destruction of property, or a sex crime? Please	
List major credit cards:	explain:	
To your knowledge, have you, your spouse, or any resident listed in this		
Guaranty ever: been asked to move out? broken a rental agreement?		
declared bankruptcy? or been sued for rent? To your knowledge, has any		

In consideration for us to enter into the above Lease Contract with the Resident(s), as an inducement to us for making the lease, and other good and valuable consideration, the receipt of which is acknowledged, you guarantee all obligations of resident(s) under the Lease Contract, including but not limited to rent, late fees, property damage, repair costs, animal violation charges, reletting charges, utility payments and all other sums which may become due under the Lease Contract.

You agree that your obligations as guarantor will continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us. If we, as owner of the dwelling, delay or fail 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 our rights as owner, against you as guarantor. All of our remedies against the resident(s) apply to guarantor as well. All residents, guarantors and guarantor's spouse are jointly and severally liable. It is unnecessary for us to sue or exhaust remedies against residents in order for you to be liable. This Guaranty is part of the Lease Contract and shall be performed in the county where the dwelling unit is located.

You represent that all information submitted by you on this Guaranty is true and complete. You authorize verification of such information via consumer reports, rental history reports, and other means. A facsimile signature by you on this Guaranty will be just as binding as an original signature. It is not necessary for you, as guarantor, to sign the Lease Contract itself or to be named in the Lease Contract. This Guaranty does not have to be referred to in the Lease Contract. You are required not required to have this Guaranty agreement notarized. If no box is checked, it is not required to be notarized. Payments under this Guaranty must be mailed to or made in the county where the dwelling unit is located. We recommend that you obtain a copy of the Lease Contract and read it. This Guaranty applies even if you don't do so. We will furnish you a copy of the Lease upon written request.

SPECIAL PROVISIONS. The following special provisions control of	over conflicting provisions of this printed form:
After signing, please return the signed original of this Guaranty to	
at (street address or P.O. Box)	
or (optional) fax it to us at	Our telephone number
Date of signing Guaranty	Date of signing Guaranty
Signature of Guarantor	Signature of Guarantor's Spouse
State of South Carolina County of	
I certify that I know or have satisfactory evidence that	atho /sho/thou signed this instrument and calmonledged it to be his/hou
their free and voluntary act for the uses and purposes mentioned in	at he/she/they signed this instrument, and acknowledged it to be his/her/or the instrument.
Dated	Printed Name of Notary Public
	3
My Commission Expires	Signature of Notary Public
Note: Signature of Guarantor and Guarantor's Spouse must be notarized	if
lease is for more than one year.	
·	
(Use above space for notary stamp/seal)	
FOR OFFICE USE ONLY	
Guarantor(s) signature(s) was (were) verified by owner's representative.	
Verification was by $\ \square$ phone or $\ \square$ face-to-face meeting.	Date(s) of verification
Telephone numbers called (if applicable)	
Name(s) of Guarantor(s) who was (were) contacted	
Name of Owner's Representative who talked to Guarantor(s)	



MIXED USE ADDENDUM



Unit No	resident to research the area around their dwelling. You agree that you were given the opportunity to exercise due diligence
(city), South Carolina,(zip code).	by reading this Addendum and researching the area surrounding the dwelling. You acknowledge and understand the risks disclosed herein. Having conducted your due diligence, you agree to fully assume the risks set forth in this Addendum.
2. LEASE CONTRACT DESCRIPTION.	
Lease Contract Date:Owner's name:	6. ASSUMPTION OF RISK / WAIVER. You have chosen to reside at the dwelling despite any inconveniences such as those disclosed herein or any other inconvenience, which may be associated with living in a mixed-use environment. You
Residents (list all residents):	further agree: You are voluntarily assuming the risks of inconvenience and nuisance related to residing in a dwelling located in a mixed-use area. You agree that any inconvenience associated with the mixed-use and/or the surrounding area, such as, but not limited to, those disclosed herein, will not be deemed to give you any offset to rent obligations, nor will
	they be the basis for a complaint against us for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy. We shall have no duty to evict any commercial business for any lights, sounds, vibrations, odors, etc. that may occur as a
	result of their commercial business. As such, you waive any and all claims against us that arise out of or are in any way related to lights, noises, sounds, vibrations, smoke, odors or any other inconvenience that may be caused by commercial businesses within the mixed-use area and/or their guests.
This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.	7. SEVERABILITY. 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.
3. PURPOSE OF ADDENDUM. The purpose of this Addendum is to provide you with notice that the dwelling is located in a mixed-use living environment. The area surrounding the dwelling contains both residences and commercial businesses. These commercial entities will produce certain noises, sounds, and odors up to twenty-four (24) hours a day.	8 SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
4. RESIDENT ACKNOWLEDGEMENT. By signing this Addendum, Resident acknowledges, understands and hereby agrees:	
The dwelling is located in the immediate area of commercial businesses, including, but not limited to, bars, nightclubs, restaurants and retail stores. Certain challenges may be associated with living in immediate proximity to such commercial businesses. These challenges may include these	
businesses emitting, but are not limited to: lights, noises, sounds (including but not limited to music, voices and other forms of entertainment), vibrations, odors and smoke, which may penetrate the walls and floors of the dwelling. Such challenges may occur up to twenty-four (24) hours a day.	
Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
	Date of Signing Addendum



2.

1. DWELLING UNIT DESCRIPTION.

MOLD INFORMATION AND PREVENTION ADDENDUM



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

	(street address) ir
(city), South Carolina,	
(zip code).	
LEASE CONTRACT DESCRIPTION.	
Lease Contract Date:	
Owner's name:	
Residents (list all residents):	

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

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

Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for person with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.

- **4. PREVENTING MOLD BEGINS WITH YOU.** In order to minimize the potential for mold growth in your dwelling, you must do the following:
 - Keep your dwelling clean—particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
 - Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines—especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans

in the bathroom and kitchen *before* you start showering or cooking with open pots. When showering, be sure to keep the shower curtain *inside* the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.

- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.
- 5. IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:
 - rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
 - overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
 - leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
 - washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
 - leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
 - insufficient drying of carpets, carpet pads, shower walls and bathroom floors.
- **6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES** (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. **Be sure to follow the instructions on the container.** Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner

9. SPECIAL PROVISIONS. The following special provisions with a high-efficiency particulate air (HEPA) filter can be control over conflicting provisions of this printed form: used to help remove non-visible mold products from *porous* items, such as fibers in sofas, chairs, drapes and carpets provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes. 7. DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action. **8. COMPLIANCE.** Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract. If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them. **Resident or Residents** Owner or Owner's Representative (All residents must sign here) (signs h<mark>e</mark>re) **Date of Lease Contract**



1. DWELLING UNIT DESCRIPTION.

NO-SMOKING ADDENDUM



Date: _		
	(when this Addendum is filled out)	

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

	(street address) i
(city). South Carolina.	
(zip code).	
LEASE CONTRACT DESCRIPTION.	
Lease Contract Date:	
Owner's name:	
Residents (list all residents):	
֡	LEASE CONTRACT DESCRIPTION. Lease Contract Date: Owner's name:

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

This Addendum constitutes an Addendum to the above

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

4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE

dwelling, building, or interior of any portion of the apartment community is strictly prohibited. Any violation of the nosmoking policy is a material and substantial violation of this Addendum and the Lease Contract.

The prohibition on use of any burning, lighted, vaporized, or ignited tobacco products or smoking of any tobacco products extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the 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.

Smoking of non-tobacco products which are harmful to the health, safety, and welfare of other residents inside any dwelling or building is also prohibited by this Addendum and other provisions of the Lease Contract.

5. SMOKING OUTSIDE BUILDINGS OF THE APARTMENT COMMUNITY. Smoking is permitted only in 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.

Smoking on	balconies, patios,	and limited co	ommon areas
attached to	or outside of you	r dwelling 🔲	is 🔲 is not
permitted.			

The following outside areas of the con	mmunity may be used
for smoking:	

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.

- 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 tobacco smoke which permeates sheetrock, carpeting, wood, insulation, or other components of the dwelling or building is in excess of normal wear and tear in our smoke free 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 the nosmoking provisions is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for 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.

12. SPECIAL PROVISIONS. The following special provisions 9. EXTENT OF YOUR LIABILITY FOR LOSSES DUE TO **SMOKING.** Your responsibility for damages, cleaning, loss control over conflicting provisions of this printed form: of rental income, and loss of other economic damages under this No-Smoking Addendum are in addition to, and not in lieu of, your responsibility for any other damages or loss under the Lease Contract or any other addendum. 10. YOUR RESPONSIBILITY FOR CONDUCT OF OCCUPANTS, **FAMILY MEMBERS, AND GUESTS.** You are responsible for communicating this community's no-smoking policy and for ensuring compliance with this Addendum by your occupants, family, guests, and invitees. 11. THERE IS NO WARRANTY OF A SMOKE FREE ENVIRONMENT. Although we prohibit smoking in all interior parts of the apartment community, there is no warranty or guaranty of any kind that your dwelling or the apartment community is smoke free. Smoking in certain limited outside areas is allowed as provided above. Enforcement of our no-smoking policy is a joint responsibility which requires your cooperation in reporting incidents or suspected violations of smoking. You must report violations of our no-smoking policy before we are obligated to investigate and act, and you must thereafter cooperate with us in prosecution of such violations. This is an important and binding legal document. By signing this Addendum you are agreeing to follow our no-smoking policy and you are acknowledging that a violation could lead to termination of your Lease Contract or right to continue living in the dwelling. If you or someone in your household is a smoker, you should carefully consider whether you will be able to abide by the terms of this Addendum. Owner or Owner's Representative **Resident or Residents** (All residents must sign here) (Sign here)



RESIDENT'S NOTICE OF INTENT TO MOVE OUT

To be delivered to owner's representative



DWELLING UNIT DESCRIPTION. Unit No	(ctract address) in
	ity), South Carolina,(zip code).
LEASE CONTRACT DESCRIPTION. Lease Contrac	t Date: Owner's name:
Residents (list all residents):	
Date you will move out and surrender premises:	
1. CHANGES IN MOVE-OUT DATE. Under the Leas you must obtain our prior written approval to retract the move-out date. You may not hold over above move-out date. If the dwelling is relet to o we receive this notice, you won't be granted any we and any new residents may rely on this move for all purposes.	change or resident is notice from all, except when a co-resident (other beyond the than the terminating resident's spouse or dependent terminates because of the Servicemembers Civil Relief Activates (SCRA). Your advance notice must be at least the number of
2. DATE OF SURRENDER. Under the Lease Consurrender the dwelling unit for all purposes (including deposit refund, cleaning, and all repairs) when you the following:	9. 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
 turn in all keys/access devices where you pay the move-out date has passed and no one is lidewelling; abandon the dwelling (as defined in the Lease 	ving in the modification or disapproval before final refunding or accounting
All residents and occupants lose their right of post the move-out date. Any resident who wishes to remain the dwelling unit must sign a new Lease Contra	nin lawfully 11. SPECIAL PROVISIONS. The following special provisions
3. EARLY MOVE-OUT AND OTHER LEASE COVIOLATIONS. Under the Lease Contract, our represent of this notice does not constitute approval move-out and does not constitute a release of any liability for money due under the Lease Contract, all contractual and statutory remedies for unauthor move-out, including late payment charges, return charges, damages, attorney's fees, and liability for holdover rents and Lease Contract extensions.	esentative's of an early resident's We reserve rized early rned-check
4. HOLDOVER. If you stay beyond the move-out da be subject to increased rent for the holdover period for all damages as outlined in the Lease Contract	d and liable
5. CLEANING. Under the Lease Contract, you must dwelling unit in a clean condition. Please follow a move-out cleaning instructions that we've furnis	ny written ———————————————————————————————————
6. FORWARDING ADDRESSES. Please circle the faddress below where we should mail the secur refund and/or accounting. If no address is circle mailed to the first address listed.	ity deposit
7. RETAINING RECEIPT. After our representative acknowledges receiving this notice, you should bottom portion of this notice as verification that written move-out notice.	d keep the
Your Signature or Signatures	Your Forwarding Address (You must provide this information.)
You may be contacted now at: Home phone: Work phone:	
Date when you delivered this notice:	Date notice was received: Move-out date was proved or disapproved

Owner's Acknowledgment of Receiving Move-Out Notice (To be copied, returned to and kept by residents)

We acknowledge receiving your notic	e of intent to move out of Apt. I	No	in
(name of apartment community), or st	reet address (if house, duplex, e	tc.):	
Date of intended move-out:	. If move-out	is approved, prorated rent (if an	y) through move-out date: \$
	l end on the move-out date and		release of your obligations under the Lease or all sums due until the Lease Contract or
	nencement on the day after you	ir move-out date. Our remedies f	t to rely on your notice and may enter into or early move-out, nonpayment, and other e-out notice.
		approve it or release you from liing your dwelling unit to others.	ability under the Lease Contract. However,
	your move-out notice, but we esumed disapproved until we n	_	at this time to approve or disapprove it.
☐ We approve the move-out da	ate stated above, and your Leas	e Contract term will end on that	date.



