

1. Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

<<Tenants (Financially Responsible)>>

and us, the owner/landlord/agent:

<<Owner Name(s)>>

You accept the property, fixtures, furniture and equipment "as is".

You've agreed to rent the property located at
<<Unit Address>>

for use as a private residence only. The terms "you", "your", "tenant", "tenants", "resident" & "residents" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed.

The Owner/Agent must approve unauthorized occupants living in the premises for longer than 7 consecutive days.

If the signed and dated move-in report is not returned to the office within 7 days from the move-in date then the property will be considered to be in excellent and clean condition with no damage or deficiencies. The "Move-in/Move-Out Report" is available for download at PledgePropertyManagement.com.

1.2 LEASE DURATION

The terms of this tenancy shall commence on <<Lease Start Date>> the Commencement date and end on <<Lease End Date>> at 8:00 a.m. EST. If the tenant vacates prior to the expiration of the term, the security deposit shall be forfeited and the tenant shall be obligated for the rent payments for the remainder of the term or until the property has been re-rented whichever is less.

1.3 RENTS AND CHARGES

You shall pay <<Monthly Rent>> per month for rent. The first month's rent shall be due at the time of execution of this Lease Contract for all residents in the apartment. If the Commencement Date is on a day other than the first day of a month, Tenant will pay Landlord as prorated rent, an amount equal to the base monthly rent multiplied by the following fraction: the number of days from the Commencement Date to the first day of the following month divided by the number of days in the month in which this lease commences. The prorated rent <<Prorated Rent>> is due on the first day of the second month of the lease.

Rent can be paid online for free at pledgepropertymanagement.com with a checking or savings account, or for a fee with a credit or debit card. Rent can also be paid with cash at any 7-Eleven Store for a small fee. Rent cannot be paid at the office.

Every month thereafter, you must pay your rent on or before the 1st day of each month with <<Grace Period Days>> of grace period. The following late fees will apply for payments made after the grace period:

Late fee rule: <<Late Fee Rule>>
Daily late fee: <<Daily Late Fee>>

A charge of \$50 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized.

You will pay the rent even though we may do not send you a bill for the rent or a notice that it is due.

Your rent may be adjusted if you don't provide the Required Insurance per the Required Insurance Addendum.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.4 SECURITY DEPOSIT AND RISK MITIGATION FEE

The total security deposit <<Security Deposit Charges>> is due prior to move in for all residents in the apartment.

Applies if checked

There is an additional \$200.00 pet fee (see addendum) that is required for your pet.

The security deposit will be held for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees.

A risk mitigation fee of \$250 \$350 \$450 \$550 is due prior to move in for all residents in the apartment.

1.5 UTILITIES

We'll pay for the following utilities:

<<Utilities Included>>

Tenants are responsible for paying the following:

- Electric Gas Oil Water Sewer Hot Water Trash
- Recycling Lawn Mowing Weeding
- Snow Removal TV Internet Phone

Additional Lease Information:

<<Additional Lease Information>>

You'll pay for all checked items listed above, related deposits, and any charges, fees, or services on such utilities. Tenant(s) <<Tenants (Financially Responsible)>> agree to transfer the utilities to their name(s) prior to move in. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting. The use of a generator is strictly prohibited unless approved by Owner/Agent. Tenants agree to amend this lease if a checkbox was missed by the property manager.

1.6 APPLIANCES

The following appliances are included in this lease: <<Appliances Included>>. Other appliances (such as laundry washer/dryer, individual AC units, garbage disposals, and dehumidifiers) at the property not listed above may be enjoyed by the tenant(s) but will not be replaced or repaired by the owner(s).

1.7 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We urge you to get your own insurance for losses to your personal property or injuries due to water damage, theft, fire, pipe leaks and the like.

Should your building be destroyed by fire, lightning, earthquake or any other casualty, this agreement shall be deemed forthwith terminated. Should any casualty partially damage said buildings, whether or not the demised premises are affected thereby, Owner may elect to terminate this agreement or to repair such damage. If Owner elects to repair, the rent shall be abated at the ratio that the portion of the demised premises that is rendered temporarily unfit for occupancy, and not used or occupied by tenant, shall bear to the whole demised premises. Alternative housing or rent during this time is the responsibility of the tenant. Tenant understands that insurance for their personal property is their responsibility.

