

Leasing Rules & Regulations

1. No animals or pets of any kind are permitted on the premises without the written permission of the owner/manager.
2. No sign, advertisements, notice or door plate or other similar devices shall be inscribed, painted, engraved, or affixed to any part of the outside of said premises. Nor shall any nails, hooks, screws, tacks or any other puncturing device be permitted to be placed in any wallpapered wall or ceiling.
3. No property of any description such as cans, bottles, brooms, trash, etc. shall be permitted to remain on the lawn or building entrance or exit.
4. No disabled cars or trucks may be parked on the premises. Do not park on the grass.
5. No loud music or noise shall be permitted.
6. No more than ___ people shall live in this house or apartment during this lease. Not more than ___ vehicles may be parked at the property.
7. Any notice shall be sent via certified mail to either party at the addresses listed above in the first part of this agreement.
8. Multiple occupancy: It is expressly understood that this agreement is between the Owner and each signatory jointly and severally. In the event of default by any one signatory each and every signatory shall be responsible for timely payment of rent and all other provisions of this agreement.
9. Attorney's Fees: If any legal action brought by either party to enforce the terms hereof or relating to the demised premises, the prevailing party shall be entitled to all costs incurred in connection with such action including a reasonable attorney's fees.
10. Lessee shall maintain the home by cutting the lawn, watering the plants, taking off the trash and basic cleaning of the inside and outside of the home. Utilities are the responsibility of the lessee. Utilities must be changed to the tenants name within 3 days of occupancy. Management Company will issue a turn off notice to take effect on the morning of the fourth day.
11. No swimming pools or trampolines.
12. Lessee understands they must change batteries in smoke detectors every 6 months.
13. Lessee has received a copy of the subdivision restrictions, has read & understood the restrictions, and agrees to abide by all restriction for the subdivision.
14. If rent is 5 or more days late Tenant & Occupants waive his/her rights to a written notice and eviction will begin immediately.
15. In the event Tenant defaults on the conditions of the said lease, for any reason, Tenant understands this will result in the forfeit of their security deposit.

Exhibit A

16. Landlord & Owner will not be responsible for Pest Control Services for the Property during the Lease Agreement period. Pest infestations that may occur, will be the sole responsibility of the Tenant. Rental Properties will be treated for pests one time prior to the move in date.

17. If the Home is vacated/abandoned for 15 days or more, or utilities have been disabled, the Landlord reserves the right to take back possession of the property and secure it. Any possessions left at the Property will become the property of the Owner, 15 days after the abandonment notice is posted.

I CERTIFY THAT I HAVE READ OR HAVE HAD READ TO ME AND UNDERSTAND ALL OF THE TERMS AND CONDITIONS OF THE ENTIRE LEASE AGREEMENT & RULES AND REGULATIONS. I ALSO UNDERSTAND THAT ANY VIOLATION OF THE TERMS AND CONDITIONS OF THE LEASE, WILL CONSTITUTE A BREACH OF THE LEASE AGREEMENT.

In Witness whereof, the Parties hereto have executed this Lease this day and year first written and signed below. I/We understand this is a legal binding contract enforceable in a Court of Law.

| | | | | | | | |
|--------|-------|------|-------|----------|-------|------|-------|
| Tenant | _____ | Date | _____ | Landlord | _____ | Date | _____ |
|--------|-------|------|-------|----------|-------|------|-------|

| | | | | | | | |
|--------|-------|------|-------|----------|-------|------|-------|
| Tenant | _____ | Date | _____ | Landlord | _____ | Date | _____ |
|--------|-------|------|-------|----------|-------|------|-------|

Tenant(s) acknowledges the following Fixtures and Appliances were present upon possession of the Rental Property;

- Oven/Model _____
- Refrigerator /Model _____
- Dishwasher/Model _____
- Microwave/Model _____
- Lighting Fixis _____
- Garage Door Opener(s) _____
- Bathroom Mirrors _____