NOTICE OF TEMPORARY WAIVER OF LATE FEES



LEASE CONTRACT DATE:	
OWNER'S NAME:	
RESIDENTS (LIST ALL RESIDENTS):	
DWELLING UNIT DESCRIPTION. Unit No,	
(street address) in(city), South Caro	olina,(zip code).
Dear Resident(s):	
We understand COVID-19, the coronavirus, has directly affected a experienced a loss of wages, incurred new medical expenses or been laid of COVID-19 pandemic. To ease the financial hardship and difficulties so many certain late fees.	ff from their place of employment as a result of the
This notice relates to late fees for the non-payment of rent incurred of and ending	during the period covering the dates beginning
(the "Waiver Period").	
During the Waiver Period and provided you pay your monthly rent on or before month, we agree to waive the late fees that you incur under the Rent and Charlin which rent is paid.	ore the of each rges paragraph of your Lease Contract for the month
This waiver covers only late fees for the Waiver Period specified above. We are or other sums due or which will become due.	re under no obligation to waive rent, other late fees,
If you anticipate difficulty paying rent due to loss from the coronavirus, or by emailing	
Keep in mind that you will likely be asked to explain how you've personally be your situation, our response and any relief we may agree upon may vary.	een financially burdened by COVID-19. Depending on
Any and all terms and conditions of the Lease Contract that are not specifical	lly amended herein remain in full force and effect.
SPECIAL PROVISIONS.	
	Owner or Owner's Representative (Signs below)



PACKAGE ACCEPTANCE ADDENDUM



l.	DWELLING UNIT DESCRIPTION. Unit No,	6.	. DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER. As to any package for which we sign
	(street address) in		and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package, nor do we have any duty to maintain, protect, or deliver said
	(city), South Carolina,(zip code).		package to you, nor do we have any duty to make said package available to you outside disclosed business hours. Any
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date:		packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risks whatsoever associated with any loss or damage to your
	Owner's name:		packages and personal property. To the maximum extent permitted by law, you, your guests, family, invitees, and agents
			hereby waive any and all claims against us or our agents of any nature regarding or relating to any package or item received by us, including but not limited to, claims for theft,
	Residents (list all residents):		misplacing or damaging any such package, except in the event of our or our agent's gross negligence or willful misconduct.
			To the maximum extent permitted by law, you also agree to defend and indemnify us and our agents and hold us both harmless from any and all claims that may be brought by any
			third party relating to any injury sustained relating to or arising from any package that we received on your behalf. To the maximum extent permitted by law you also agree to
			indemnify us and our agents and hold us harmless from any damage caused to us or our agents by any package received
			by us for you. You also authorize us to throw away or otherwise dispose of any package that we, in our sole discretion, deem to be dangerous, noxious, or in the case of packaged food,
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises,		spoiled, and waive any claim whatsoever resulting from such disposal.
	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.	7.	. SEVERABILITY . If any provision of this Addendum or the Lease Contract is illegal, invalid or unenforceable under any applicable law, then it is the intention of the parties that (a)
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.		such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease, (b) the remainder of this Addendum shall not be affected thereby, and (c) it is also the intention of the parties to this
ŀ. \.	PACKAGE ACCEPTANCE. 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	Y	Addendum that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Addendum a clause or provision similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.
	also specifically authorize us to sign on your behalf if the person or entity delivering said package or item requires an	8.	. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	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		
3.	representatives. 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 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.		
	1 0 0		
	Resident or Residents (All residents must sign)		Owner or Owner's Representative (Signs below)
			Date of Signing Addendum
		_	



ARKING ADDENDUM	NATIONAL APARTMENT ASSOCIATION
Addendum is filled out)	

RESIDENT PA Date: _ (when this Addendum is filled out)

1.	DWELLING UNIT DESCRIPTION. Unit No,	11.	Any action by you, any occupant, guest, or visitor that violates this addendum shall constitute a violation of the Lease Contract.	
	(street address) in	12	You understand and agree that any judgment of possession	
	(city), South Carolina,(zip code).	12.	entered against you shall be a judgment for possession of any parking spaces which you are entitled to under this addendum. Once such judgment is rendered and executed	
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date:		upon you, you shall immediately remove all vehicles from the property parking areas. If you fail to remove you	
	Owner's name:		vehicle(s), we shall tow the vehicle(s) at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s), unless	
	Residents (list all residents):		otherwise required by law. COST FOR PARKING	
			Resident agrees to pay a onetime fee of \$ day of	
			resident agrees to pay \$ of the monthlypervehicle due on or before the day of the month. If no amount is filled in parking shall be free for properly registered and authorized vehicles.	
			Resident understands and accepts that all-parking rights and privileges will immediately be revoked in the case that Resident is days delinquent in paying the required parking fee.	
	The term of this Parking Addendum is as follows: Begins on, and ending on,		Resident agrees to pay \$ NSF fee for all checks returned for non-sufficient funds. VEHICLE INFORMATION:	
	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.		Vehicle 1 Make: Model & Year: State: License Plate: Permit Number:	
	SIDENT AND OWNER AGREE AS FOLLOWS:		Phone Number:	
3.	You agree to properly register all vehicles with management. If you get a new or replacement vehicle you must notify us and complete a revised agreement.		Vehicle 2 Make: Model & Year:	
4.	If you are provided with a parking tag or sticker it must be properly installed and displayed.	•	State: License Plate: Permit Number:	
5.	Unless your vehicle(s) has been assigned a specific space(s) you may park in any available space(s) in the parking areas, with the exception of spaces reserved for a particular use or any marked handicap space, unless you possess a government issued handicap decal or similar signage.		Phone Number:Parking Space:	
6.	If you are assigned a specific parking space(s) we shall assign you the space(s) and retain the right to change assigned space(s) at our sole discretion.		State: License Plate: Permit Number: Phone Number:	
7.	Subject to applicable laws, you understand and accept that we have the right at any time, without notice, to tow unauthorized or non-registered vehicles from any parking space on the property.	13.	Parking Space: SPECIAL PROVISIONS.	
8.	You agree to use parking spaces in accord with the terms of the Lease and Community Rules.			
9.	Any vehicles which are improperly parked or are in violation of this addendum, the terms of the Lease or Community Rules will be towed at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s) unless otherwise required by law.			
10	. Unless otherwise required by law, you understand that we will not be held liable for any damage or theft that may occur while your vehicle(s) is parked on any part of the property. Upon signing this agreement you knowingly accept the risk of parking any vehicle(s) on the property.			

Date of Signing Addendum

Owner or Owner's Representative

(signs below)

Resident or Residents

(All residents must sign)





LEASE CONTRACT DATE: ___

OWNER'S NAME:

PAYMENT PLAN AGREEMENT (COVID-19 PANDEMIC)



RESIDENTS (LIST A	LL RESIDENTS):				
DWELLING UNIT DI	ESCRIPTION.				
(street address) in	,	(city)), South Carolina,	(zip code).	
Dear Resident(s):					
				ts. Some residents have ϵ nt as a result of the COV	
flexibility for paying is executed; \square durin	rent and other sums that	t come due: during t e Contract term follov	the month of the Leas ving the month in w	in agreement with you to se Contract term during w hich this Agreement is ex	hich this Agreement
monetary hardship t		via any method norr	nally permitted und	nentation of your loss of j ler the Lease Contract. T our discretion.	
				y acknowledged, we (as escribed below. You agree Amount To Be Paid	

You understand and agree that your failure to comply with this Agreement is a material breach by you of the Lease Contract and a default under the Default by Resident paragraph of the Lease Contract for which we may sue you for eviction and entitles us to pursue any and all other legal remedies.

We will not pursue eviction for nonpayment of rent if the terms of this Agreement are met. If you do not timely comply with payment provisions set forth herein, we may in our sole discretion pursue eviction for nonpayment of rent and any other remedy under the Lease Contract and state and/or local laws. To the fullest extent authorized by applicable state and local law, we do not waive any right to commence eviction proceedings against you for any breach of this Payment Plan Agreement or any other breach of the Lease Contract or state or local law.

Our choice to enforce, not enforce or delay enforcement of the due date or amount of any payment due under this Agreement or the Lease Contract isn't a waiver under any circumstances.

Nothing contained in this Agreement waives, limits, prejudices or adversely affects any of our rights, remedies or powers under the Lease, by statute, at law or in equity, all of which rights, remedies and powers are expressly reserved, and all other terms and conditions of the Lease Contract not in conflict with this Agreement shall remain in full force and effect.

Any and all terms and conditions of the Lease Contract that are not specifically amended herein remain in full force and effect.

AL PROVISIONS.	
Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
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PHOTO, VIDEO, AND STATEMENT RELEASE ADDENDUM



1.	DWELLING UNIT DESCRIPTION. Unit No	4.	PHOTO AND VIDEO RELEASE. You hereby grant us and our agents and affiliates (collectively, the "Released Parties")
	(street address) in		permission and a license to take, use, reuse, and publish the likeness of you and any minor occupants in all photographs or other electronic and (or digital modic in any and all of our
2.	(city), South Carolina,(zip code). LEASE CONTRACT DESCRIPTION. Lease Contract Date:		or other electronic and/or digital media in any and all of our publications, including, without limitation, any website entries, advertising websites, and any other marketing materials. You understand and agree that these materials will become the property of the Released Parties and will not be returned.
	Owner's name:		You agree to irrevocably authorize the Released Parties to edit, alter, copy, exhibit, publish, or distribute this media for any lawful purpose whatsoever including, without limitation, promotional and advertising uses. You waive the right to inspect or approve the finished product, including any written
	Residents (list all residents):		or electronic copy, wherein your likeness appears now or in the future. In addition, you waive any right to payment, royalties, or any other compensation arising or related to the use of the media.
		5.	CONSENT TO USE YOUR NAME, LIKENESS, WRITTEN COMMENTS, AND STATEMENTS. You are expressly agreeing to allow us to post your name, picture, written comments, and statements, and/or the names, pictures, written comments, and statements of any minor occupants in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing metaping. You have the perfect of the product of the prod
	Occupants (list all occupants):		marketing materials. You hereby grant the Released Parties permission and a license to use, reproduce, and publish any media on its website, social media platforms, or in other marketing related materials, whether in electronic or print form.
			RELEASE OF LIABILITY. To the extent provided by law, you hereby release, hold harmless, and forever discharge us from any claims or causes of actions including, without limitation, any and all claims for libel or violation of any right of publicity or privacy, related to our use of the media in any and all of our publications, including any website entries, advertising websites, social media websites, and any other marketing material so long as the claim or cause of action does not result from our intentional misconduct or gross negligence. This consent and release shall be binding upon you and your heirs,
	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.	7.	legal representatives and assigns. REVOCATION. You have the right to revoke your consent to our use of your name, picture, video, voice, written comments, or statement, and/or the name, picture, video, voice, written comments, or statement of any minor occupants, by written notice to us.
3.	PURPOSE OF ADDENDUM. By signing this Addendum, you, without payment or other consideration, agree to grant us permission to use your likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written comments, statements, and other digital reproductions will hereinafter be collectively referred to as "media."	8.	SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	A. Consent For Minor Occupants. By signing this Addendum, if any minor occupants are named above, you further certify that you are the parent, or legal guardian of the minor occupant(s) named above, and you, without payment or other consideration, agree to grant us permission to use their likeness in photographs, videos and/or other electronic and/or digital reproductions, including voice, in any and all of our publications, including, without limitation, any website entries, advertising websites, social media websites, and any other marketing materials. For purposes of this addendum, photographs, videos, written		

comments, statements, and other digital reproductions will hereinafter be collectively referred to as "media."

Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
	Date of Signing Addendum





APPROVAL OR DENIAL OF REASONABLE ACCOMMODATION AND/OR REASONABLE MODIFICATION REQUEST



To:	
Dear Reside	ent or Applicant:
dwelling lo	
	e approved your request, as follows (check all that apply):
	We will grant the following accommodation(s):
	We will allow the following modification(s):
П	The foregoing modification shall be made □ at your expense □ at our expense.
	Other:
After o	careful consideration, we have not approved your request because (check all that apply):
	Based on the information provided it does not appear that you are a person with a disability within the meaning of the Fair Housing Act.
	The accommodation and/or modification you requested is either not reasonable and/or not necessary because:
	☐ We have concluded that the specific accommodation and/or modification that you are requesting will impose an undue financial and administrative burden on our operations or will create a substantial risk of harm to you or to other persons in the community.
	☐ We have concluded that the specific accommodation and/or modification you have requested will fundamentally alter the nature of services or resources that this community provides.
	☐ Based on the information provided, it does not appear that the accommodation and/or modification you have requested is related to your disability.
	☐ Based on the information provided, it does not appear that the accommodation and/or modification you have requested is necessary to allow you an equal opportunity to use and enjoy your housing.
	Other:

If you feel we have made this decision in error, or if there is additional information you would like to provide us
that you believe is relevant to our decision, we would like to discuss this matter with you. Please feel free to contact
[name of housing representative] to schedule an appointment.
Note that if there are alternative accommodations and/or modifications that you believe would be equally as effective as the
accommodation or modification we are unable to provide, we are happy to consider those as well in a follow up discussion.
Date
Owner or Owner's Representative Signature





REASONABLE MODIFICATIONS AND ACCOMMODATIONS POLICY



South Carolina,	(zip code).	(city)
LEASE CONTRACT DESCRIPTION.		
Lease Contract Date:		
Owner's name:		
Residents (list all residents):		

- 3. EQUAL HOUSING OPPORTUNITY POLICY. We provide rental housing on an equal opportunity basis. Consistent with this policy, we welcome persons with disabilities to our community and will not discriminate against any person because of his or her disability, or his or her association with anyone with a disability. In addition, we know that it may sometimes be necessary for persons with disabilities to be able to make modifications to their surroundings or to have accommodations made in our practices or procedures to enable them to fully enjoy and use their housing, and we have created the policy described herein to meet that need.
- **4. PURPOSE OF POLICY.** A resident or applicant may be entitled under state and federal fair housing laws to a reasonable accommodation and/or reasonable modification when needed because of a disability of the resident, the applicant, and/or a person associated with a resident or applicant, such as a member of the household or frequent guest. The reasonable accommodation and/or reasonable modification must be necessary for the individual with the disability to have an equal opportunity to fully use and/or enjoy housing services offered to other residents and/or the individual dwelling unit. We will grant requests for accommodations or modifications that are reasonable and necessary because of a disability, would not impose an undue financial or administrative burden on our operations, and do not fundamentally alter the nature of services or resources we provide as part of our housing program.