1.8 RENEWAL OF LEASE

Prior to the end of this Lease, we or our Property Manager may conduct an inspection of your unit. This inspection may include taking photos and/or video of the property. Approximately 60 days prior to the end of this Lease, you may be offered a new lease, which may contain new terms and conditions. If a new lease is offered, your rent will increase by

- \$15 \$20 \$25 \$40 \$50 per month.

If you do not want to renew this Lease, send us a written notice that you do not want to renew at least (45) days prior to the end of this Lease. If we don't receive notice of your intention to renew, then you will be expected to move out and provide us with a forwarding address.

Should you be offered a new lease and fail to sign you will be considered a month to month tenant and your rent will increase by \$100 per month. In addition, you will be charged a \$100 per month fee by the property manager. We reserve the right to evict you as provided by law.

1.9 EARLY TERMINATION

If you request early termination of your lease, we may agree to terminate your lease upon payment of a fee equal up to one month's rent, plus payment of rent until we re-rent your apartment.

1.10 DEFAULT

You will be in default under this lease if:

1. You do not make a payment of rent within ten (10) days from the due date; or
2. You violate or do not do any of the things you agree to under this lease; or
3. You vacate the Dwelling prior to lease expiration or do not live in the Dwelling for a long time.

If you are in default under this lease, we may send you a notice to cancel this lease. The lease will end on the date that we give in our notice to you.

If you do not do any of the things you promise to do under this lease, you will pay us the amount that we pay to do the things that you did not do. You also will pay us the total rent stated in the RENT section of this lease less the amount of rent that you shall already have paid.

You also will pay us interest on any amount you owe us which is past due. The interest will be at a rate of twelve percent (12%) per year.

If you are in default under this lease and if we refer the matter to an attorney to evict you, you will pay us a reasonable attorney's fee. If we refer this matter to an attorney because you do not pay the amount you owe us when it is due, you will pay us an attorney's fee not in excess of fifteen percent (15%) of the amount of the judgment we obtain against you. You also will pay us all of our other collection costs and expenses.

1.11 WAIVER OF NOTICE

In the event that you are in default under this lease, we will not have to send you a notice telling you to vacate and leave the Dwelling.

1.12 MISCELLANEOUS

If there is more than one of you who signs this lease, then each of you agrees to pay the entire amount that you owe us. We can delay enforcing any of our rights under this lease without losing them. If we release any of you from this lease, the rest of you shall still pay the amount you owe us. We can also give any of you additional time to pay the amount you owe us.

Attached to this Lease is a Required Insurance Addendum. Under that Addendum, you are required to provide evidence of certain Required Insurance. If you do not provide that evidence to the Landlord, the Landlord will obtain the Required Insurance and add the cost of that insurance to your rent, and you will be billed that additional amount as part of your rent, which will be adjusted to the added cost of the Required Insurance. Failure to pay this additional charge will be a default in the Tenant's rent obligation.

1.13 MANAGER

The name and address of the persons authorized to manage the property is:

Pledge Property Management, Inc. | 194 Fitchville Rd, Bozrah, CT 06334 | phone 860-887-2792 | email info@pledgepm.com | pledgepropertymanagement.com

We may name different persons or different addresses. We shall give you written notice of any such changes.

1.14 INVALIDITY

If any provision of this lease is invalid or unenforceable, the other provisions of this lease will still apply.

1.15 BINDING EFFECT

This lease shall be binding upon you and us and our and your respective successors, heirs, executors and administrators.

1.16 KEYS AND LOCKS

You will be provided the following keys:

- Front Door Building Entry Door Mail Box
- Bedroom Door Outbuilding Storage Laundry

The tenants are responsible for making their own copies of the existing keys.

All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall be liable for the entire cost all of key and lock replacements. You shall not change the locks or add a deadbolt lock without our written consent. You are responsible for any damage caused to any locks or doors that occur during your tenancy for any reason.

All keys and remote controls must be returned to us when you vacate the unit. You will be charged for the cost of new locks and keys that are not returned.