5. DEFINITIONS.

- A. Disability. The Federal Fair Housing Act defines a person with a disability to include: (1) individuals with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such an impairment; or (3) individuals with a record of such an impairment.
- B. Reasonable Modifications. A reasonable modification is a structural change made to existing premises, occupied or to be occupied, by a person with a disability, in order to afford such person full enjoyment of the premises. These are typically structural changes to interiors and exteriors of dwellings and to common and public use areas, which are necessary to accommodate a person with a disability. Depending on the nature of the request, reasonable modifications are typically granted at the expense of the person requesting them.

C. Reasonable Accommodation. A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common areas.

6. REQUESTS FOR REASONABLE MODIFICATIONS.

- A. Generally. If you are a resident or an applicant (i) with a disability, or (ii) with someone associated with you who has a disability, you have the right to request a reasonable modification to your dwelling or the common areas, in accordance with fair housing laws, if such modifications may be necessary to allow you to have an equal opportunity to fully use and/or enjoy your dwelling.
- **B. Reasonable Modification Expenses.** Expenses for reasonable modifications, and restoration expenses, if applicable, of such modifications, shall be allocated in accordance with state and federal fair housing laws.
- Permission Required, Evaluation of Disability. If you would like to request a reasonable modification to your dwelling or the common areas of the community that is necessary because of a disability, you must first obtain permission from us. We prefer that you use the attached "Reasonable Accommodation and/or Modification to Rental Unit" form, but you are not required to use this form. If you would like or need assistance in completing this form, please let us know, and we will be glad to provide assistance. Whether you use our form or your own form of request, we will need to know what specific modification is being sought. In addition, if the disability or the disability-related need for the modification is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the modification; however, we will only request information necessary to evaluate your request, and all information will be kept confidential.
- D. Reasonable Assurances. Depending on the modification requested, we may require you to provide reasonable assurances that the modification will be done in a workmanlike manner and that any required building permits will be obtained. In some cases, any third-party retained to perform the modification may also have to be approved in writing by us, and be properly licensed and insured. During and upon completion of the modification, we may inspect the work in connection with our overall property management responsibilities. We will not increase your security deposit as a result of a modification request. However, when applicable, if you fail to restore the interior of the dwelling to its original condition, excluding normal wear and tear, at the end of the tenancy, we may assess the cost of restoration against your security deposit and/or final account upon moveout.
- E. Restoration Reimbursement. At the end of your tenancy, you may be responsible to restore the interior of your dwelling to its pre-modification condition at your expense, depending on the nature of the modification. Again, depending on the modification, we may request that you deposit sufficient funds for that restoration in an interest bearing escrow account to ensure any required restoration can be completed. Regardless of modification, you will remain responsible to pay for damage to your dwelling in excess of ordinary wear and tear.
- **F. Alternative Modification.** Depending on the circumstances, we may not be able to grant the exact modification you have requested and we may ask to discuss other alternatives with you.

- 7. REQUESTS FOR REASONABLE ACCOMMODATIONS.
 - A. Generally. We will make reasonable accommodations in our rules, policies, practices, and/or services, to the extent that such accommodations may be reasonably necessary to give you, as a disabled person, an equal opportunity to fully use and enjoy your dwelling, and the public and common areas of the premises, and as otherwise required by law.
 - Request for Accommodation, Evaluation of Disability. If you would like a reasonable accommodation that is necessary because of a disability, please submit a request to us, preferably using the attached "Reasonable Accommodation and/or Modification to Rental Unit" form, but you are not required to use this form. If you would like or need assistance completing this form please let us know and we will be glad to provide assistance. Whether you use our form or your own form of request, we will need to know what accommodation is being sought. In addition, if the disability is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the accommodation. We will only request information that is reasonably necessary for us to evaluate your request, and we will keep all information you provide confidential.
 - **C. Alternative Accommodation.** Depending on the circumstances, we may not be able to grant the exact accommodation you have requested and we may ask to discuss other alternatives with you.

Resident or Residents (All residents must sign)

- 8. OWNER RESPONSIBILITY. We will respond to all requests for a reasonable accommodation and/or modification in a timely manner. If we deny your request for a reasonable modification and/or accommodation, we will explain the reason for our denial and we will discuss with you whether there are alternative accommodations and/or modifications that we could provide that would meet your needs. We also are committed to entering into an interactive dialogue with you in relation to any request, and therefore agree to speak with you in relation to any request so that you have sufficient opportunity to provide us with any information you believe is relevant to our evaluation of your request for the modification(s) and/or accommodation(s).
- **9. AMENDMENT TO POLICY.** This policy may be amended and updated at any time upon written notice to you. In addition, in the event of any conflict between this policy and/or state, local or federal law, the provisions of such law shall control.

If you have any questions about this policy, you should contact:

$\langle \langle \rangle$	
	Owner or Owner's Representative
	(Signs below)
	Date of Signing
	Date of Signing



REQUEST FOR REASONABLE ACCOMMODATION AND/OR MODIFICATION TO RENTAL UNIT



DATE:						
NAME OF	RESII	DENT or AF	PPLICANT:			
DWELLING	G UNI	T DESCRIP	PTION: Unit No			
				('') C 41 C		(street address) in
				(<i>city)</i> , South C	arolina,	(zīp code).
You have re	eques	ted a reaso	nable accommoda	tion or reasonable n	nodification with regard to yo	our housing.
1.	to i					fines a person with a disability ly limits one or more major life
		Yes	☐ No	I don't kno	W	
2.		ase descri oly):	be the reasonab	le accommodation	and/or modification you	are requesting (check all that
		or adjustn	nent to a rule, poli	cy, practice, or servi		nmodation" is a change, exception, a person with a disability to have on use spaces):
		tural chan	ige made to existi		ed or to be occupied by a per	asonable modification" is a struc- rson with a disability, in order to
3.	You nee	ı do not ne	ed to disclose an	y m <mark>e</mark> dical informa	tion or the nature or sever	sary <i>because</i> of your disability. ity of the disability; we simply necessary and related to your
the existen will ask tha	ice of at you	the disabili identify a t	ty or the disability hird-party who ha	related need for the s familiarity with yo	e accommodation and/or modur disability in a professional	need to seek verification of either diffication you have requested, we setting to complete a verification and to the verification request.
I hereby s understan			he information p	rovided by me in t	his Request Form is true to	the best of my knowledge and
Resident o	r App	licant Signa	ature		 Date	





REASONABLE ACCOMMODATIONS/MODIFICATIONS VERIFICATION FORM



Dear Verifier: (property) provides reasonable accommodations and/or modifications to our residents with disabilities who have a disability-related need for the reasonable accommodation and/ or modification. A reasonable accommodation is a change, exception, or adjustment made to a rule, policy, practice or service that is necessary because of a disability for the resident to have an equal opportunity to use and/or enjoy an apartment community. A "reasonable modification" is a physical and/or structural change to the dwelling and/or common areas that is necessary because of a disability for the resident to have an equal opportunity to fully use and/or enjoy an apartment community. The signed release below authorizes you to provide the information requested on this form relating to the resident's/ applicant's request for an accommodation and/or modification due to a disability. Name of Resident or Applicant (print): ___ Request for Reasonable Accommodation and/or Modification (what specific accommodation and/or modification is the Resident or Applicant requesting?): Signature of Resident or Applicant: _ By signing this Verification Form, the person identified above has authorized the verifier identified below to provide answers to the questions below to the best of his/her knowledge, solely for the purpose of determining the disability-related need for the accommodation and/or modification requested. Is this Resident/Applicant disabled? State and federal laws define a person with a disability to include individuals with a physical or mental impairment that substantially limits one or more major life activities. This definition does not include the current illegal use of controlled substances. don't know Please describe in what manner this disability substantially limits one or more of the Resident's/Applicant's major life activities (Do NOT reveal the specific NATURE OR SEVERITY of the individual's disability): Does this Resident/Applicant need the accommodation and/or modification requested above to alleviate one or more symptoms of the person's disability so that the person can have an equal opportunity to use and/or enjoy his/her housing? ☐ Yes □ No If yes, please describe how this accommodation will enable the Resident/Applicant to use and/or enjoy this housing.

than verifying the stated need for an assistan	e animal in hous	ing as a reason	able accomm	ability for purpose nodation to that dis
Are you licensed in South Carolina? Yes No, I am licensed in My profession is not required to be licensed		(state)		
Name and professional title of Verifier				
Signature of Verifier			Date	2/4
Address			Telephone	
PLEASE RETURN THIS FORM TO: Name:	W			
c/o:Address:				
Email:	TA.			
Phone:				



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



1.		t No,,	5. REPORT DAMAGE OR MALFUNCTION report to the office any malfunction
		(street address) in	fencing, locks or related equipment. 6. FOLLOW WRITTEN INSTRUCTIONS.
2.	(zip LEA Lea	y), South Carolina,	all other occupants read the written been furnished to you regarding the important because if the gates are day occupants, guests or invitees through you are liable for the damages under yo of damage amounts will be pursued.
	Res	idents (list all residents):	7. PERSONAL INJURY AND/OR PER DAMAGE. Except as specifically recommon duty to maintain the gates and can gate malfunctions. We make no represent o you concerning security of the common data and the security of the common data.
			devices, or activities taken by us are s us and for the protection of our prope any benefit to you of the same is purel mechanical or electronic is subject to gates or other devices will not prevent system or device is foolproof or 100 deterring crime. Crime can still occur their families, occupants, guests and the sole responsibility of residents enforcement agencies. You should f
	desc and Con Add	s Addendum constitutes an Addendum to the above cribed Lease Contract for the above described premises, is hereby incorporated into and made a part of such Lease stract. Where the terms or conditions found in this lendum vary or contradict any terms or conditions found the Lease Contract, this Addendum shall control.	appropriate emergency police number is suspected. We may not be liable to member, guest, occupant or invitee for or damage/loss of personal property to perimeter fencing, automobile pedestrian access gates. We reserve eliminate security systems other the required. You will be held responsible
3.	REM	MOTE 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 \$ non-refundable fee.	 Persons to whom you provide access to RULES IN USING VEHICLE GATES. Always approach entry and exit gat a very slow rate of speed. Never stop your car where the gates
		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 \$ non-refundable fee.	 as the gate opens or closes. Never follow another vehicle into use your card to gain entry. Report to management the vehicle of any vehicle that piggybacks thr
		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.	 Never force the gate open with you Never get out of your vehicle while or closing. If you are using the gates with a
4.		MAGED, LOST OR UNRETURNED REMOTE CONTROLS, RDS OR CODE CHANGES. If a remote control is lost, stolen or damaged, a \$ 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 \$ deduction from the security deposit.	 contact management for assistance of the trailer may cause recognit safety loop detector and could can Do not operate the gate if there are who might get caught in it as it op If you lose your card, please con office immediately.
		If a card is lost, stolen or damaged, a \$ 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 \$ deduction from the security deposit.	 Do not give your card or code to a Do not tamper with gate or allow yo or play with gates.
		We may change the code(s) at any time and notify you accordingly.	

- **S.** Please immediately n or damage to gates,
 - We ask that you and instructions that have e access gates. This is maged by you or other negligence or misuse, our lease, and collection
 - RSONAL PROPERTY quired by law, we have nnot guaranty against entations or guarantees munity. Any measures, solely for the benefit of erty and interests, and ly incidental. Anything malfunction. Fencing, t all crime. No security percent successful in r. Protecting residents, invitees from crime is s, occupants and law first call 911 or other ers if a crime occurs or o any resident, family personal injury, death from incidents related access gates and/or the right to modify or han those statutorily e for the actions of any to the community.
 - gates with caution and
 - nte can hit your vehicle
 - an open gate. Always
 - e license plate number rough the gate.
 - ur car.
 - e the gates are opening
 - boat or trailer, please e. The length and width ion problems with the use damage.
 - e small children nearby ens or closes.
 - tact the management
 - nyone else.
 - our occupants to tamper

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Resident or	Residents must sign here)	Owne	r or Owner's Representative (signs here)
(THE PESTACHES II	tust sign here)		(signs nere)
	-6		
			Date of Lease Contract
		.	
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LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT



	WELLING UNIT DESCRIPTION. Juit No	Non-Monetary Concession. You will receive the following non-monetary concession during the term of
_	(street address) in	the Lease.
(0	city), South Carolina, (zip code).	
	EASE CONTRACT DESCRIPTION. Jease Contract Date:	
	Owner's name:	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.
- R - - -	Residents (list all residents):	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.
d a C A ii	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.	 5. MARKET RENT. The market rent for this dwelling is the rent stated in the 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
fe y	ONCESSION/DISCOUNT AGREEMENT. As consideration or your agreement to remain in your dwelling and to fulfill your Lease obligations throughout the full term of your Lease,	Addendum form or the Lease Contract.
-	ou 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 Rent and Charges paragraph of the Lease Contract in the total amount of \$ This Concession will be credited to your rent due for the month(s) of:	
_		
	Monthly Discount/Concession. The rent indicated in the Rent and Charges paragraph of the Lease Contract includes a Monthly Discount of \$ 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 Rent and Charges paragraph of the Lease Contract:	
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs here)
		Date of Lease Contract





RESIDENTS AND OCCUPANTS

(Each co-applicant and each occupant 18 years old and over must submit a separate application.)