We must receive the keys on or before the move out date. If the keys are kept past the move out date, you will be responsible for the following month's rent.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2. Policies and Procedures

2.1 COMMUNITY POLICIES OR RULES

You and all guests and occupants must comply with any written community rules and policies, including instructions for care of our property. Any rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if distributed and applicable to all units in the community.

Lessor is not obligated to provide window and/or door screens. If there are any presently installed, Lessor has no obligation to maintain or replace them.

In addition, Tenant shall abide by any applicable covenants, conditions, and restrictions of record ("CC&Rs"), the Rules listed below, and any other applicable Rules. Tenant acknowledges receipt of any applicable CC&Rs and the Rules for the Property.

1. Garbage. Tenant shall furnish his/her own garbage can and place it where required for pickup. Only residential trash can be placed in garbage cans. No outside trash or business trash may be brought in to put in the cans.
2. Illegal Use. Tenant shall not use the Property for any illegal purposes.
3. Repairs. Tenant shall promptly repair, at Tenant's expense, any broken glass in doors or windows.
4. Freezing. Tenant shall protect the plumbing from freezing. As a minimum, Tenant shall leave the heat on low during cold weather.
5. Drains. Tenant shall relieve stoppage of drains at Tenant's expense unless resulting from a condition existing at the time Tenant moved in.
6. Nails/Painting. Tenant shall not drive any nails or screws into walls, and shall not paint anything, without the prior written consent of Lessor.
7. Lawns & Shrubs/Snow. Tenant shall cut and water any lawn and water any shrubs, trees, and landscaping so as to maintain the same in as good a condition as they are present. In the event of snow, Tenant will remove the same from any abutting sidewalks.
8. Noise/Nuisance. Tenant shall keep TV, stereo, radio and musical instrument volumes low enough so that no noise whatsoever shall escape from the Property. Tenant shall not create or permit any other nuisance on the Property.
9. Guests. Tenant is responsible for the conduct of all guests on the Property and shall insure that guests comply with these Rules.
10. Pets. If Lessor has given written permission for pets on the Property, no pet noise whatsoever shall be allowed to escape from the Property. In the case of apartments, pets shall not be allowed in the halls, common spaces or surrounding Property except on a leash and accompanied by Tenant. It is Tenant's responsibility to clean up and dispose of any pet excrement anywhere on the Property and on adjacent sidewalks, streets, alleys and neighbors' properties. If an unauthorized pet is found, a \$300 fee will be issued.
11. Vehicles. Tenant shall not park or store recreation vehicles, trailers, boats and inoperable or unlicensed automobiles on the Property, on or in any parking area provided for the Property, or on any street or alley serving the Property. Tenant shall complete repairs to any vehicles in these locations within 24 hours of commencement.
12. Hallways & Common Areas. If there are hallways or other common areas shared with other tenants, Tenant shall keep noise to a minimum therein and nothing may be stored, even temporarily, therein.
13. Fireplace Insert/Wood Stove. Wood stoves are prohibited, unless provided by Lessor. No fireplace insert may be installed without Lessor's prior written permission. If permission is given, then the installation must be inspected by the applicable city or county building department, at Tenant's expense, before the same is used.
14. Water Beds, Pianos & Heavy Objects. No water beds, aquariums, pianos, organs, libraries or other unusually heavy objects are permitted in the Property without Lessor's written permission. As a condition to permitting a water bed, Lessor may require Tenant to provide and pay for water bed insurance.
15. Screens. Lessor is not obligated to provide window and/or door screens. If there are any presently installed, Lessor has no obligation to maintain or replace them.
16. Pest Control. It is the responsibility of the tenant to keep the residence clean, sanitary, and free of any ants, roaches, bed bugs, rodents, or

other pests.

17. Air-Conditioners. If the home has a window or portable air conditioner, it will not be repaired or replaced by the owner. The tenant may choose to install or replace a window air-conditioner if they choose, but the owner will not maintain it.

18. No pools or trampolines are allowed.

2.2 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Lease Contact.

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.

Smoke Detectors

The Unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us. operable. It is tenant's responsibility to maintain the smoke detector(s) as specified by the manufacturer, including replacement of batteries if required.

Sprinkler System

The unit is **not** equipped with a fire sprinkler system.

Safety and Crime Free

You or any guest or resident under your control, should not engage in any criminal activity in your unit or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. 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.

2.3 PARKING

You will park on the property at your own risk. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from exiting, are parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes.

Your unit comes with One Two Three Four Five

Six Seven Eight Eight or More - Assigned Parking Spaces

One Two of these Assigned Parking Spaces are in your garage.

2.4 PETS

Pets are allowed only if we have so authorized in writing. You must remove an illegal animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. We will authorize a service animal for a disabled person. We may require a written statement from a qualified professional, verifying the need for the service animal.

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 de-fleaing, deodorizing, and shampooing. **We do not allow pet rent or pet deposits to be removed or refunded.**

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____
Initial Here

3. Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the apartment, fixtures, furniture and equipment "as is", except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You shall maintain the premises in good, clean and livable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. You may not paint or make any permanent alteration without our written consent. Please use removable picture hangers and not nails in the walls or surfaces. You will be charged to patch and paint over nail holes.

3.2 MAINTENANCE CALL CENTER

To make an urgent or emergency maintenance request, call our maintenance call center at 860-685-9649. SAVE THIS NUMBER! A best practice is to save it in your phone contacts or write in on a sheet of paper and post on your refrigerator. This number is also on our website, PledgePM.com.

For normal or routine service you may submit a request online at PledgePM.com in the tenant portal. You will receive an email with an invitation to the tenant portal. You will receive access to the portal once the lease is fully executed by all lease parties.

3.3 REQUESTS, REPAIRS, MALFUNCTIONS

We manage this property for an independent owner. We must obtain permission from the owner for all maintenance requests, therefore we cannot guarantee a time line for repairs.

You shall report any damage or problem immediately upon discovery or you may be held responsible for the cost. 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 the property, or your health, or safety. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

- A. Tenant must replace at their own expense the following items: furnace filters, smoke detectors and carbon monoxide detector batteries, light bulbs, window screens, broken windows, broken doors and lost keys.
- B. Clogged toilets, sinks and garbage disposals are the responsibility of the tenant to unclog.
- C. Carpet Cleaning: At the end of the term, Tenant shall have the carpets professionally cleaned and provide Lessor with a receipt evidencing the same.
- D. Leaks: Tenant is responsible for any water damage and any high water bills caused by unreported leaks, even if the water is included in the rent.
- E. Washer/Dryer: If the home is equipped with a washer/dryer, it will not be repaired or replaced once broken.

3.4 RIGHT OF ENTRY AND INSPECTIONS

We have the right to enter the premises at all reasonable hours, with proper notice, for the purpose of inspection, responding to your request, making repairs and/or preventative maintenance, pest control, showing to prospective residents, buyers, loan officers or insurance agents, and for any emergency situations that may arise.

3.5 MOVE-OUT

You will give us a written notice with your intent to vacate 45 (forty five) days prior to the date of expiration of this Lease Contract. In such notice, you will include your forwarding address. **Upon move out you will lock all doors and windows. All keys are to be left on the kitchen counter.**

Surrender, abandonment, and 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. Surrender, abandonment, and eviction affect your rights to property left in the apartment. Surrender, abandonment, and eviction do not affect our mitigation obligations.

Cleaning

You must thoroughly clean the unit, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

Charges

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of our property that was in or attached to the apartment and is missing; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract. In addition, you agree to pay all costs incurred by us in re-renting the Dwelling, see EARLY TERMINATION.

Deposit Refund

After you vacate the property, and provided you have provided us with a forwarding address, we will send you your security deposit less any lawfully permitted deductions, together with an itemization of those deductions, as required by law.

By initialing below, you acknowledge and agree to the terms in Section 3.

X _____
Initial Here

4. General Clauses

4.1 RELEASE FROM LEASE CONTRACT

Unless you're entitled to terminate this Lease Contract, 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.

Military Personnel Clause

In the event the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, or is ordered into military housing, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the tenant's commanding officer, reflecting the change, which warrants termination under this clause. The Tenant will pay prorated rent for any days (he/she) occupy the dwelling past the first day of the month. The damage/security deposit will be promptly returned to the tenant, provided there are no damages to the premises.

Replacements and Subletting

Replacing a resident, subletting, or assignment is allowed exclusively with our written consent.