Date when filled out:

All applicants who indicate that they are not U.S. citizens will be asked to complete the supplemental questions in this Rental Application. We are committed to compliance with fair housing laws and do not discriminate based on race, color, religion, sex, national origin, handicap or familial status. The purpose of the supplemental questions is:

- 1. to give you the option to furnish information about an emergency contact person for you in your home country;
- 2. to verify that you are lawfully in the United States;
- 3. to determine whether your right to be in the U.S. expires during your Lease Contract term; and
- 4. to enable us to better cooperate with government officials in the performance of their duties, when requested.

We don't anticipate sharing your responses to the supplemental questions with anyone except government officials who might inquire about you.

APPLICANT INFORMAT	TION		
Full Name (Exactly as it appear	ers on Driver's License or Govt. ID card)		
Former Name (if applicable)		Gender (Optional)	
Birthdate	Social Security #	Driver's License #	State
Government Photo ID card #		Туре	
Home Phone Number	Cell Phone Number	Work Phone Number	N.
Email Address		<u> </u>	
Have you ever been asked or	ordered by a representative of any govern	ment to leave the U.S. or any other country? \(\sigma\) yes	no
If yes, please state when and w	what country or countries (list all):		
Are you a U.S. citizen? yes	s 🔲 no		
Supplemental Questions (Ple	ease answer the following questions if you are	not a U.S. citizen.)	
Approximately how long have	e you been in the United States? Ye	earsMonths	
	Country or countries		
		cument that entitles you to be in the United States:	
		orm includes photo and fingerprint). Card Number:	
		ngerprint). Expiration Date: Card Number	
-		expiration Date: Form Number:	
	ent of one of the above documents, with verific	a, and you will need to answer the questions below.	
Country issuing your passport:		Your Passport Number:	
Expiration Date:		visitor other (specify):	
		other (specify).	
Visa Expiration Date:		ked above and, if needed, your passport and visa.	
		you or any occupant smoke? 🔲 yes 🔲 no	
I am applying for the apartme			
Is there another co-applicant	yes uno		
Co applicant Name			
Co-applicant Name			
Email			
Co-applicant Name			
Email			
Co-applicant Name			
Email			
Co-applicant Name			
Email			
Co-applicant Name			
Email			
OTHER OCCUPANTS			
F. II No		Deletterable	
Full Name		Relationship	
Date of Birth	Social Security #	Driver's License #	State
Government Photo ID card #		Туре	
Has this occupant over been	asked or ordered by a representative of an	y government to leave the U.S. or any other country	2 □ ves □ no
	what country or countries (list all):	, got of minorit to loave the o.o. of any other country	

Is this occupant a U.S. citizen? yes no

OTHER OCCUPANTS (CONTINUED)		
Supplemental Questions (Please answer the following questions if this occur	pant is not a U.S. citizen.)	
Approximately how long has this occupant been in the United States? _	Years Months	
Place of Birth Country or countries	of which occupant is a citizen (list all):	
Please check the U.S. Citizenship and Immigration Services (USCIS) doc	ument that entitles the occupant to be in the United States:	
☐ Form I-551 Permanent Resident Card [Alien Registration Receipt Card] (fo	rm includes photo and fingerprint). Card Number:	
☐ Form I-766 Employment Authorization Document (form includes photo and fine		
☐ Form I-94 Global Entry Form (form does not include photo or fingerprint). E	xpiration Date: Form Number:	
USCIS receipt for replacement of one of the above documents, with verification	ation by USCIS of your entitlement above.	
If relying on Form I-94, we will ask to see occupant's passport and visa,	and you will need to answer the questions below.	
Country issuing passport:	Passport Number:	
Expiration Date:		
Does occupant have a visa? ☐ yes ☐ no If yes, what type? ☐ student	work visitor other (specify):	
Visa Expiration Date:		
We may ask to make a photocopy of any of the USCIS documents check	ed above and, if needed, occupant's passport and visa.	
Full Name	Relationship	—
ruii Naiile	Relationship	
Date of Birth Social Security #	Driver's License # State	_
Social Sociality in	State	
Government Photo ID card #	Туре	—
Has this occupant ever been asked or ordered by a representative of any		
If yes, please state when and what country or countries (list all):		—
Is this occupant a U.S. citizen? yes no		
Supplemental Questions (Please answer the following questions if this occur	pant is not a U.S. citizen.)	
Approximately how long has this occupant been in the United States? _	Years Months	
Place of Birth Country or countries		
Please check the U.S. Citizenship and Immigration Services (USCIS) doc		
☐ Form I-551 Permanent Resident Card [Alien Registration Receipt Card] (fo		
Form I-766 Employment Authorization Document (form includes photo and fing		_
Form I-94 Global Entry Form (form does not include photo or fingerprint).		
USCIS receipt for replacement of one of the above documents, with verifications and the state of		_
If relying on Form I-94, we will ask to see occupant's passport and visa,		
Country issuing passport:	Passport Number:	—
Expiration Date:		
Does occupant have a visa? ☐ yes ☐ no If yes, what type? ☐ student	work visitor other (specify):	
Visa Expiration Date:		
We may ask to make a photocopy of any of the USCIS documents check	ed above and, if needed, occupant's passport and visa.	_
	ed above and, if needed, occupant's passport and visa.	_
·	ed above and, if needed, occupant's passport and visa. Relationship	
We may ask to make a photocopy of any of the USCIS documents check		
We may ask to make a photocopy of any of the USCIS documents check		
We may ask to make a photocopy of any of the USCIS documents check	Relationship	
We may ask to make a photocopy of any of the USCIS documents check	Relationship	
Full Name Date of Birth Government Photo ID card #	Relationship Driver's License # State Type	
Full Name Date of Birth Government Photo ID card # Has this occupant ever been asked or ordered by a representative of any	Relationship Driver's License # State Type	
Full Name Date of Birth Government Photo ID card # Has this occupant ever been asked or ordered by a representative of any If yes, please state when and what country or countries (list all):	Relationship Driver's License # State Type	
We may ask to make a photocopy of any of the USCIS documents check Full Name Date of Birth Social Security # Government Photo ID card # Has this occupant ever been asked or ordered by a representative of any If yes, please state when and what country or countries (list all): Is this occupant a U.S. citizen? yes no	Relationship Driver's License # Type government to leave the U.S. or any other country? yes no	_ _ _ _
Full Name Date of Birth Government Photo ID card # Has this occupant ever been asked or ordered by a representative of any If yes, please state when and what country or countries (list all):	Relationship Driver's License # Type government to leave the U.S. or any other country? yes no	
Full Name Date of Birth Social Security # Government Photo ID card # Has this occupant ever been asked or ordered by a representative of any If yes, please state when and what country or countries (list all): Is this occupant a U.S. citizen? yes no Supplemental Questions (Please answer the following questions if this occupant approximately how long has this occupant been in the United States?	Relationship Driver's License # Type government to leave the U.S. or any other country? yes no pant is not a U.S. citizen.) Years Months	
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Full Name Date of Birth Social Security # Government Photo ID card # Has this occupant ever been asked or ordered by a representative of any If yes, please state when and what country or countries (list all): Is this occupant a U.S. citizen? yes no Supplemental Questions (Please answer the following questions if this occupant approximately how long has this occupant been in the United States? Place of Birth Country or countries	Relationship Driver's License # Type government to leave the U.S. or any other country? yes no pant is not a U.S. citizen.) Years Months of which occupant is a citizen (list all): ument that entitles the occupant to be in the United States:	
Full Name Date of Birth Social Security # Government Photo ID card # Has this occupant ever been asked or ordered by a representative of any If yes, please state when and what country or countries (list all): Is this occupant a U.S. citizen? yes no Supplemental Questions (Please answer the following questions if this occupant and what occupant been in the United States? Place of Birth Country or countries Please check the U.S. Citizenship and Immigration Services (USCIS) documents check.	Relationship Driver's License # State Type government to leave the U.S. or any other country? yes no pant is not a U.S. citizen.) Years Months of which occupant is a citizen (list all): ument that entitles the occupant to be in the United States: rm includes photo and fingerprint). Card Number:	
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Full Name Date of Birth Social Security # Government Photo ID card # Has this occupant ever been asked or ordered by a representative of any If yes, please state when and what country or countries (list all): Is this occupant a U.S. citizen? yes no Supplemental Questions (Please answer the following questions if this occupant a U.S. citizen? country or countries (list all): Place of Birth Country or countries Please check the U.S. Citizenship and Immigration Services (USCIS) doc Form I-551 Permanent Resident Card [Alien Registration Receipt Card] (for Form I-766 Employment Authorization Document (form includes photo and fine Form I-94 Global Entry Form (form does not include photo or fingerprint). USCIS receipt for replacement of one of the above documents, with verificative If relying on Form I-94, we will ask to see occupant's passport and visa, Country issuing passport: Expiration Date:	Relationship Driver's License # State Type government to leave the U.S. or any other country? yes no pant is not a U.S. citizen.) Years Months of which occupant is a citizen (list all): ument that entitles the occupant to be in the United States: rm includes photo and fingerprint). Card Number: gerprint). Expiration Date: Card Number: xpiration Date: Form Number: and you will need to answer the questions below. Passport Number:	
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OTHER OCCUPANTS (CONTINUED)	
Please check the U.S. Citizenship and Immigration Services (USCIS) do	cument that entitles the occupant to be in the United States.
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Form I-551 Permanent Resident Card [Alien Registration Receipt Card] (f	
Form I-766 Employment Authorization Document (form includes photo and file	
☐ Form I-94 Global Entry Form (form does not include photo or fingerprint).	Expiration Date: Form Number:
USCIS receipt for replacement of one of the above documents, with verific	cation by USCIS of your entitlement above.
If relying on Form I-94, we will ask to see occupant's passport and visa	and you will need to answer the questions below.
Country issuing passport:	
Expiration Date:	
· ———	Develop Defetor Deffect (or self A)
Does occupant have a visa? ☐ yes ☐ no If yes, what type? ☐ student	work visitor other (specify):
Visa Expiration Date:	
We may ask to make a photocopy of any of the USCIS documents chec	ked above and, if needed, occupant's passport and visa.
Full Name	Relationship
Date of Birth Social Security #	Driver's License # State
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Covernment Dhote ID cord #	Time
Government Photo ID card #	Туре
Has this occupant ever been asked or ordered by a representative of ar	y government to leave the U.S. or any other country? yes no
If yes, please state when and what country or countries (list all):	
Is this occupant a U.S. citizen? ☐ yes ☐ no	
	upont is not a LLC sitizon)
Supplemental Questions (Please answer the following questions if this occ	upant is not a 0.5. citizen.)
Approximately how long has this occupant been in the United States?	Years Months
Place of Birth Country or countrie	s of which occupant is a citizen (list all):
Please check the U.S. Citizenship and Immigration Services (USCIS) do	
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If relying on Form I-94, we will ask to see occupant's passport and visa	, and you will need to answer the questions below.
Country issuing passport:	Passport Number:
Expiration Date:	
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	Work I visitor Cottler (specify).
Visa Expiration Date: We may ask to make a photocopy of any of the USCIS documents chec	
□ We may ask to make a photocopy of any of the USCIS documents cher	ked above and, if needed, occupant's passport and visa.
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we may ask to make a photocopy of any of the ocole accumulate of the	in the same of the
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Full Name Date of Birth Social Security#	Relationship Driver's License # State
Full Name	Relationship
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Full Name Date of Birth Government Photo ID card # Has this occupant ever been asked or ordered by a representative of an If yes, please state when and what country or countries (list all): Is this occupant a U.S. citizen? yes no Supplemental Questions (Please answer the following questions if this occupant ally how long has this occupant been in the United States? Place of Birth Country or countrie Please check the U.S. Citizenship and Immigration Services (USCIS) do Form I-551 Permanent Resident Card [Alien Registration Receipt Card] (form I-766 Employment Authorization Document (form includes photo and find Form I-94 Global Entry Form (form does not include photo or fingerprint). USCIS receipt for replacement of one of the above documents, with verifical firelying on Form I-94, we will ask to see occupant's passport and visate Country issuing passport: Expiration Date: Does occupant have a visa? yes no If yes, what type? student Visa Expiration Date: We may ask to make a photocopy of any of the USCIS documents check RESIDENCY INFORMATION Current Home Address (where you live now)	Relationship Driver's License # State Type In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? yes no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the U.S. or any other country? no In government to leave the
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Full Name Date of Birth Government Photo ID card # Has this occupant ever been asked or ordered by a representative of an If yes, please state when and what country or countries (list all): Is this occupant a U.S. citizen? pes no Supplemental Questions (Please answer the following questions if this occupant all Questions (Please answer the following questions if this occupant all Questions (Please answer the following questions if this occupant all Questions (Please answer the following questions if this occupant all Questions (Please answer the following questions if this occupant all Questions (Please answer the following questions if this occupant all Questions (Please of Birth per Questions (Please answer the following questions if this occupant all Questions (Please answer the following questions if this occupant all Questions (Isaac Questions) (Isaac Questions) (Please answer the following questions if this occupant all Questions (Isaac Questions) (Isaac Q	Relationship Driver's License # State Type Type Type Type Support is not a U.S. citizen.) Years Months So of which occupant is a citizen (list all): Cument that entitles the occupant to be in the United States: Type T
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RESIDENCY INFORMATION (CONTINUED)		
(The following is only applicable if at current address for less than 6 r	ponths.)	
Previous Home Address		
Previous nome Address		u 🔲 rent or
City	State Zip Code	1?
Dates:	\$	
From To	Monthly Payment	
Apartment Name		
Landlord/Lender Name	Phone	
Reason for Leaving		
EMPLOYMENT INFORMATION		
Present Employer	Address	
City	State Zip Code Work Phone	
Dates: To		
	·	
Position		
Supervisor Name	Phone	
(The following is only applicable if at current employer for less than 6		
		<u> </u>
Previous Employer	Address	
City	State Zip Code Work Phone	
Dates:	State 2 p sout North Holic	
From To	Gross Monthly Income	
Position		
Position	$O \times X$	
Supervisor Name	Phone	
ADDITIONAL INCOME (Income must be verified to be	considered)	
	\$	
Type Source	Gross Monthly Amount	
7	\$	
Type Source	Gross Monthly Amount	
CREDIT HISTORY (if applicable)		
If applicable, please explain any past credit problem:		
RENTAL/CRIMINAL HISTORY		
(Check only if applicable)		
Have you or any occupant listed in this Application ever:		
been evicted or asked to move out?moved out of a dwelling before the end of the lease term without	the owner's consent?	
☐ declared bankruptcy?		
been sued for property damage?		
been convicted (or received an alternative form of adjudication violence to another person or destruction of property, or a sex cr	equivalent to conviction) of a felony, misdemeanor involving a controll	ed substance,
Please indicate the year, location and type of each felony, misdem	anor involving a controlled substance, violence to another person or	
property, or sex crime other than those resolved by dismissal or acquanswer is "no" to any item not checked above.	ttal. We may need to discuss more facts before making a decision. You	represent the
REFERRAL INFORMATION		
How did you find us?		
Online search. Website address:		
☐ Social Media. Which one?		
Other		

EMERGENCY CONTACT			
Emergency contact person over 18, who will not be living with you:			
Name	Relationship		
Address	City		
State Zip Code	Home Phone #	Cell Phone #	
Work Phone #	Email Address		
VEHICLE INFORMATION (if applicable,			
List all vehicles owned or operated by you or any occ	supants (including cars, trucks, motorcycles, trailers, etc.).		
Make	Model	Color	
Year	License Plate #	State	
Make	Model	Color	
Year	License Plate #	State	
Make	Model	Color	
Year	License Plate #	State	
Make	Model	Color	
Year	License Plate #	State	
PET INFORMATION (if applicable)	V ,		
You may not have any animal in your unit without animal addendum, which may require additional d	management's prior authorization in writing. If we allow eposits, rents, fees or other charges.	your requested animal, you must sign a separate	
Name	Туре	Breed	
Gender	Weight Assistance Animal Status: ☐ yes ☐ no	Color	
Age			
Name	Туре	Breed	
Gender	Weight	Color	
Age	Assistance Animal Status yes no		

APPLICATION AGREEMENT

The following Application Agreement will be signed by you and all co-applicants prior to signing a Lease Contract. While some of the information below may not yet apply to your situation, there are some provisions that may become applicable prior to signing a Lease Contract. In order to continue with this application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

- 1. Lease Contract Information. The Lease Contract contemplated by the parties will be the current Lease Contract. Special information and conditions must be explicitly noted on the Lease Contract.
- 2. Approval When Lease Contract Is Signed in Advance. If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit or other amounts owed under the Lease Contract when the Lease Contract has been signed.
- 3. Approval When Lease Contract Isn't Yet Signed. If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit or other amounts owed under the Lease Contract when the Lease Contract has been signed.
- **4.** If you Fail to Sign Lease Contract After Approval. Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
- 5. If You Withdraw Before Approval. If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.
- **6. Approval/Non-Approval.** We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
- 7. **Refund after Non-Approval.** If you or any co-applicant is disapproved or deemed disapproved under Paragraph 6, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
- 8. Extension of Deadlines. If the deadline for signing, approving, or refunding under paragraphs 4, 6, or 7 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
- 9. Keys or Access Devices. We'll furnish keys and/or access devices only after: (1) all parties have signed the Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.
- **10. Application Submission.** Submission of a rental application does not guarantee approval or acceptance. It does not bind us to accept the applicant or to sign a Lease Contract.

DISCLOSURES

- Application Fee (Non-Refundable). You agree to pay to our representative the non-refundable application fee in the amount indicated in paragraph
 Payment of the application fee does not guarantee that your application will be accepted. The application fee partially defrays the cost of administrative paperwork. It is non-refundable.
- 2. Application Deposit (may or may not be refundable). In addition to any application fee(s), you agree to pay to our representative an application deposit in the amount indicated in paragraph 3. The application deposit is not a security deposit. The application deposit will be credited toward the required security deposit or other amounts owed under the Lease Contract when the Lease Contract has been signed by all parties; OR, it will be refunded under paragraph 7 of the Application Agreement if your application is not approved; OR, it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraphs 4 or 5 of the Application Agreement.
- 3. Fees Due. Your Rental Application will not be processed until we receive your completed Rental Application (and the completed Rental Application of all co-applicants, if applicable) and the following fees:
 - 1. Application fee (non-refundable): \$
 - Application deposit (may or may not be refundable): \$_____
- 4. Completed Application. Your Rental Application for Residents and Occupants will not be considered "completed" and will not be processed until we receive the following documentation and fees:
 - 1. Your completed Rental Application;
 - 2. Completed Rental Applications for each co-applicant (if applicable);
 - 3. Application fees for all applicants;
 - 4. Application deposit for the Unit.
- 5. Notice to or from Co-Applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.

AUTHORIZATION AND ACKNOWLEDGMENT		
AUTHORIZATION		
I authorize		
(name of owner/agent) to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.		
Payment Authorization I authorize		
(name of owner/agent) to collect payment of the application fee and application deposit in the amounts specified	under paragraph 3 of the Disclosures.	
Non-Sufficient Funds and Dishonored Payments. If a check from an applicant is returned to us by a bank or other entity for any reason, if any credit card or debit card payment from applicant to us is rejected, or if we are unable, through no fault of our own or our bank, to successfully process any ACH debit, credit card, or debit card transaction, then: (i) Applicant shall pay to us the NSF Charge; and (ii) We reserve the right to refer the matter for criminal prosecution ACKNOWLEDGMENT You declare that all your statements in this Application are true and complete. You authorize us to verify the same through any means. If you fail to answer any question(s) or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.		
Applicant's Signature Date		
Applicant's Signature Date FOR OFFICE USE ONLY		
	Unit # or type	
	Unit # or type	
FOR OFFICE USE ONLY	Unit # or type Phone	
Apt. name or dwelling address (street, city) Person accepting application Person processing application	Phone	
Apt. name or dwelling address (street, city) Person accepting application	Phone	
FOR OFFICE USE ONLY Apt. name or dwelling address (street, city) Person accepting application Person processing application Applicant or Co-applicant was notified by telephone letter email, or in person of	Phone Phone acceptance or non-acceptance on	
FOR OFFICE USE ONLY Apt. name or dwelling address (street, city) Person accepting application Person processing application	Phone Phone acceptance or non-acceptance on	
FOR OFFICE USE ONLY Apt. name or dwelling address (street, city) Person accepting application Person processing application Applicant or Co-applicant was notified by telephone letter email, or in person of (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person	Phone Phone acceptance or non-acceptance on	
FOR OFFICE USE ONLY Apt. name or dwelling address (street, city) Person accepting application Person processing application Applicant or Co-applicant was notified by telephone letter email, or in person of (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person Name of person(s) who were notified (at least one applicant must be notified if multiple applicants):	Phone Phone acceptance or non-acceptance on	
FOR OFFICE USE ONLY Apt. name or dwelling address (street, city) Person accepting application Person processing application Applicant or Co-applicant was notified by telephone letter email, or in person of (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): Name(s)	Phone Phone acceptance or non-acceptance on	
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Apt. name or dwelling address (street, city) Person accepting application Person processing application Applicant or Co-applicant was notified by telephone letter email, or in person of (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): Name(s) Name of owner's representative who notified above person(s)	Phone Phone acceptance or non-acceptance on	
Apt. name or dwelling address (street, city) Person accepting application Person processing application Applicant or Co-applicant was notified by telephone letter email, or in person of (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): Name(s) Name of owner's representative who notified above person(s)	Phone Phone acceptance or non-acceptance on	
Apt. name or dwelling address (street, city) Person accepting application Person processing application Applicant or Co-applicant was notified by telephone letter email, or in person of (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): Name(s) Name of owner's representative who notified above person(s)	Phone Phone acceptance or non-acceptance on	
Apt. name or dwelling address (street, city) Person accepting application Person processing application Applicant or Co-applicant was notified by telephone letter email, or in person of (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): Name(s) Name of owner's representative who notified above person(s)	Phone Phone acceptance or non-acceptance on	





LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT



l.	DWELLING UNIT DESCRIPTION. Unit No		\$, from a carrier with an AM Best rating of A-VII or better, licensed to do business in South Carolina. The carrier is required to provide notice to us within 30 days
	(city), South Carolina, (zip code).		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.
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: Owner's name:	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.
	Residents (list all residents):	6.	SUBROGATION ALLOWED. You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract.
		7.	YOUR INSURANCE COVERAGE. You have purchased the required personal liability insurance from the insurance company of your choosing listed below that is licensed to do business in this state, and have provided us with written proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide additional proof of insurance in the future at our request. Insurance Company:
	This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.		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. 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
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 Insurance paragraph of the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$ 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.	10	between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control. SPECIAL PROVISIONS.
ŀ.	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		
	I have read, understand and agree to o	com	ply with the preceding provisions.
	Resident or Residents (All residents must sign here)		Owner or Owner's Representative (signs here)
		_	Date of Lease Contract



LEASE CONTRACT AMENDMENT TO ADD OR CHANGE A ROOMMATE DURING LEASE TERM



(when this Amendment is filled out)

(This amendment is not intended for use after the original lease term has expired.)

Date: _

1.	PURPOSE OF AMENDMENT. This is an Amendment to the Lease Contract dated the day of , (year) between			Old resident will be entitled to be a co-payee of any security deposit refund, less lawful deductions, within 30 days after all residents move out at the end of the
	(owner)			Lease Contract term.
				New resident will pay \$ to owner a an extra general security deposit, in addition to existing security deposits being held by owner.
	and ("residents") (list all original residents in paragraph 1 of	7.	GUA	RANTORS. New resident will (check one):
	Lease Contract)			have the following guarantor(s) guarantee the Lease Contract:
				; o not have any guarantor guarantee the Lease Contract.
			Any	guarantor for old resident will (check one of the following resident has a guarantor):
				continue to be liable under the Lease Contract until the end of the original Lease Contract term; or
				be released from liability under the guaranty when thi Amendment becomes effective.
	on the dwelling located at		dwell Cont the c be m	lages and charges. New resident accepts the ling in the condition existing at the beginning of the Least ract term according to the move-in inventory signed by riginal residents. Security deposit deductions, if any, will ade regardless of whether damages or charges occurred or after the changeover date and regardless of which
	one or both): add a new resident, or delete an existing	,		ent, occupant, or guest may have been at fault.
2.	resident who is moving or has already moved out. NEW RESIDENT.	9.	over	TING KEYS. Old resident (check one) has turned or will turn over his or her key(s) and access device(s) theck one) new resident, remaining residents
		•		vner, or not applicable.
	("new resident") may move into the dwelling as a resident under the Lease Contract.	1(bol	KEYING. The dwelling has a <i>keyless</i> deadbolt (keyles sing device) on each exterior entry door. Owner is no wired to <i>rekey</i> keyed locks when roommates are added
3.	OLD RESIDENT. ("old resident") (check one) □ has moved out or □ will move	-	or o	hanged; but new resident and remaining residents can uest rekeying at their expense. New resident and laining residents (check one) do or do not reques t exterior door(s) be rekeyed when old resident move
	out. Upon move-out, old resident may no longer live in the dwelling. The old resident ☐ is or ☐ is not released from the obligation to perform under the Lease Contract. If the old			. If neither is checked, no rekeying is requested. I uested, the rekeying charge will be \$
	resident is not released, he or she will continue to be obligated to perform under the Lease Contract if the new or remaining residents fail to perform their obligations under the Lease	11	who	EECTIVE DATE. This Amendment becomes effectiven all of the following occur (except to the extent that her has waived any requirement in writing):
	Contract.		•	new resident has completed and signed a Renta Application;
4.	REMAINING RESIDENTS. The residents who earlier signed the Lease Contract and are not moving out ("remaining residents") will continue to be obligated to perform under the Lease Contract.		•	any guarantors required under paragraph 7 have completed, signed, and returned a Lease Contrac Guaranty to owner;
5.	CHANGEOVER DATE. New resident may move in on		•	owner has approved the Rental Application of new resident and the Guaranty by any guarantor;
	("change-over date"). Old resident will move out before that date. $ \\$		•	new resident complies with paragraph 6 regarding security deposits; and
6.	SECURITY DEPOSIT. The security deposit will be handled as follows (check one or more as appropriate):		•	this Amendment is signed by all parties.
	Old resident will transfer his or her share of the existing security deposit to new resident, and new resident will be entitled to old resident's undivided share of any security deposit refund at the end of the Lease Contract term or renewal period, less lawful deductions.	12	Wh nan 1 a wil Con	natures on Lease contract un-necessary en this Amendment becomes effective, new resident' ne and signature will be deemed as inserted in paragraph on the last page of the Lease Contract. Therefore, it not be necessary for anyone to sign or initial the Lease tractitself. Signature of a resident who has already moved
	Old resident will <i>not</i> transfer his or her share of the existing security deposit to new resident.	41		in violation of the Lease Contract is not necessary.
	Old resident will be entitled to a refund of \$ of the existing security deposit within 30 days after old resident moves out (less lawful deductions), and such amount will be mailed to old resident at the forwarding address below.	13	ack Con the	DING AGREEMENT. New resident and any guaranto nowledge(s) that he or she has received acopy of the Leastract or has read it. New resident agrees to be bound by Lease Contract just as if he or she signed the Leastract at the beginning of the Lease Contract term.

14. SPECIAL PROVISIONS.	
Signatures	Duinted warms of a consequing
Signatures	Printed name of person signing
Owner or owner's representative	
Remaining resident (not moving out)	4,0
Remaining resident (not moving out)	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Remaining resident (not moving out)	
Remaining resident (not moving out)	
Remaining resident (not moving out)	
New resident (who is moving in)	
Old resident (who is moving out)	
Old resident's forwarding address (street, city, state, zip)	



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	
		(street address) in
	(city), South Carolina,(zip code).	
2.	LEASE CONTRACT DESCRIPTION. Lease Contract Date: Owner's name:	
	Residents (list all residents):	
	This Addendum constitutes an Adde described Lease Contract for the above	ndum to the above

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 _______ 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 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 \$_____,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 \$____ 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 Security Deposit paragraph of the Lease Contract (check one) □ does or □ does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

14. SPECIAL PROVISIONS. The following special provisions This additional security deposit is required to help protect control over conflicting provisions of this printed form: 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. **Resident or Residents** Owner or Owner's Representative (All residents must sign here) (signs here) **Date of Lease Contract**



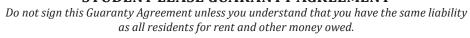
SHORT-TERM LEASE ADDENDUM



	nit No,	moving out prior to the end of the not release you from liability for t	
	(street address) in	Contract, any renewal term(s), and will still be liable for the entire Le	ease Contract term if you
(ci	ity), South Carolina,	move out early (Early Move-Ou otherwise expressly set forth in th	
-	ip code).	SHOWING THE UNIT. We may be	
	EASE CONTRACT DESCRIPTION.	prospective residents 30 days bef	
Le	ease Contract Date:wner's name:	term ends, per the When We May En [.] Contract.	ter paragraph of the Lease
ΟV	wher shame.		
		OTHER RIGHTS UNCHANGED. Exc set forth in this Addendum, all oth	
		obligations of both you and us under	
	esidents (list all residents):	unchanged.	
IXC	sidents (not an residents).	OBLIGATION TO VACATE. You ha	
		the dwelling at the end of the Leas	
		contact us if moving out by the end c becomes a problem for you. You m	
		Lease Contract term if we have not	
		to others. We and any successor res	
		your unit will be relying on your r Contract termination date. Therefo	
		beyond such a date without our write	
_		even if it means you have to make pl	ans for temporary lodging
		elsewhere. You will be subject to	
		of the Default by Resident paragra should you hold over.	ph of the Lease Contrac
Th	his Addendum constitutes an Addendum to the above	SPECIAL PROVISIONS. The follo	vuing anagial provision
de	escribed Lease Contract for the above described premises.	control over conflicting provisions	
	nd is hereby incorporated into and made a part of such Lease		
	ontract. Where the terms or conditions found in this dendum vary or contradict any terms or conditions found		
	the Lease Contract, this Addendum shall control.		
B. PU	URPOSE OF ADDENDUM. We recognize that you have	$\overline{}$	
	pecial circumstances that require a short-term Lease		
	ontract. By entering this Addendum with you, we have agreed		
	modify the terms of your Lease Contract to allow more exibility in your lease term and move-out notice.		
	EASE CONTRACT TERMS. The language of the Lease Terms		
	aragraph of the Lease Contract is deleted in its entirety and		
re	placed by the language in this Addendum:		
	ne initial term of the Lease Contract begins on the		
da	ay of,(year), and		
en	nds at midnight on the day of,,,,		
- ТЪ	ne Lease Contract, as amended by this Addendum, does not		
	stomatically renew. The Lease Contract will terminate on		
the	e date indicated above, unless you provide us with a written		
	quest to renew or extend the Lease Contract term and we	SEVERABILITY. If any provision of	of this Addendum or Leas
_	ve you written or electronic approval of your request.	Contract is invalid or unenforcea	
	AIVER AND MODIFICATION OF MOVE-OUT NOTICE. ne language of the Move-Out Notice paragraph of the Lease	such provision shall be ineffecti	
	ontract is deleted in its entirety and replaced by the language	invalidity or unenforceability only otherwise affecting the remainder	
	this Addendum:	Contract. The court shall interpre	
We	e agree to waive the move-out notice required to be given	herein in a manner such as to upl	nold the valid portions o
	you prior to the end of the Lease Contract term. As a	this Addendum while preserving	the intent of the parties.
	ourtesy, we request that you provide us with a written notice		
01	your move-out date.	On the second of	ation (
	Resident or Residents (All residents must sign)	Owner or Owner's Represent	ative (signs below)
	(
		Date of Signing Add	endum



STUDENT LEASE GUARANTY AGREEMENT





LEASE INF	ORMATION
About the Lease: Owner's name (or name of apartments):	OR Floorplan:
	City/State/Zip:
Resident name:	Rent for the term: \$
Street address:	Installment amount: \$Number of installments:
	Beginning date of Lease:Ending date of Lease:
Bedroom No.: (if available)	<u> </u>
GUARANTOR INFORMA	TION Use for one guarantor only.
About the Guarantor: Full name (exactly as on driver's license or govt. ID card):	Phone:Alternative number or cell phone:Email address:
Current address:	
 Scope of Liability. Each guarantor must submit and execute a separate Guaranty Agreement. Termination of your obligation to guarantee the Lease applies only to future liabilities of the resident. You will remain fully liable for all sums owed to us by the resident, including damages, until all Lease obligations are fulfilled. You agree that your obligations as guarantor will continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us. The term "you" in this Guaranty Agreement refers to the guarantor. Our Remedies. If we delay or fail to exercise lease rights, pursue remedies, give notices to you, or make demands to you, as guarantor, you will not consider it a waiver of our rights against you. Our remedies against the resident apply to guarantors as well. It is unnecessary for us to sue or exhaust remedies against residents in order for you to be liable. Location of Performance and Payments. This quaranty Agreement is part of the Lease and must be performed in the county where the dwelling unit is located. Payments under this Guaranty Agreement must be made in accordance with the Lease. Your Information. You represent that all information submitted by you on this Guaranty Agreement is true and complete. You must inform us of any change of address. We may require this document to be notarized. You authorize verification of your information by consumer reports, rental-history reports, and other means. You acknowledge that our privacy policy is available to you. You agree the information provided may be used for business purposes. Notice. You acknowledge that we have the right, but not the obligation, to provide you with any notices under the Lease, including notice of default by resident, either at the address of the unit or the address listed on this Guaranty Agreement. Signature. A fax	 Copy of Lease. We recommend that you obtain a copy of the Lease and read it. This Guaranty Agreement applies even if you don't do so. We will give you a copy of the Lease if you request one in writing. Your Acknowledgments. You a knowledge that by signing this Guaranty Agreement you unconditionally and fully guarantee all obligations under the Lease, including all rent and charges, late fees, property damage, repair costs, animal-rules-violation charges, and all other sums which may become due under the Lease. Severability. If any provision of this Guaranty Agreement is invalid or unenforceable under applicable law, it won't invalidate the remainder of the Guaranty Agreement. Special Provisions. The following special provisions control over conflicting provisions of this printed form:
will be binding as an original signature. You do not need to sign or be named in the Lease, only this Guaranty Agreement.	
	Signature of Guarantor (electronic signature documented if blank)
	2 and duarancy rigi comencio ancouted
After signing, please return this Guaranty Agreement to:	
at (street address or P.O. Box)	FOR OFFICE USE ONLY Signature of Guarantor was verified by owner's representative. Verification was by □ phone OR □ in person OR □ virtual. Date(s) of verification: □
Our telephone number is:	Telephone numbers called (if applicable): Owner's representative who talked to Guarantor:



STUDENT LEASE GUARANTY APPLICATION AND AGREEMENT

Do not sign this Guaranty unless you understand that you have the same liability as the resident for rent and other money owed.



LEASE INFORMATION		
About the Lease: Owner's name (or name of apartments):	OR Floorplan:	
	City/State/Zip:	
Resident name:	Rent for the term: \$ Installment amount: \$	
Street address:	Number of installments:	
Unit No.: (if available)	Ending date of Lease:	
GUARANTOR INFORMAT	TION Use for one guarantor only.	
About the Guarantor:	Birthdate:	
Full name (exactly as on driver's license or govt. ID card):	Driver's license # and state: OR govt. photo ID card #: Marital status: Gender (Optional):	
Current address:	Marital status: Gender (Optional): Total number of dependents under the age of 18 or in college: Do you own <i>OR</i> rent your home? If renting, name of	
Phone:	apartments:	
Alternative number or cell phone:	Manager's name: Phone:	
Email address:	What relationship are you to the resident(s)?	
Your Social Security #:	Are you or your spouse a guarantor for any other lease?If so, how many?	
Your Work: Current employer:	Email address:	
Employer's address:	How long with this employer?:	
Work phone:	Position: Your gross monthly income is: \$	
Alternative phone:	Supervisor's name:Phone:	
Your Credit and Rental History:	an alternative form of adjudication equivalent to conviction) of a	
Your bank's name:	felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime? Please	
List major credit cards:	explain:	
To your knowledge, have you, your spouse, or any resident listed in		
this Guaranty ever: been asked to move out? broken a rental		
agreement? declared bankruptcy? or been sued for rent?		
To your knowledge, has any resident listed in this Guaranty ever:		
☐ been sued for property damage? ☐ been convicted (or received		
Authorization and Acknowledgment:		
You authorize:		
(name of owner/agent) to obtain reports from any consumer or crimi	nal record reporting agencies before, during, and after residency on	
matters relating to a lease by the above owner and to verify, by all a background information, income history and other information repo history information may be used only for this Guaranty. Authority to o	rted by employer(s) to any state employment security agency. Work	
Guaranty. You agree the information provided may be used for busines		

- 1. Scope of Liability. Each guarantor must submit and execute a separate Guaranty. Termination of your obligation to guarantee the Lease applies only to future liabilities of the resident. You will remain fully liable for all sums owed to us by the resident, including damages, until all Lease obligations are fulfilled. You agree that your obligations as guarantor will continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us. The term
- 2. Our Remedies. If we delay or fail to exercise lease rights, pursue remedies, give notices to you, or make demands to you, as guarantor, you will not consider it a waiver of our rights against you. Our remedies against the resident apply to guarantors as well. It is unnecessary for us to sue or exhaust remedies against residents in order for you to be liable.

"you" in this Guaranty refers to the guarantor.

- **3. Location of Performance and Payments.** This Guaranty is part of the Lease and must be performed in the county where the dwelling unit is located. Payments under this Guaranty must be made in accordance with the Lease.
- 4. Your Information. You represent that all information submitted by you on this Guaranty is true and complete. You must inform us of any change of address. We may require this document to be notarized. You authorize verification of your information by consumer reports, rental-history reports, and other means. You acknowledge that our privacy policy is available to you. You agree the information provided may be used for business purposes.

- **5. Notice.** You acknowledge that we have the right, but not the obligation, to provide you with any notices under the Lease, including notice of default by resident, either at the address of the unit or the address listed on this Guaranty.
- **6. Signature.** A fax or 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.
- 7. Copy of Lease. We recommend that you obtain a copy of the Lease and read it. This Guaranty applies even if you don't do so. We will give you a copy of the Lease if you request one in writing.
- 8. Your Acknowledgments. You acknowledge that by signing this Guaranty you unconditionally and fully guarantee all obligations under the Lease, including all rent and charges, late fees, property damage, repair costs, animal-rules-violation charges, and all other sums which may become due under the Lease.
- **9. Severability.** If any provision of this Guaranty is invalid or unenforceable under applicable law, it won't invalidate the remainder of the Guaranty.

	Signature of Guarantor (electronic signature documented if blank
	Signature of Guarantor (electronic signature documented if bland
fter signing, please return this Guaranty to:	Signature of Guarantor (electronic signature documented if bland Date Guaranty is Executed
fter signing, please return this Guaranty to:	Date Guaranty is Executed
fter signing, please return this Guaranty to: t (street address or P.O. Box)	
	Date Guaranty is Executed FOR OFFICE USE ONLY Signature of Guarantor was verified by owner's representative. Verification was by phone OR in person OR virtual.
t (street address or P.O. Box)	Date Guaranty is Executed FOR OFFICE USE ONLY Signature of Guarantor was verified by owner's representative. Verification was by phone OR in person OR virtual. Date(s) of verification:
t (street address or P.O. Box)	Date Guaranty is Executed FOR OFFICE USE ONLY Signature of Guarantor was verified by owner's representative. Verification was by phone OR in person OR virtual.





Mortgage Note Held

Cash Value

Whole Life Insurance

Other:

Yes

No (explain)

☐ Yes ☐ No

☐ Yes ☐ No

\$

\$

\$

SUPPLEMENTAL RENTAL APPLICATION FOR UNITS



	UNDER GO		REGULATED A G PROGRAMS	AFFORDABLE		NATIONAL APARTMENT ASSOCIA We Lead the Way!
THE THE MENT ASSOCIATION THE	Da	te:				
		(when this A	pplication is filled out)			
 SUPPLEMENTAL INFORMAT a government regulated afformation 						le rental housing und
2. EMPLOYMENT UPDATE. Pi	resent employer:					
Address:			City, State, Zip):		
Work Phone:						
B. HOUSEHOLD COMPOSITION						
Number of Persons	Full	Name	Rela	tionship Age		ent Status
1 (Head of Household) 2						Part-time N/A
3						Part-time N/A Part-time N/A
4						
5						Part-time N/A Part-time N/A
6						Part-time N/A
0					Tun-time	Fart-time IN/A
Are any of the household men ANNUAL INCOME. List all in persons under the age of 18).	ncome of all adults and pe		er children? Yes hold, including those u			s? Yes No
Gross Monthly Income Source in your household receives in		Applicant	Co-Applicant	Other Household	l Members	Total
Salary	☐ Yes ☐ No	\$	\$	\$	V	\$
Overtime Pay	☐ Yes ☐ No	\$	\$	\$		\$
Commissions and Fees	☐ Yes ☐ No	\$	\$	\$		\$
Tips and Bonuses	☐ Yes ☐ No	\$	\$	\$		\$
Interest and/or Dividends	☐ Yes ☐ No	\$	\$	\$		\$
Net Income from Business	☐ Yes ☐ No	\$	\$	\$		\$
Net Rental Income	☐ Yes ☐ No	\$	\$	\$		\$
Social Security, Pensions, Retirement Funds, etc., Re	☐ Yes ☐ No ceived Periodically	\$	\$	\$		\$
Support from Parents or R	delatives 🔲 Yes 🔲 No	\$	\$	\$		\$
Unemployment Benefits	☐ Yes ☐ No	\$	\$	\$		\$
Workers' Compensation, e	etc. 🔲 Yes 🔲 No	\$	\$	\$		\$
Court Ordered Child Suppo or Alimony (regardless wh		\$	\$	\$		\$
AFDC/TANF	☐ Yes ☐ No	\$	\$	\$		\$
Other: Yes No (exp		\$	\$	\$		\$
5. ASSETS. List all assets of all	adults and persons in yo	ur household, includ	ding those under the ag	ge of 18.	TOTAL	\$
Listing of All	Assets	Cash Value	Annual Interest, Dividends or Rent from Assets	Name of Financial Description o		Account Number
Checking Account(s)	Yes No \$		\$ \$			
Savings Account(s)	Yes No \$		\$ \$			
Credit Union Account(s)	Yes No \$		\$			
Stocks, Bonds or Mutual Funds	Yes No \$		\$			
Real Estate or Home	☐ Yes ☐ No \$		\$			
IRA/Keough Account	☐ Yes ☐ No \$		\$			
Retirement/Pension Fund	Yes No \$		\$			
Trust Fund	☐ Yes ☐ No \$		\$			

6. **CERTIFICATION.** By signing this Supplemental Rental Application, you as the applicant are certifying that all the above information is true and correct. You are consenting to disclosure of income and financial information from your employer(s) and any financial institutions where your assets are kept. You certify that you have not disposed of any assets for less than fair market value in the last two years preceding the date of this application.

\$

\$

\$

7. RECERTIFICATION. If this form is being used for recertification and you have changed employment during the past year, you must complete the "Your Work"

section of the Rental Application. Applicant	Date of Signing Application			
Co-Applicant	Date of Signing Application			



SUPPORT OR SERVICE ANIMAL AMENDMENT TO ANIMAL ADDENDUM



Date: __ (when this Addendum is filled out)

Unit No,	and the resident must retain control of the animal at all times. Resident is responsible for the proper disposal of animal
(street address) in (city), South Carolina,	waste. You acknowledge that if the animal violates the rules in the Animal Addendum or community rules, we have the right to evict both you and the support or service animal, as well as exercise other remedies under the lease.
(zip code).	
Lease Contract Description. Lease Contract Date: Owner's name:	The resident is responsible for the care of the support or service animal. In the event the support or service animal is sick or injured and you are unavailable to seek treatment for the animal, we will have the right (but not the duty) to contact a veterinarian and incur on your behalf any necessary veterinarian charges to render aid or treatment to the animal.
Residents (list all residents):	We will not charge a security deposit for your support or service animal. You will, however, be liable for any damages that this animal may cause.
	3. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
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.	
You acknowledge that the ownership of or need for the support or service animal does not entitle you to permit the animal to bother, threaten or harm other residents or persons without cause. While in common areas the animal must be supervised	
You are legally bound by this do	ocument. Please read it carefully.
Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs below)
(i.i. i.c.aucha mast sign)	(Signs below)
	Date of Signing Addendum



SURETY BOND ADDENDUM

Becomes part of Lease Contract



Date:		
	(when this Addendum is filled out)	

This Addendum constitutes an Addendum to the Lease Contract, 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.

We require that you provide us with a security deposit to protect us from any damage or other losses that may occur during the time you lease the dwelling. You may choose to reduce or eliminate the security deposit by purchasing a surety bond from another company. If you purchase a surety bond, the bond will be available to us for recovery of any damage or other loss. Also, if you choose the surety bond, the agreement between you and the surety company will not be part of this lease agreement.

THE MONEY YOU PAY THE SURETY COMPANY IS NOT A SECURITY DEPOSIT AND IS NOT REFUNDABLE. FURTHERMORE, EVEN IF WE MAKE NO CLAIM AGAINST THE SURETY BOND, YOU WILL NOT BE ENTITLED TO ANY REFUND OF THE SURETY BOND PREMIUM AT THE END OF THE LEASE TERM.

If you purchase a surety bond, you will have obligations to the surety that are separate and independent from the duties you have to us under this Lease Contract. YOU WILL NOT BE RELEASED FROM YOUR OBLIGATIONS TO US, EXCEPT TO THE EXTENT THAT WE RECEIVE PAYMENTS FROM THE SURETY WHICH SATISFY YOUR OBLIGATIONS TO US. Specifically, if the surety does not pay the total amount of damage or other loss that we experience (including legal fees), you will be required to pay us for the remaining amount.

Resident or Residents	Owner or Owner's Representative
(All residents must sign here)	(signs here)
	Date of Lease Contract



SUSTAINABLE LIVING ADDENDUM



	(street address
(city), South Carolina,	(zip code).
LEASE CONTRACT DESCRIP	_
Lease Contract Date:	
Owner's name:	
Residents (list all residents - le	aseholders and occupants):
Occupants:	

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

- 3. PURPOSE OF ADDENDUM. This Addendum will provide requirements and guidelines that are beneficial to improve the quality of the Community's social, environmental, and economic impact for all. All Residents are required to sign this Addendum.
- **4. ENERGY EFFICIENCY.** The following are guidelines recommended to reduce overall energy consumption and reduce electricity/gas expenses.

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

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

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

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

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

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

5. WATER EFFICIENCY – REQUIREMENTS AND SUGGESTIONS. The following requirements and suggestions will help reduce overall water consumption at the Community.

Requirements.

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

Suggestions.

- Every drop counts! Turn off water when shaving, washing hands, and brushing your teeth.
- When doing laundry, also consider only washing full loads.
 When washing small loads, be sure to use the appropriate water level setting.
- 6. WASTE AND RECYCLING REQUIREMENTS AND SUGGESTIONS. The following requirements and suggestions will help reduce overall waste consumption and reduce waste expenses.

Requirements.

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

Suggestions.

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

7.	INDOOR ENVIRONMENT AND WELLNESS. The following are guidelines which promote the quality of the indoor environment and wellness:	9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:
	• This Community is is is not a smoke-free environment. If the Community is a smoke-free environment, then no smoking or vaping is allowed anywhere in the Community, at any time. Smoking refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons. Please refer to the No-Smoking Addendum for further information.	
	 Owner provides common area cleaning using only products that have the Green Cleaning® seal or a similar green certification. Owner recommends that Residents also use like products in the cleaning of their units. 	
8.	SEVERABILITY. If any provision of this Addendum to the Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum to the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum to the Lease Contract while preserving the intent of the parties.	
	Resident or Residents (All residents must sign)	Owner or Owner's Representative (signs below)
		Date of Signing Addendum



UTILITY AND SERVICES ADDENDUM



	en
("We" and/or "we" and/or "us") and	
("You" and/or "you") of Unit No.	located at
	(street address) in and is in addition to all terms and conditions in the Lease. This Addendum
	Lease Contract for the above described premises, and is hereby incorporated into and made a conditions found in this Addendum vary or contradict any terms or conditions found in the
1. Responsibility for payment of utilities, and the	method of metering or otherwise measuring the cost of the utility, will be as indicated below.
If flat rate is selected, the current flat	ovider to us and then allocated to you based on the following formula:
b) Sewer service to your dwelling will be paid be directly to the utility service provider; or sewer bills will be billed by the service properties of the current flat and party billing company if applicables.	rovider to us and then allocated to you based on the following formula: rate is \$ per month.
c) Gas service to your dwelling will be paid by a directly to the utility service provider; or gas bills will be billed by the service prov I ffat rate is selected, the current flat 3rd party billing company if applicable	: rider to us and then allocated to you based on the following formula:rate is \$ per month.
d) Trash service to your dwelling will be paid be directly to the utility service provider; or trash bills will be billed by the service properties of the current flat and party billing company if applicable	ovider to us and then allocated to you based on the following formula: rate is:\$ per month.
e) Electric service to your dwelling will be paid directly to the utility service provider; or electric bills will be billed by the service of lf flat rate is selected, the current flat 3rd party billing company if applicable	provider to us and then allocated to you based on the following formula: rate is \$ per month.
f) Stormwater service to your dwelling will be directly to the utility service provider; or stormwater bills will be billed by the serv If flat rate is selected, the current flat 3rd party billing company if applicable	. ice provider to us and then allocated to you based on the following formula: rate is \$ per month.
If flat rate is selected, the current flat	provider to us and then allocated to you based on the following formula:
If flat rate is selected, the current flat	ervice provider to us and then allocated to you based on the following formula:
If flat rate is selected, the current flat	provider to us and then allocated to you based on the following formula:
j) Pest Control service to your dwelling will be directly to the utility service provider; or pest control bills will be billed by the servi	e paid by you either: ice provider to us and then allocated to you based on the following formula:
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 ☐ If flat rate is selected, the current flat	· to us and then allocated to you based on the following formula:

1)	(Ot	her)					_service to	your dwelli	ng will be pa	id by you ei	ther:		
		bills wil	to the utility ll be billed by at rate is seled party billing	the service cted, the cu	provider to	te is \$]	per month.	d on the follo	wing formu	ıla:		
u		ERING/A - Sub-r - Calcu - Calcu	ALLOCATION metering of al ilation of you ilation of you rate per mont	METHOD K ll of your wa r total wate r total wate	EY ater/gas/ele r use based	ectric use on sub-met	tering of ho	t water					
" " " " "	5" 6" 7" 8" 9"	- Alloc - Alloc - Alloc - Alloc - Alloc	ation based of ation based of ation based of ation based of ation based of ation based of ation based of	on the numb on the numb on square fo on a combin on the numb on a lawful f	er of person otage of you ation of squ er of bedro ormula not	ns residing ar dwelling are footage oms in your listed here	in your dwe unit of your dwe dwelling u	lling unit us elling unit a nit	nd the numb	er of person		ı your dw	elling unit
c a a r u	osts reas s a ba eflec tiliti	allocation in accoror in or in other in	on method is dance with sther residential estimating tot total utility overvices and a hods, calcula	used, we on tate and local al units as w cal utility co consumptio ll other billi	our billing al statutes. I rell as admir nsumption i n for Reside ng methods	company v Under any a nistrative fe s fair and re ent. Where l s, in our sole	vill calculat llocation me es. Both Re easonable, w awful, we m discretion,	e your alloc ethod, Resid sident and O hile recogni ay change tl and after pr	ated share of ent may be p wner agree t zing that the he above met oviding writ	f the utilitie aying for pa hat using a allocation m thods of dete	rt of the util calculation of nethod may of ermining yo	ity usage or allocati or may not ur allocat	in common on formula accurately ed share of
b	e am	nended v	ethod for tras with written i based on a mo	notice as sp	ecified abov								
is b r	ssue elow emed	d at the 7. The la dies avai	oy us directly place indicat te payment o ilable under th ill fees, you sl	ed on your of a bill or fa ne Lease, up	bill, or the pailure to pailure to and include	payment wi y any utility ling eviction dicated belo	ll be late. If y bill is a m n for nonpay ow.	a payment i aterial and i ment. To the	is late, you w substantial l extent there	vill be respo preach of th are any new	nsible for a e Lease and	late fee a we will e	s indicated exercise all
If	f allo	Month Late Fo Final E	ccount Fee: lly Administr ee: Bill Fee: state law, we	·		\$		(no	t to exceed \$ notice to yo))	
d L b	lwell lease	ing. If yo e, subjec	narged for the ou breach the t to our mitig for your dwo	Lease, you ation of dan	will be resp nages. In the	onsible for e	utility charg fail to timel	ges for the ti y establish ı	me period yo utility servic	ou were obli es, we may o	ged to pay th charge you fo	ne charge: or any uti	s under the lity service
			ove out, you w or it will be o					l based on y	our prior uti	lity usage. T	This bill mus	t be paid	at the time
d	lwell	ing unle	able for any loess of claims for of	or damage v	was the dire	ct result of	negligence	by us or our	employees.	You release	us from any	and all s	uch claims
			t to tamper w and may sub										
b	y the	e Owner	, all utilities, o , they will be	allocated fi	rst to non-r	ent charges	and to ren	t last.					_
9. Y o	ou ro f any	epresen v change	t that all occu e in such num	ipants that ber of occup	will be resignants.	ding in the	Unit are acc	urately ider	ntified in the	Lease. You	agree to pro	mptly no	tify Owner
10.	You serv	agree tl ices, at v	hat you may, which time su	upon thirty ich additior	7 (30) days nal utilities a	prior writte and service	en notice fr s shall for a	om Owner t ll purposes l	to you, begin be included i	receiving and the term l	a bill for add Jtilities.	litional u	tilities and
	juris law, the r	diction such pro remaind nanged.	dum is desigr where such u ovision shall ler of this add In the event o	ise would be be ineffecti lendum or t	e unlawful. ve to the ex he Lease. Ex	If any provi tent of such xcept as spe	ision of this invalidity e ecifically sta	addendum o or unenforce ated herein,	or the Lease eability only all other ter	is invalid or without inv ms and cond	unenforcea alidating or ditions of the	ble under otherwis e Lease sh	applicable se affecting nall remain
			ng special pro and will super									a part of	this Utility

=		
•		
	Date	



WASHER AND DRYER ADDENDUM



DWELLING UNIT DESCRIPTION. Unit No
(street address) in
(city), South Carolina,(zip code).
LEASE CONTRACT DESCRIPTION. Lease Contract Date:
Owner's name:
Residents (list all residents):
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.
PURPOSE OF ADDENDUM. In consideration of your agreeing to rent a washer and dryer from us and by signing this Addendum, you agree to the terms and conditions set forth herein.
OWNER SUPPLIED WASHER AND DRYER.
A. Washer and Dryer Rental Fees. We agree to rent to you a washer and dryer for the sum of \$ per month, beginning on and expiring concurrently with the above referenced Lease Contract, including any renewal periods.
You shall pay the monthly washer and dryer rental amount in advance and without demand, as additional rent, along with your monthly rent payment. If any monthly washer and dryer rent is not paid on or before the due date, we or our agent(s) reserve the right to remove the equipment, as provided by law.
B. Identification of Washer and Dryer. You are entitled to exclusive use of a:
☐ Full Size
☐ Stackable
☐ Other:
Washer Model/Serial Number:
Dryer Model/Serial Number:

shall not remove the equipment from the dwelling. Removal of the equipment from the dwelling without our prior written consent will constitute theft, and result in our reporting to law enforcement and pursuit of both criminal and civil penalties against you.

- C. Responsibility for Damages. You agree to immediately report any and all repairs or maintenance needed to the equipment to us. You will be responsible for any damages to our property, or to the personal property of others, if you fail to promptly report needed repairs or maintenance, and such needed repairs or maintenance not being able to be carried out causes damage to our property, or to the personal property of others. Except as may otherwise be prohibited by law, (1) you are responsible for any damage caused by a leaking washer, and will be billed by us for such damage; (2) we are not liable for any damage caused by the equipment; (3) you agree to waive any and all claims, liabilities and actions of any nature you may ever have against us and our agents for the delivery, repair, maintenance or removal of equipment unless such claims arise from any proximately caused negligence or intentional act committed by us or our agents; and (4) you agree to indemnify and to hold us and our agents harmless from and/or for any and all damages of any nature or kind $arising \, from \, your \, will ful \, or \, negligent \, misuse \, of \, the \, equipment.$
- **D. Insurance.** At all times you must carry renter's insurance that provides insurance coverage for damage to your personal belongings from accidental water discharge from the equipment or other causes. The insurance must also provide coverage for any potential liability, due to your fault, for water or other damage to other units and to personal property of others. You must verify with your insurance agent that such coverages are included in your policy and must furnish us a copy of the policy upon our request.

5. ACCESS TO WASHER AND DRYER; EMERGENCIES.

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

- **6. RESIDENT USE AND MAINTENANCE OF WASHER AND DRYER.** You agree to use the equipment for normal household purposes, to use diligence in using the equipment, and to take proper care of the equipment. An equipment operations manual will be provided to you upon your request. You acknowledge that you know how to operate the equipment. You are liable to us for all damages to the equipment beyond normal wear and tear including, but not limited to, scratches, dents, dings and costs for repairs. You must pay us for all damages to the equipment upon demand. If not previously paid, we will assess the cost of equipment rent and damages to the equipment against your security deposit and/or final account upon move-out. If you remove the equipment from the dwelling, you shall pay us the actual cost of replacing the equipment.
- 7. ADDITIONAL PROVISIONS. You agree that sums and charges owed under this Addendum are additional rent. Violation of this Addendum including, but not limited to, your failure to pay monthly equipment rent is a breach of the Lease Contract, and we shall have all remedies available including termination of the Lease Contract and eviction. In addition, upon your failure to pay equipment rent, we shall have the right to remove the equipment, as provided by law. You shall remain liable for all amounts due under this Addendum until you vacate the dwelling, including holding over or month-tomonth periods, and all provisions of this Addendum will remain in full force and effect during such periods.

good working condition free from any defect or mechanical

issue. You further acknowledge that the equipment is for your

use and in consideration of your agreement to pay washer

and dryer rent. We are the owner of the equipment, and you

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

CERTIFICATION OF U.S. D
DOMESTIC VIOLENCE, and
DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING,
AND ALTERNATIVE DOCUMENTATION

U.S. Department of Housingand Urban Development OMB Approval No. 2577-0286 Exp. 06/30/2017

Purpose of Form: The Violence Against Women Act ("VAWA") protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, "professional") from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of "domestic violence," "dating violence," "sexual assault," or "stalking" in HUD's regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

1.	Date the written request is received by victim:
2.	Name of victim:
3.	Your name (if different from victim's):
4.	Name(s) of other family member(s) listed on the lease:
5.	Residence of victim:
6.	Name of the accused perpetrator (if known and can be safely disclosed):
7.	Relationship of the accused perpetrator to the victim:
8.	Date(s) and times(s) of incident(s) (if known):
9.	Location of incident(s):
In	your own words, briefly describe the incident(s):
an dat	is is to certify that the information provided on this form is true and correct to the best of my knowledge d recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, sing violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize ogram eligibility and could be the basis for denial of admission, termination of assistance, or eviction.
Sig	nature Signed on (Date)

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0286 Exp. 06/30/2017

Purpose of Form: If you are a victim of domestic violence, dating violence, sexual assault, or stalking, and you are seeking an emergency transfer, you may use this form to request an emergency transfer and certify that you meet the requirements of eligibility for an emergency transfer under the Violence Against Women Act (VAWA). Although the statutory name references women, VAWA rights and protections apply to all victims of domestic violence, dating violence, sexual assault or stalking. Using this form does not necessarily mean that you will receive an emergency transfer. See your housing provider's emergency transfer plan for more information about the availability of emergency transfers.

The requirements you must meet are:

- (1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation. In response, you may submit Form HUD-5382, or any one of the other types of documentation listed on that Form.
- (2) **You expressly request the emergency transfer.** Submission of this form confirms that you have expressly requested a transfer. Your housing provider may choose to require that you submit this form, or may accept another written or oral request. Please see your housing provider's emergency transfer plan for more details.
- (3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you submit this form or otherwise expressly request the transfer.

Submission of Documentation: If you have third-party documentation that demonstrates why you are eligible for an emergency transfer, you should submit that documentation to your housing provider if it is safe for you to do so. Examples of third party documentation include, but are not limited to: a letter or other documentation from a victim service provider, social worker, legal assistance provider, pastoral counselor, mental health provider, or other professional from whom you have sought assistance; a current restraining order; a recent court order or other court records; a law enforcement report or records; communication records from the perpetrator of the violence or family members or friends of the perpetrator of the violence, including emails, voicemails, text messages, and social media posts.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking, and concerning your request for an emergency transfer shall be kept confidential. Such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections or an emergency transfer to you. Such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

TO BE COMPLETED BY OR ON BEHALF OF THE PERSON REQUESTING	A TRANSFFR
TO BE COM BETTER BY ON ON BETTER OF THE EASON REQUESTION	IM TRANSILIK

1.	Name of victim requesting an emergency transfer:
2.	Your name (if different from victim's):
3.	Name(s) of other family member(s) listed on the lease:
4.	Name(s) of other family member(s) who would transfer with the victim:
5.	Address of location from which the victim seeks to transfer:
6.	Address or phone number for contacting the victim:
7.	Name of the accused perpetrator (if known and can be safely disclosed):
8.	Relationship of the accused perpetrator to the victim:
9.	Date(s), Times(s) and location(s) of incident(s):
10.	Is the person requesting the transfer a victim of a sexual assault that occurred in the past 90 days on the premises of the property from which the victim is seeking a transfer? If yes, skip question 11. If no, fill out question 11.
11.	Describe why the victim believes they are threatened with imminent harm from further violence if they remain in their current unit.
12.	If voluntarily provided, list any third-party documentation you are providing along with this notice:
kno fori	is is to certify that the information provided on this form is true and correct to the best of my owledge, and that the individual named above in Item 1 meets the requirement laid out on this in for an emergency transfer. I acknowledge that submission of false information could jeopardize ogram eligibility and could be the basis for denial of admission, termination of assistance, or oction.
Sign	nature Signed on (Date)

Landlord

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0204 Exp. 06/30/2017

LEASE ADDENDUM VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

VIOLENCE AGAINST WOME	N AND JUSTICE DEPARTMENT REAI	JTHORIZATION ACT OF 2005
TENANT	LANDLORD	UNIT NO. & ADDRESS
This Lease Addendum adds the following	ng paragraphs to the Lease between th	e above referenced Tenant and Landlord.
Purpose of the Addendum		
The Lease for the above referenced unit Justice Department Reauthorization Ac		sions of the Violence Against Women and
Conflicts with Other Provisions of th		
In case of any conflict between the pro Addendum shall prevail.	visions of this Addendum and other se	ctions of the Lease, the provisions of this
Term of the Lease Addendum		
The effective date of this Lease Addend be in effect until the Lease is terminate		This Lease Addendum shall continue to
VAWA Protections		
 The Landlord may not consider inc violations of the Lease or other "goo of abuse. 	idents of domestic violence, dating vidents of domestic violence, dating vidents of assistance,	elence or stalking as serious or repeated tenancy or occupancy rights of the victim
2. The Landlord may not consider cri household or any guest or other per occupancy rights if the tenant or ar	son under the tenant's control, cause	se, engaged in by a member of a tenant's for termination of assistance, tenancy, or mily is the victim or threatened victim of
individual is a victim of abuse and HUD-5382, or other documentation days, or an agreed upon extension of the statement of th	that the Certification of Domestic Vic as noted on the certification form, be co	er on the victim's behalf, certify that the blence, Dating Violence or Stalking, Form mpleted and submitted within 14 business AWA. Failure to provide the certification result in eviction.
Tenant	Date	
Tenant		

Date

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0286 Exp. 06/30/2017

(Name of Housing Provider¹)

Notice of Occupancy Rights under the Violence Against Women Act²

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation³. The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that

is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA."

Protection for Applicants

If you otherwise qualify for assistance under
, you cannot be denied admission or denied assistance.
because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking
Protections for Tenants If you are receiving assistance under
, you may not be denied assistance, terminated from participation
or be evicted from your rental housing because you are or have been a victim of domestic violence
dating violence, sexual assault, or stalking.

¹ The notice uses HP for housing provider but the housing provider should insert its name where HP is used. HUD's program-specific regulations identify the individual or entity responsible for providing the notice of occupancy rights.

² Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

³ Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

relating to that domestic violence, dating violence, sexual assault, or stalking.
solely on the basis of criminal activity directly
denied rental assistance or occupancy rights under
violence, sexual assault, or stalking by a member of your household or any guest, you may not be
Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

HP may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If HP chooses to remove the abuser or perpetrator, HP may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, HP must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, HP must follow Federal, State, and local eviction procedures. In order to divide a lease, HP may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, HP may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, HP may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

- (1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.
- **(2) You expressly request the emergency transfer.** Your housing provider may choose to require that you submit a form, or may accept another written or oral request.
- (3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

HP will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families. HP's emergency transfer plan provides further information on emergency transfers, and HP must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are of Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

HP can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from HP must be in writing, and HP must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. HP may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to HP as documentation. It is your choice which of the following to submit if HP asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by HP with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, "professional") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that HP has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, HP does not have to provide you with the protections contained in this notice.

If HP receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), HP has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, HP does not have to provide you with the protections contained in this notice.

Confidentiality

HP must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

HP must not allow any individual administering assistance or other services on behalf of HP (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

HP must not enter your information into any shared database or disclose your information to any other entity or individual. HP, however, may disclose the information provided if:

- You give written permission to HP to release the information on a time limited basis.
- HP needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires HP or your landlord to release the information.

VAWA does not limit HP's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, HP cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if HP can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

Form HUD-5380 (12/2016)

If HP can demonstrate the above, HP should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

$Non-Compliance\ with\ The\ Requirements\ of\ This\ Notice$

You may report a covered housing pr	rovider's violations of these rights and seek additional assistance
if needed, by contacting or filing a	complaint with (contact information for any intermediary, i
applicable)	. (/ / 0)
5	
or (HUD field office)	
	•

For Additional Information
You may view a copy of HUD's final VAWA rule at
(Federal Register Link).
Additionally, HP must make a copy of HUD's VAWA regulations available to you if you ask to see them
For questions regarding VAWA, please contact (name of program or rental assistance contact information able to answer questions on VAWA)
For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at
1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact (contact information for relevant local organizations)

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at https://www.victimsofcrime.org/our-programs/stalking-resource-center.

For help regarding sex	ual assault, you may	contact (contac	t information fo	or relevant organizat
Victims of stalking see	king help may conta	ct (contact infor	mation for rele	vant organizations)
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Attachment: Certification form HUD-5382 [form approved for this program to be included]