If we approve a replacement resident, at our option, the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or the remaining and replacement residents must sign an entirely new Lease Contract.

4.2 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: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether or where arrest or conviction occurs; you abandon the apartment; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense; any illegal drugs or paraphernalia are found in your apartment; you or any guest or occupant engages in any prohibited conduct; or you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may file a suit for Lease Contract termination after giving you fourteen (14) days written notice of Lease Contract termination. Such notice will state that your Lease Contract will terminate fourteen (14) days of your receipt of the notice, unless the breach is remedied within the fourteen (14) day period.

Holdover

You or any occupant, invitee or guest must not hold over beyond the date contained in your move-out notice to vacate (or beyond a different move-out dated agreed to by the parties in writing). If a holdover occurs, then we shall be entitled for damages for the hold-over period plus any expenses incurred due to the breach of this condition of the Lease Contract.

Other Remedies

If your rent is delinquent, you immediately forfeit all rights to occupy the apartment any longer, and if you have not vacated the unit by the date specified in the Lease Contract termination notice, you are guilty of a misdemeanor. Each day of your unlawful presence in the apartment constitutes a separate offense. We may report unpaid amounts to credit agencies. Upon your default and early move-out, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies, including suit for Lease Contract termination, possession, damages, rent, and all other monies due. We may turn any returned checks over to law enforcement officials for prosecution according to law.

4.3 CONTRACT TERMINATION AND DISPUTE

This Lease Contract may only be amended, waived, or terminated by our representatives in writing. Any oral promises, representations or agreements by our representatives shall not be considered legally binding. 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 requirement, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

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.

Force Majeure

We and you shall be excused from performance of obligations if we are prevented from fulfilling such obligations by an act of God, strikes, epidemics, war, acts of terrorism, riots, or other occurrence, which is beyond our control.

4.4 SPECIAL TERMS AND CONDITIONS

1. If present, use of the fireplace is prohibited, unless allowed in writing by owner or property manager.
2. Keep from making loud noises, disturbances, play music and broadcast programs at all times so as not to disturb other peoples' peace and quiet.
3. Do not use a hibachi-charcoal grill on the property and propane grills must operate at least **8 feet away** from the building.
4. Do not store any engine powered items or fuels within the building.
5. Do not park on the property any unregistered vehicles, boats or parts of such, etc. without written permission by Lessor and the Lessee maybe subject to removal expenses. Registered vehicles are to be parked in the provided designated space(s) and keeping that space clean from oil drippings.
6. Do not to dispose of any material in the toilets other than toilet tissues. For example: no sanitary napkins/products, flushable/disposable wipes, diapers or cigarettes, otherwise there will be a charge for this maintenance.
7. Do not install any clothes washing or drying machines, unless hook-ups are provided, or clothes lines without written permission from the Lessor.
8. Do not repair your motor vehicles on the premises if such repair or maintenance will take more than one (1) day.
9. Premises shall be used as a residence only. Operating a business from the premises is prohibited. Tenant(s) shall not violate any governmental law in the use of the premises, commit waste or nuisance, annoy, molest or interfere with any other tenant or neighbor.
10. Do not drive on grass, litter or obstruct the grounds.
11. You cannot have any yard or tag sales on the property.
12. You are responsible to shovel the snow in the front and back steps of your Dwelling. You are responsible to shovel decks and patios and keep snow free and clear from vents for dryers, water heaters, and furnaces. You will notify the property manager of excessive snow on your dwelling's roof.
13. Immediately notify the Lessor if any water leaks are present (sinks, toilets, or bathtubs) causing an increase in water consumption and damage to the Dwelling.
14. Only liquid laundry soaps may be used in washing machines, no powdered soaps should be used.
15. Lockouts or Loss of Keys: the Lessee will be charged for time and materials for this service.
16. The use of parking space and playgrounds (if present) is at your own risk.
17. The Lessor will designate the use of storage space and the Lessee assumes all responsibilities for the use of this storage area.

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____
Initial Here

5. Sign and Accept

5.1 ACCEPTANCE OF LEASE

This property located at <<Property Address>> is not owned by Pledge Property Management, Inc. This lease will need to be electronically signed by the property owner(s) after being signed by the lessee(s) and property manager.

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda.

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed