



TENANT LEASE AGREEMENT

DATE OF LEASE:

«lease generated on»

BASIC TERMS:

Landlord: <<landlord>>

Tenant: «responsible applicant names»

Landlord and Tenant enter into and accept this Lease Agreement (the "Lease"), pursuant to which Landlord agrees to rent to Tenant, and Tenant agrees to rent from Landlord, that portion of the residential unit at the Property specified below (the "Unit"), on the following Conditions:

This Lease has individual Rent responsibility. This means that the individual Tenant named above is responsible for payment of the full amount of Rent and all fees and deposits stated below. However, Tenant is jointly responsible – along with all other tenants in the Unit – for the other obligations under this Lease, including obligations concerning treatment of and care of the Unit and all furnishings.

PROPERTY:

Landlord agrees to rent to Tenant the following Unit at:

- a. Apartment Property: Latitude at River Landing
- b. Unit: Tenant's specific Building, Unit and Bedroom will be assigned to Tenant by Landlord prior to the beginning of the TERM listed in the Basic Terms
- c. ADDRESS OF Unit: 104 East 7th Avenue, Coralville, Iowa 52241
- d. Desired Unit & Bedroom Description: **«floor plan name» «space option name»** Tenant shall have exclusive use of the bedroom; the bathroom, living room, kitchen and hallway within the Unit shall be shared with other tenants renting a bedroom in the same Unit and tenant shall be responsible for these areas within the Unit. For the purposes of any statutory notices, the main door to the common area of the Unit, and not the individual bedroom door, is considered the primary entrance door of the dwelling unit.

TERM: "Starting Date" of Lease Term: **«lease start date»** "Ending Date" of Lease Term: **«lease end date»**

- a. The term of this Lease shall commence at 12:00 p.m. on the Starting Date and shall end at 8 a.m. on the Ending Date.
This period is referred to as the "Term."

FEES: In addition to paying Rent, Tenant agrees to pay Landlord the following NONREFUNDABLE fee(s):

- a. Application Fee: **\$«primary application charge total»** (The Application Fee is not refundable for any reason)
- b. Administration Fee:
\$«rate application completed 88 137254»«rate application completed 376 137254»
«rate application completed 377 137254» (The Administration Fee is not refundable for any reason)

RENT: The Base Rent, and any additional fees or charges payable by the Tenant will be referred to as "Rent". The Total Rent due for this lease Term is **\$«student lease total lease term rent»**, and Rent will be due and payable in **«lease term months»** equal installments, without offset or deduction, and Tenant agrees to pay Rent as outlined below.

DUE DATE (ON THE FIRST OF):	INSTALLMENT AMOUNT:
«payment_schedule_month»	\$«student_lease_monthly_installment»

ADDITIONAL TERMS AND AGREEMENTS: Additional Terms and Agreements, as well as Exhibits, are attached as subsequent pages to this Lease. This Lease consists of these Basic Terms, the Additional Terms and Agreements, and the Exhibits.



SIGNATURES AND ACCEPTANCE OF CONTRACT: This Lease and any addenda may be signed in counterpart signatures. The Lease application is incorporated into and deemed a part of the Lease. If there are any conflicts between this Lease and the application, then this Lease shall control. Landlord and Tenant agree to each and every term and condition in this Lease.

TENANT ACKNOWLEDGES AND AGREES THAT TENANT HAS CAREFULLY READ AND UNDERSTANDS THIS LEASE AND THAT BY SIGNING BELOW, TENANT INTENDS FOR THIS LEASE TO CONSTITUTE (AND THIS LEASE DOES CONSTITUTE) A BINDING AND ENFORCEABLE CONTRACT BETWEEN LANDLORD AND TENANT.

ADDITIONAL TERMS AND AGREEMENTS AND EXHIBITS FOLLOW THIS PAGE

ADDITIONAL TERMS AND AGREEMENTS:

1. PROPERTY AND OCCUPANTS

The "Property" is defined as including each of the following:

- a. Tenant's use of a Bedroom in a Unit in the Apartment Property
- b. Tenant's shared use of the Common Areas in the Unit and the Apartment Property (for purposes of this Lease, "Common Areas" are those areas within the Unit to which Tenant has access without going into another Bedroom and, within the Apartment Property, those areas to which all Tenants have general access)
- c. Tenant's use of all appliances and furniture within the Common Areas of the Unit
- d. If Bedroom or Unit is furnished: Tenant's sole (if Bedroom is Private) or shared (if Bedroom is Shared) use of Tenant's furniture within Tenant's Bedroom
- e. Tenant's shared use of the mailbox assigned to Tenant by the Landlord

Landlord has the right to relocate Tenant to another bedroom and/or Unit of comparable floor plan style, bedroom type and level, if available, within the Apartment Property. In the event that Landlord must relocate Tenant, Landlord agrees to exercise best commercial efforts to relocate Tenant to a comparable Bedroom and/or Unit. Tenant acknowledges and agrees that Landlord cannot guarantee that Landlord will relocate Tenant to a comparable Bedroom or Unit type. In the event Tenant is relocated to a different Unit type with lower market rent, the Rent will be modified to the market rent for such Unit type at the Building.

Tenant hereby acknowledges that roommate compatibility is the sole and exclusive responsibility of Tenant. In the event Tenant requests a room reassignment, Landlord will use reasonable efforts, but is under no obligation, to accommodate the request. All requests for room reassignment must be provided to Landlord in writing on the forms provided by Landlord. In the event that Tenant's request for a room reassignment is accommodated, Tenant will be responsible for a reassignment charge as set forth on the attached Terms and Conditions page (the "Terms"), which is hereby incorporated into and made a part of this Lease.

2. UP-FRONT FEES

Unless otherwise indicated on the Terms page, no "Fee" described on the first page of this Lease is a "security deposit" or any other type of deposit, no such fee is refundable for any reason, and no interest will be payable thereon. There is no security deposit required in connection with this Lease, unless indicated on the Terms page. Any major damage to the Unit beyond ordinary wear and tear (including, without limitation, large holes in walls, broken or damaged fixtures or appliances, or tears/cracks or other significant damage to flooring) may subject Tenant to additional financial obligations to Landlord that survive the Term of this Lease, such obligations being understood and accepted by Tenant. Notwithstanding anything herein to the contrary, Tenant expressly and unequivocally acknowledges that Tenant is bound by all the conditions and obligations of use of the Unit that are imposed by this Lease, including its Addendums and the applicable Rules and Regulations, and that Tenant will not



engage in (or permit any invitees or guests of Tenant to engage in) conduct that might reasonably be expected to cause damage to the Unit.

3. RENT

Tenant must pay Tenant's Rent on or before the 1st day of each month ("Due Date").

- a. Tenant will be obligated to pay a late charge as set forth in the Terms. If Tenant does not pay Rent on or before the Due Date, all remedies under state law and this Lease will be available to Landlord.
- b. Tenant must pay full Rent when due and may not deduct funds from rental payments for any reason, unless otherwise allowed by law.
- c. Tenant may not pay Rent in cash or by personal check. Tenant must pay Rent by money order, certified funds, online payment, electronic payment, or as otherwise agreed by Landlord in writing. Landlord may, at Landlord's option, require at any time that Tenant pay all Rent and other sums in certified or cashier's check or money order.
- d. Any accord, satisfaction, conditions or limitations noted by Tenant on or in any rental payment shall be null and void.
- e. If Tenant requests special services, unless such services are required by law, Tenant is responsible for all costs or charges incurred by Landlord in providing such services. **The terms and conditions contain a schedule of such costs and charges.**
- a. Rent payments are to be made payable to Landlord at the address listed in the Terms.

4. RETURNED PAYMENTS

If Tenant's payment is returned for any reason, including denial of payment, Tenant:

- a. must pay a returned payment charge as set forth in the Terms for each and every payment that is returned or denied;
- b. will be responsible for any late Rent charges retroactive to the due date listed in Paragraph 3 and Basic Terms; and
- c. will be in violation of the Lease for failing to pay the Rent on time, unless the fee and any late Rent charges are paid within the notice requirements of local law.

If during the Term of this Lease two (2) of Tenant's payments are returned or denied to Landlord, Landlord will require that all Rent and other sums due and owing from Tenant be made payable to Landlord in either certified or cashier's check or money order.

5. BREACH BY TENANT

Tenant is will be in breach of this Lease if Tenant does any one or more of the following:

- a. fails to pay Rent when it is due;
- b. does anything which is not permitted by this Lease or applicable law;
- c. fails to do anything which is required by this Lease or applicable law;
- d. gives Landlord false information, including information or signatures on Tenant's or the Guarantor's/Co-signers rental application, on the Lease or on the Guarantor Agreement;
- e. fails to pay in timely manner, disconnects or shuts-off any of the utilities which are payable by Tenant or the other Tenants of the Unit;
- f. Abandons the Unit by leaving without intent to return and without an express written agreement with the Landlord regarding and Tenant's remaining lease obligations;
- g. Surrenders the Unit (unless through mutual agreement with Landlord on the Tenant's remaining lease obligations that is expressly stated in writing).
- h. "Terminates" (as defined below) the Lease prior to the end of its Term;
- i. fails to provide a Guarantor or other form of security as Landlord may require in its sole and exclusive determination; or
- j. engages in conduct that is described as a breach under other terms of this Lease.

If Tenant Abandons the Unit, Landlord may take possession of the Unit and its contents without further notice. Except as otherwise provided by state or local law, Landlord may dispose of the contents and re-rent the Unit. Tenant must pay the cost for removal and other associated costs.



6. OTHER REMEDIES

In addition to all of Landlord's other rights and remedies under state and local law and this Lease, Landlord may report unpaid amounts to credit agencies. If Tenant Defaults and moves out early, Landlord must make reasonable effort to relet the unit at the same rental rate but Tenant may have continuing liability for monthly rent until such time as the Landlord relets the unit or the lease term expires.

7. LEASE GUARANTEE

Landlord reserves the right to require Tenant to provide Landlord a Guarantee executed by a qualified Guarantor acceptable to Landlord, in its sole and absolute discretion, before this Lease is effective.

Tenant will not be allowed to move-in without a complete Lease file including the Guarantee or other financial assurance (if requested), unless Landlord agrees otherwise in advance in writing.

8. INSURANCE REQUIREMENT

Tenant is strongly advised to obtain insurance on personal property in the Unit.

Tenant is required to obtain and maintain, at Tenants sole expense, during the Term of the Lease and any subsequent renewal periods, a policy of personal liability insurance, which provides limits of liability to parties who may make claims against Tenant (including Landlord) in the amount not less than \$100,000 per occurrence ("Insurance Requirement"). Failure to supply proof of and maintain the Insurance Requirement hereunder shall be deemed a breach of this Lease. If Tenant fails to supply evidence of compliance with the Insurance Requirement to Landlord after receiving notice of non-compliance by the date set forth in Landlord's notice, Landlord shall have the right, but not the obligation, to procure liability only insurance coverage on Tenant's behalf on a monthly basis, and to charge Tenant for the amount of the premium paid to the insurance company plus an additional administrative fee as set forth in the Terms for as long as Tenant is a Lessee and fails to provide Landlord with evidence of compliance with the Insurance Requirement. This term is for the Landlord's protection, not the Tenant's, and Tenant may not rely on the Landlord's possible or actual procurement of insurance under this section. Tenant acknowledges that the coverage that the Landlord obtains because of the Tenant's failure to provide evidence of compliance with the Insurance Requirement may cost more than other insurance coverage the Tenant can purchase elsewhere and may not provide as much coverage as Tenant may choose to purchase for his/herself. Tenant acknowledges that the insurance purchased by Landlord will NOT cover Tenant's personal contents. If Tenant provides evidence of compliance with the Insurance Requirement, the charge for the insurance obtained by Landlord will cease within 30 days after Tenant provides evidence of compliance with the Insurance Requirement. Tenant acknowledges and agrees that the administrative fee for purchasing such insurance is a fair and reasonable estimate of the administrative costs Landlord will incur as a result of procuring and monitoring the liability only insurance coverage for Tenant. Tenant acknowledges that the following circumstances shall also be a breach of this Lease: Tenant's failure to pay for the insurance coverage procured by Landlord and/or the additional administrative charge; or Tenant permitting any independently procured insurance coverage to lapse during the term of the Lease, if Tenant fails to obtain substitute insurance coverage that complies with the Insurance Requirement and/or provide Landlord with evidence of the replacement coverage.

9. TENANT'S RESPONSIBILITY FOR INJURY OR DAMAGE

Tenant agrees to comply in all respects with any policy of insurance covering said Unit and the Property or contents so as not to cause an increase in premium or void any insurance policy.

Tenant agrees that Tenant is responsible for Injury or damage of any kind caused to Landlord by the negligence or intentional acts of Tenant, or guests of Tenant.



10. LANDLORD UNABLE TO GIVE POSSESSION

If Landlord is unable to give possession of the Unit to Tenant on the date when the Lease is to start, Rent will be abated on a daily basis during the delay. Tenant must pay Rent or Additional Rent for all days during an installment period on which Tenant has possession. If the landlord fails to deliver possession of the dwelling unit to the tenant at the commencement of the lease terms, rent will abate until possession is delivered and the tenant shall:

- a. Upon at least five days' written notice to the landlord, terminate the rental agreement and upon termination the landlord shall return all prepaid rent and security; or
- b. Demand performance of the rental agreement by the landlord and, if the tenant elects, maintain an action for possession of the dwelling unit against the landlord or a person wrongfully in possession and recover the damages sustained by the tenant.

11. ACCEPT CONDITION OF UNIT

- a. Roommate compatibility is not guaranteed.
- b. Tenant has inspected the Unit and Property at the beginning of the Lease term and did not find any apparent condition making the Property unfit or uninhabitable.
- c. Tenant shall complete a Move-in Condition Form and return it to Landlord management's office within 48 hours of taking possession of the Unit. As part of completing the Move-In Condition Form, Tenant must test all smoke detectors. Tenant hereby acknowledges that the purpose of the Move-In Condition Form is to document the condition of the Unit at the time the Term of the Lease commences.
- d. The Move-in Condition form is an important record of defects and damage to the Unit that existed at the time the Lease commences and the Tenant must turn in a completed Move-in Condition form on the day the Tenant moves in. Tenant is responsible for keeping a copy of the Move-in Condition form signed by Landlord or Landlord's representative for Tenant's own records. The Unit must be returned to Landlord in the same condition as it was provided, reasonable wear and tear excepted. Tenant is responsible for all damage to the Unit that occurs due to the negligent or deliberate acts of the Tenant or Tenant's guests, reasonable wear and tear excluded.

12. USE

- a. Only the Tenant listed on this Lease may live in the bedroom; however, Tenant acknowledges that the Unit may be occupied by another Tenant; provided the additional Tenant has an executed Lease or is listed in the Basic Terms of this Lease.
- b. No one other than Tenant may occupy the bedroom. Persons not listed above must not stay in the bedroom for more than 2 consecutive days without Landlord's prior written consent, and no more than twice that many days in any one month. Tenant hereby agrees that Landlord may share Tenant's name and contact information with Roommates prior to commencement of the lease term.
- c. If Tenant allows another person to occupy any unrented/vacant bed space in the Unit, Tenant will be responsible for the Rent for that bed space. Tenant will be responsible for all costs associated with returning the unrented/vacant bedroom to its original condition. If the Unit consists of more than one bedroom, Landlord has the right, when any bedroom within the Unit is unoccupied, to place a new Tenant in the unoccupied bedroom unless Tenant and all other Tenants in the Unit agree to pay Landlord, as part of Tenant's reserve Rent, the Rent due and other charges due for such unoccupied bedroom. The fact that Tenant and Tenant's roommates may be in conflict with each other will not necessarily be cause for termination of this Lease.
- d. Tenant may not commit any act or allow any activity to occur on the Property, which violates or breaks any Federal, State or local laws or ordinances, rules or regulations including, but not limited to, disabling smoke detectors or carbon monoxide detectors. Tenant may not use or allow the Property to be used for any disorderly or illegal purpose. The Unit may only be used as a private residence.
- e. Tenant may not store or allow any hazardous, flammable or toxic substances in or on the Property. Tenant may not do or allow any behavior in the Property which is a nuisance or which creates a risk of injury, loss or damage. Tenant may not engage in or allow any activity, which increases the costs of insurance or the Landlord's ability to either acquire or keep insurance coverage on the Property.
- f. If Tenant permits another person to live in the Unit or provides access or a key to a person not named on this Lease, it shall be a breach of this Lease and Landlord may exercise any of its remedies hereunder.



13. APPLIANCES AND FURNITURE.

- a. If the property is furnished, as shown on the Terms page, then Landlord will provide (in its discretion) some or all of the following furniture and appliances in the Units: Refrigerator/Freezer, Dishwasher, Range/Oven, Garbage Disposal, Microwave, Flat Panel Television(s), Coffee Table, Bar Stools, Mattress and Bed frame, Desk, Desk Chair, and Couch. The actual furniture and appliances provided may vary based on unit and floor plan type.
- b. Landlord will repair or replace non-working appliances.
- c. Tenant assumes full responsibility for items furnished by Landlord and agrees to return them to Landlord at the expiration of the Lease Term in as good condition as when Tenant received them, reasonable wear and tear excepted. Tenant shall not remove any of Landlord's furniture, fixtures or appliances from the room they were in on the Start Date of this Lease without Landlord's prior written consent, which may be withheld at Landlord's sole discretion. Tenant shall return all furniture, fixtures and appliances to their original positions prior to vacating the Bedroom or Unit. Tenant shall not remove Landlord's furniture, fixtures, and/or appliances from the Unit for any reason. Tenant shall be responsible for all loss, breakage, or other damage to furnishings and appliances that is intentionally or negligently caused by Tenant.

14. LAUNDRY FACILITIES.

Individual Washers and Dryers may be included in each Unit; See Terms. If provided, Tenant is required to clean lint trap after each dryer use to prevent fire.

15. UTILITIES.

- a. Landlord shall supply and pay for certain utilities. The utilities provided by the Landlord are shown in the Terms. If trash removal is provided by Landlord, it is provided only at specific locations throughout the Property (this does NOT constitute door-to-door trash pickup). If cable and internet service is provided for the Unit, service will be provided by the Landlord through an arrangement with an outsourced service provider.
- b. Tenant agrees to use utilities in a careful and conservative manner.
- c. In addition to the obligation to pay Rent, Tenant is responsible for certain monthly utility charges as outlined in the Terms.
- d. Certain utilities provided by Landlord may have a monthly conservation cap in dollars per Tenant. Caps, if applicable, are outlined in the Terms.
- e. If electricity is provided by the Landlord but paid by the Tenant, the billed cost is determined as outlined in the Terms.
- f. If water or sewer is provided by the Landlord but paid by the Tenant, the billed cost is determined as outlined in the Terms.
- g. If gas is provided by the Landlord but paid by the Tenant, the billed cost is determined as outlined in the Terms.

Landlord reserves the right to estimate any and all utility charges upon Tenant's move-out (or at any other time) and such amounts shall be deemed final. Landlord also reserves the right to contract with a third-party billing service to calculate or bill Tenant for any utilities that are Tenant's obligation to pay hereunder, and in the event Landlord does so, Tenant agrees to pay a reasonable fee for such services, as such fee may be determined from time to time. Without limitation upon the foregoing, Landlord has engaged Conservice Utility Management and Billing, a third-party billing provider, to bill Tenant for utilities and related taxes and fees. Tenant acknowledges that the billing provider is not a public utility. Landlord reserves the right to bill Tenant a fee which represents the costs of administration, billing, bill auditing, overhead and similar expenses and charges to be incurred by Landlord and Conservice during the Term of this Lease, and Tenant agrees to pay such fee as it may be charged by Landlord from time to time, see Terms page.

If Landlord does not provide electricity and Tenant is required to establish an account with the local utility provider, Tenant shall do so promptly in the Tenant's name. Tenant shall ensure that the start date for each such account is the Tenant's move-in date. If Tenant fails to comply with the conditions of this paragraph and Landlord is subsequently charged with utility charges attributable to Tenant's occupancy of the unit, then Tenant shall be issued (and shall pay) a bill for such services by Landlord or the billing provider,.



16. INTERNET & TELEVISION SERVICE

If internet and/or cable service to Tenants by the local provider, service is subject to Network Access, Acceptable Use and performance level terms (see below). If Tenants want additional television channels, voice service or additional internet capacity, they will be at Tenants' expense and Tenants must make arrangements through the Landlord-approved provider. These additional services not paid by Landlord must remain on and paid for by Tenants, in Tenants' names, through their contracted ending date regardless of whether Tenants have moved out. Landlord makes no guaranty whatsoever regarding the continuity, speed or quality of the internet and/or cable service.

Network Access

Tenant may find it necessary to purchase a network interface card, wireless PC card or other hardware in order to connect to the internet service. Tenant is responsible for ensuring that such devices are compatible. The computer and network card must have software installed that supports the Internet Protocol commonly referred to as TCP/IP. Any conflicts between the software compatibility of the network and the Tenant's computer operating system or any other feature will be the responsibility of the Tenant to resolve.

Acceptable Use

Internet services, equipment, wiring and/or jacks may not be tampered with or modified. Internet users shall not setup, host or maintain "server" type services.

The Internet may be used for only legal purposes and to access only those systems, software and data for which the user is authorized, including, but not limited to, postal and electronic message systems. Sharing access to copyrighted material on the network is prohibited. Be advised that Landlord and Landlord-approved provider will cooperate fully with any law enforcement agency or official in the disclosure of all pertinent information pertaining to any investigation or prosecution of illegal conduct by an individual or suite where access of the Internet services were obtained.

All users of the Internet are advised to consider the open nature of information disseminated electronically, and should not assume any degree of privacy or restricted access to such information. Landlord and Landlord approved-provider strive to provide the highest degree of security for transferring data, but cannot be held responsible if these measures are circumvented and information is intercepted, copied, read, forged, destroyed or misused by others.

Performance Rises

Many factors affect the speed of access to the Internet. Internet users are not guaranteed the maximum service performance (throughput speed) level but commercially reasonable efforts will be made to ensure the highest possible quality of service is delivered. Tenant understands that any content that Tenant may access may be subjected to "caching." Simultaneous use of bandwidth applications (e.g.: streaming media) by multiple users may result in a user experience that is slower when compared to single user. Service outages for maintenance, equipment failures, or emergency servicing will happen over the course of the year.

17. TRASH REMOVAL

Trash must be disposed of in accordance with the directions of the Landlord as relayed from time to time. All trash must be deposited in appropriate receptacles and removed as it accumulates in the Unit, Common Areas, and the Property. Trash may not be kept in closets, hallways, basements, or other portions of the Unit, Common Areas, or the Property. Tenant must exercise reasonable consideration and care so that Tenant promptly and neatly dispose of all trash in a way that minimizes disruption, nuisance, noxious odors, and disturbances to other residents in the Property.

Additionally, Tenant may never place trash or debris outside of the front door to the unit, outside trash chutes, in any common area of the building, or on the patio or balcony. If charges or costs are assessed against Landlord specifically because a particular Tenant violates local ordinances for removal of trash/recycling, Tenant shall reimburse Landlord for all such charges or costs.



18. ANIMALS

No animals (including mammals, reptiles, birds, fish, amphibians, arachnids, and insects) are allowed, even temporarily, anywhere in the Property unless authorized by Landlord in advance in writing. Except as expressly provided below, if Landlord allows an animal, Tenant must sign a separate Animal Addendum and pay an animal deposit and animal fee. If an animal is authorized:

- a. An animal deposit is considered a general Security deposit
- b. Any animal shall be the full responsibility of Tenant. Tenant must be consistently in control of the animal. If the animal is not under control or poses a risk to the health or safety of others, Tenant may be asked to remove the animal. Failure to do so shall constitute breach of this Lease.
- c. All animals, including service or therapy animals, must be harnessed, leashed or tethered, unless these devices interfere with the service animal's work or the individual's disability prevents these devices.
- d. Tenant is responsible for removing or arranging the removal of the animal's waste. This will result in placing the waste in a closed container and then removing the container to an outdoor trash bin.
- e. All animals must be licensed and must display a license or its card at all times.
- f. All animals must have an animal clean bill of health (including vaccinations and immunity shots against rabies) administered by a licensed veterinarian.

A request to have a therapy animal is considered a request for an accommodation. All such requests must be made with at least 30 days' written notice and will be reviewed on a case-by-case basis. Individuals making such requests must establish that they experience a documented disability and that the animal is indeed providing essential therapeutic benefit related to the documented disability.

Landlord will authorize a therapy animal or an emotional support animal after first receiving a written affidavit from a qualified health care professional verifying the Tenant's disability under Section 504 of the Fair Housing Act or relevant provisions of the Americans With Disabilities Act and the need for a therapy animal or emotional support animal; provided such animal does not pose a direct threat to the safety of other occupants of the Property. In such situation Landlord will not require an animal deposit and/or fee. If Tenant knows he/she will require a therapy animal or emotional support animal prior to or at the time of Lease signing, he/she must give 30 days prior written notice to Landlord requesting the accommodation. Landlord reserves the right to deny the accommodation or file for eviction of the Tenant.

Tenant must not feed stray or wild animals.

If Landlord consents to Tenant having a non-therapy animal and/or non-emotional support animal, Landlord will require Tenant to pay an animal security deposit as set forth in the Terms and execute an Animal Addendum. The animal security deposit must be paid at the time the Animal Addendum is signed. If Tenant or any guest violates the pet restrictions (with or without Tenant's knowledge), Tenant will be subject to charges, damages, eviction, and other remedies provided in this Lease. If an animal has been in the Unit at any time during the Tenant's term of occupancy (with or without Landlord's consent), Landlord will charge Tenant for de-fleaing, deodorizing, and shampooing the Unit. Initial and daily animal-violation charges and animal-removal charges are damages for Landlord's time and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. Landlord will charge Tenant for de-fleaing, deodorizing, and shampooing the Unit, if reasonably necessary because of an authorized or unauthorized pet, after the Tenant vacates the Unit after tenancy.

19. UNAUTHORIZED VEHICLES

- a. Tenant may not park any vehicle on the Property unless Landlord and Tenant have agreed in writing to allow tenant to park a vehicle on the Property.



- b. No unregistered or disabled automobiles, trailers, campers, boats, etc. are allowed on the Property at any time.
- c. Tenant may not wash or clean automobiles or make repairs to automobiles on the Property.
- d. Landlord may tow, at Tenant's expense, any vehicle determined by Landlord to have been Abandoned or parked in violation of this Lease, the Parking Lease, other property parking regulations or otherwise in violation of law.

20. NOTICES

Landlord and Tenant may communicate through the Landlord's electronic messenger system ("EMD") or text message for speed, courtesy and convenience, but notices must be served in accordance with applicable law to have legal effect.

21. WRITTEN CHANGES TO THE LEASE

All of the promises and understandings between Landlord and Tenant are contained in this Lease. There are no other promises or understandings between the parties. Any changes to this Lease must be in writing signed by both Landlord and Tenant. Neither Landlord nor any of Landlord's representatives have the authority to make any oral promises, representations or agreements. This Lease constitutes the entire agreement between Landlord and Tenant. Landlord's representatives have no authority to waive, amend, or Terminate this Lease 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 Landlord or Landlord's representatives unless in writing. Notwithstanding, Landlord reserves the right, and Tenant hereby acknowledges such right, to adopt new or modify existing rules and regulations upon notice to Tenant.

22. MAINTENANCE

Landlord agrees to do any maintenance or structure repairs that are needed to the Unit. Tenant agrees to keep the Unit clean, neat and safe. Landlord shall act with customary due diligence to:

- a. keep common areas reasonably clean;
- b. maintain fixtures, furniture, hot water, heating, and A/C equipment;
- c. substantially comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
- d. make all reasonable repairs, subject to Tenant's obligation to pay for damages for which Tenant is liable.

Tenant agrees to:

- a. immediately report to Landlord any damages or needed repairs;
- b. pay for repairs which are needed due to the fault of Tenant or any of Tenant's family or guests;
- c. register with Landlord's EMS and to transmit maintenance requests through the EMS but notices must be served in accordance with applicable law to have legal effect.; and
- d. reasonably cooperate with maintenance activities.

Landlord may temporarily turn off equipment and/or interrupt utilities to Tenant's Unit and/or the Property to avoid property damage or to perform work requiring such interruption as determined in Landlord's sole judgment. If Tenant requests any repairs, and Landlord approves such request, the repairs will be done during Landlord's usual working hours unless Tenant requests in writing that such repairs be done during other hours. If Landlord approves such request then the Tenant will have to pay in advance any additional charges resulting from such request.

Tenant agrees to take reasonable steps in order to prevent or minimize the growth of mold and mildew within the Unit. Tenant shall (a) remove any visible moisture accumulation in or on the Unit, including on walls, windows, floors, ceilings, and bathroom fixtures, (b) mop up spills and thoroughly dry affected area as soon as possible after occurrence, (c) use exhaust fans in kitchen and bathroom when necessary, (d) keep climate and moisture in the Unit at reasonable Rises, (e) clean and dust the Unit regularly, and (f) keep the Unit, particularly the kitchen and bath, clean and dry.

Tenant shall promptly notify Landlord through the EMS of the presence of any of the following



conditions:

- a. a water leak, excessive moisture, or standing water inside the Unit or any Common Areas
- b. mold or mildew growth in or on the Unit that persists after Tenant has tried to remove it as directed above
- c. a malfunction in any part of the heating, air-conditioning, or ventilation system in the Unit

Tenant shall be liable to Landlord for damages sustained to the Unit or to Tenant's person or property as a result of Tenant's failure to comply with the terms of this subsection. If Landlord incurs the cost of pest control in Tenant's Unit or the Property as a result of Tenant's actions, all Tenants in the Unit shall be responsible for the cost.

Tenant agrees to maintain the Property in a manner that prevents the occurrence of an infestation of bed bugs and other pests. **If Tenant believes there are bedbugs or pests anywhere in the Unit tenant shall NOT try to exterminate or treat the bedbugs or pests himself or herself; Tenant shall immediately notify Landlord of the presence of bedbugs and any other pests.** Tenant shall (a) keep the Property in a clean and sanitary condition at all times, (b) not introduce any furniture or textiles from unknown sources into the Property, (c) cooperate with Landlord in eradicating any pests, (d) take the measures recommended by a qualified expert, and (e) immediately notify Landlord of any re-infestation or indications that treatment has been ineffective. Tenant may be liable for damages and expenses, including those related to other tenants, that are actually caused Tenant's failure to comply with these terms.

23. CHANGES TO THE PROPERTY

Tenant must get written permission from Landlord before Tenant makes any changes, improvements or additions to the Unit. Tenant agrees that Landlord will not pay for changes made to the Unit unless Landlord agreed in writing to pay for the changes. Tenant may not paint any portion of the walls, ceiling, or floor in the Unit or the Property.

24. LANDLORD'S ENTRY ONTO THE PROPERTY

- a. Tenant may not unreasonably withhold consent to the Landlord to enter into the unit in order to inspect the premises, make necessary or agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.
- b. Landlord may enter the dwelling unit without consent of the tenant in case of emergency.
- c. Except in case of emergency or if it is impracticable to do so, Landlord will give Tenant at least twenty-four hours' notice of Landlord's intent to enter and enter only at reasonable times.

Landlord or Landlord's agent may enter the Unit:

- a. by giving Tenant a prior written notice of intent to enter Unit
- b. without notice to Tenant in the event of an emergency or situation where it is impractical to give twenty-four (24) hour notice provided Landlord gives Tenant notice of such emergency entry within 24 hours of having made such emergency entry
- c. if noise inside Tenant's Unit constitutes a public nuisance or is too loud to hear someone knock at the door; or
- d. with reasonable prior written notice to Tenant to show the common area of the Unit and any vacant bedroom to a prospect.

25. LANDLORD'S RESPONSIBILITY

Landlord is not an insurer of Tenant or Tenant's property. Landlord shall no greater liability that that which is strictly provided for by law.

26. SECURITY DEVICES

Security personnel, video monitoring, security lighting, security gates or fences, or other forms of security (collectively, "Security Services") may be provided in the common areas of the Apartment Property that are open to all Tenants of all Units. Landlord cannot, however, guarantee that any or all Security Services will prevent or record any particular loss, damage, injury. Tenant acknowledges and



agrees that any and all electronic Security Service equipment and records are the sole and exclusive property of Landlord and may not be available to Tenant without an order from a court of competent jurisdiction.

27. LANDLORD'S RIGHTS

In the event of Tenant's breach of this lease, Landlord the landlord may in the manner proscribed by law seek to:

- a. evict Tenant;
- b. obtain a judgment against Tenant for all rent that is due;
- c. obtain a judgment against Tenant for damages for which the Tenant is liable; and
- d. obtain injunctive relief against Tenant.

28. FIRE OR OTHER CASUALTY

If the Unit is damaged or destroyed by fire or casualty to an extent that enjoyment of the dwelling unit is substantially impaired, the tenant may:

- a. Immediately vacate the premises and notify the landlord in writing within fourteen days of the tenant's intention to terminate the rental agreement, in which case the rental agreement terminates as of the date of vacating; or
- b. If continued occupancy is lawful, vacate a part of the dwelling unit rendered unusable by the fire or casualty, in which case the tenant's liability for rent is reduced in proportion to the diminution in the fair rental value of the dwelling unit.

29. LOSS OF LANDLORD'S RIGHTS

Landlord's acceptance of performance by the tenant that varies from the terms of this lease may waive the right to terminate this lease for that breach but it does not waive Tenant's legal liability for damages caused by the failure to perform consistent with the Lease or the Tenant's obligation to fully perform under the Lease in the future.

30. TAKING OF PRIVATE PROPERTY

- a. Legal authorities are able to take property after paying for it. This is known as "condemnation."
- b. Tenant agrees that if the Property, part of the Property, or the land on which the Property is located is taken:
 - 1) Landlord can end this Lease for any part of the Property that is taken; and
 - 2) ; and
 - 3) Tenant, by signing this Lease, has given to Landlord any rights which Tenant may have to any money paid by the legal authorities for the taking of the Property.

31. UNENFORCEABLE LEASE CONDITIONS

If any court determines that any condition or part of this Lease is illegal or unenforceable, the rest of the Lease shall continue in full force and effect.

32. TRANSFER BY LANDLORD

Landlord may transfer this Lease without Tenant's prior approval. If transferred, the Tenant's obligations are assigned to the new Landlord. The new Landlord will have all of the rights that the current Landlord has under this Lease.

33. EARLY TERMINATION OF THE LEASE

This Lease may not be terminated prior to the end of the Term unless it is agreed to in writing by both Landlord and Tenant and a new Tenant (approved by Landlord) is found to replace the existing Tenant. Landlord has no obligation to end this Lease before the expiration of its Term. If Landlord agrees to end the Lease prior to the expiration of the term, a charge will apply and must be paid before the Lease is officially terminated. The Application Fees and other Fees are never refundable.



34. RE-LETTING

Tenant may not transfer this Lease or assign or sublet the Unit, nor any part of the Unit, without Landlord's prior consent. Subject to Landlord's prior written consent, if Tenant wishes to re-let, he/she must provide written notice to the Landlord. If Tenant finds a replacement Tenant acceptable to Landlord and Landlord expressly consents to the replacement, then:

- a. such substitute Tenant will be obligated to pay the standard application fee, which shall be immediately due and payable;
- b. the departing Tenant must pay for all damage to the Unit and the Property as provided in this Lease;
- c. the departing Tenant will be obligated to pay a re-let fee as set forth in the Terms;
- d. the replacement Tenant must meet the rental criteria;
- e. the replacement Tenant must fully complete and execute a new Lease and all addenda, and cause a new Guarantee to be executed and delivered;
- f. a rekeying fee will be due if rekeying is requested or required; and
- g. the departing Tenant will no longer remain liable for all Lease Contract obligations for the rest of the original Lease Contract term.

NOT A RELEASE. Tenant agrees that the re-letting fee is a reasonable estimate of Landlord's expenses in finding and processing a replacement. The re-letting fee does not release Tenant from continued liability for future or past-due Rent; charges for cleaning, repairing, repainting, unreturned keys, or other sums due.

SERVICE MEMBERS CIVIL RELIEF ACT: If, during the term of this lease, Tenant enters military service or, if during military service the Tenant receives military orders for a permanent change of station or to deploy with a military unit for a period of not less than 90 days, Tenant may Terminate this lease by delivery of a written notice and a copy of the military orders. Tenant must immediately deliver written notice to Landlord upon receipt of military orders, change of station or deployment orders or letter. The termination will be effective 30 days after the first date on which the next rental payment is due after the notice is delivered. This paragraph is intended to comply with the Service members Civil Relief Act (SCRA). In the event of a conflict between this paragraph and the SCRA, the SCRA shall prevail. In the event modifications to the SCRA invalidate portions of this lease, the lease shall be interpreted so as to be in compliance with the SCRA.

35. LEASE RENEWAL

- a. If Tenant intends to renew this Lease, Tenant must renew the lease by the deadline provided by the Landlord in order to guarantee continuing residence in the Unit and Bedroom; otherwise, Landlord may lease Tenant's space to another person and Tenant will be required to move from the space by the Lease Ending Date.
- b. If Tenant desires to transfer to a new Unit or Bedroom upon renewing the lease, Tenant may be required to pay a renewal transfer fee as set forth in the Terms. The option to transfer when renewing is at the sole discretion of the Landlord.

Holdover If Tenant holds over by remaining in the unit after the Lease has terminated or been converted to a month to month tenancy by operation of law, the rent due shall be 125% of the rent amount stated in the lease and Tenant may be liable to Landlord for damages suffered or owe because of Landlord's inability to give the next tenant possession of the unit.

36. TENANT'S DUTIES AT END OF THE LEASE

In addition to any other duties which the Tenant has under this Lease, Tenant will:

- a. leave the Unit when the Lease ends and return all keys and access devices/remotes to Landlord
- b. return the Unit, including all common areas clean and free of garbage or trash and in good order and repair, reasonable wear and tear excepted
- c. comply with all other terms of this Lease

If requested, Tenant may also be present at the time of the move-out inspection at the end of the lease. Tenant must contact management to schedule an appointment for the inspection at least thirty (30) days prior to the move out date assigned on page 1 of this Lease.



A copy of the move-out procedures, which details the cleaning and Unit standards as well as the potential charges, may be obtained from Landlord at Tenant's request.

37. ATTORNMENT

Tenant hereby agrees that the Tenant will recognize as its Landlord under this Lease and shall attorn to any person succeeding to the interest of Landlord in respect of the land and the buildings on or in which this Unit is contained upon any foreclosure of any mortgage upon such land or buildings or upon the execution of any deed in lieu of such foreclosure in respect of such mortgage.

38. LANDLORD NOT AN INSURER

While the law may imposed liability in some circumstances the landlord is not an insurer or guarantor of Tenant's property and cannot ordinarily direct, control or predict or the conduct of other Tenants or third parties.

39. ADDITIONAL TERMS

The Terms attached hereto are part of this Lease and contain important information about your relationship to Landlord under this Lease. Please review them carefully.

40. RULES AND REGULATIONS

Landlord may make reasonable rules and regulations to protect:

- a. the Property and the property of other Tenants, neighbors, or other people
- b. the quiet enjoyment of tenancy, comfort, safety or rights of other Tenants, neighbors, or other people.

Tenant Accountability: Tenants found to be in violation of any portion of the Lease or these Rules and Regulations may be subject to the following: a private meeting with the Property Manager, a written warning (with copies placed in file and sent to guarantors), legal notices, restriction from areas or events, relocation within the Property, eviction, referral to law enforcement, and civil prosecution.

41. VANDALISM

Vandalism of any Bedroom, Unit, and/or Property is prohibited.

42. SECURITY CAMERAS

The common areas or certain parts of the common areas of the Property may be monitored by either recorded or live surveillance devices. Any person or persons engaging in illegal activities, damaging actions, and/or vandalism may be subject to prosecution under state or local statutes and legal action by Landlord. No cameras exist in any restroom or tanning bed room. Tenant hereby acknowledges that the restrooms and tanning bed rooms are the only areas, besides the Unit, on the Property where there is a reasonable expectation of privacy.

43. BALCONIES, PATIOS, WINDOWS, AND CARE OF UNIT

All Balcony and patio areas are to be kept clean and orderly. They are not to be used as storage areas and articles must not be hung over railings. No trash may be kept on balconies or patios at any time. Kegs are prohibited on the Property and within the Unit, including balconies or patios. Additional lights are not permitted on the balconies or patios. Only patio furniture may be kept on balconies or patios. Only 1/3 of balcony space may be covered by patio furniture. Gas and charcoal grills are not allowed on patios or balconies. Tenant will be responsible for any property damage or injury arising from any willful or negligent violation of this rule, whether by Tenant or Tenant's guests. Landlord reserves the right to remove and discard any items or rubbish stored in the balcony or patio area that is not permitted.

Windows and doors shall not be obstructed, and use of foil or other similar materials over windows is prohibited. If Landlord provides blinds on windows, Tenant may not remove such blinds. If Tenant installs draperies over the blinds, any damage will be repaired at Tenant's expense. No article, sign, poster, decoration or thing may be hung or placed on the outside of a Unit, or displayed on the inside of Unit so as to be visible from the outside of Unit. Screens, if provided, must remain permanently in place at all times and should never be removed.



Damage to property, including, but not limited to, paint, plaster, walls, appliances, doors, cabinets, carpet, floors or furniture, or damage to any part of the Unit caused by leaving windows or doors open during inclement weather will be the responsibility of Tenant.

Any item coming off a patio or balcony, or out of a window, is strictly prohibited, regardless of intent or if item was thrown, falls, or is otherwise ejected. ANY item exiting a balcony or window, may constitute a clear and present danger subjecting Tenant to eviction and referral to law enforcement.

44. NO SOLICITATION OR DISTRIBUTION OF MATERIALS

Tenant(s) may not distribute, post or hang any signs or notices in any portion of the Property, without written approval from Landlord. Solicitation shall not be permitted at the Property, either by Tenant or others.

45. LOCKS AND KEYS

Locks may not be changed or added by Tenant without prior written permission of Landlord. Locks must be left in place upon vacating the Unit. Landlord must have keys to all changed locks. All keys and, if applicable, gate cards, internet, television devices, equipment access devices and remotes must be returned to Landlord upon termination of occupancy, or Landlord may charge actual replacement costs Please refer to "Terms" page.

46. NO SMOKING

Smoking is strictly prohibited anywhere on the Property including, but not limited to, in the Unit, all amenity areas, and common areas (including the pool deck).

47. STAFF COMPLIANCE

Tenants are required to comply with directives from staff, security personnel, and police and/or fire personnel at all times. Failure to comply with staff, security personnel, police and/or fire personnel is a breach of the lease.

48. PARTIES

Consumption of alcohol must be in compliance with all federal, state, and local laws. No alcohol containers, which are larger than one gallon, are permitted on the Property. Kegs are prohibited on the Property and within the Unit and on balconies. Glass containers of any type or any other container containing alcohol are not permitted in common areas of the Property. Open containers of any kind containing liquid are not permitted in the hallways, lobby, or parking garage.

Landlord or its agents may make periodic inspections of Tenant's Unit in order to ascertain any physical problems and also to ensure that Landlord's property is being cared for properly. If during the course of an inspection, stolen property (i.e., unauthorized property, highway signs, etc.) or contraband is found, it will be removed by personnel immediately and Tenants of Unit may be subject to civil action.

Tenant, on behalf of Tenant and Tenant's guests and invitees, agrees to use and occupy the Unit in strict accordance with all applicable laws, regulations and ordinances. This shall specifically apply, without limitation, to all laws, regulations and ordinances relating to the possession and consumption of alcohol and drugs. A breach of this paragraph shall be a breach of this lease. Failure to comply with the provisions of this paragraph shall be deemed a breach of this Lease. The Property Manager has full discretion regarding disciplinary action depending on the severity of the incident.

49. PLUMBING AND GARBAGE DISPOSAL

Sinks, toilets, and all water and plumbing apparatus shall be used only for the purpose for which they are constructed. Sweepings, rubbish, rags, or other foreign substances shall not be thrown in such plumbing apparatus. The cost of repairs/replacement resulting from any damage to such apparatus and the cost of cleaning or repairing plumbing resulting from misuse shall be borne by Tenant.



Tenant agrees to not place hard objects, such as bottle caps, tab tops, pits of fruit, etc. in the garbage disposal in order to avoid a jam. Fibrous materials such as cigarettes, paper, banana skins, etc. will plug the disposal. In the event Landlord is called to fix a disposal and such materials are found therein, Landlord reserves the right to charge Tenant for the expense occurred.

50. MAIL

The mailbox is to be used jointly by all the Tenants assigned to Tenant's Unit. Tenant should make alternative arrangements for delivery of any packages that are too large to fit into the mailbox.

51. GUESTS / DELIVERIES

Landlord acknowledges the right of Tenant to entertain guests, but requires that order and tranquility prevail at all times. Any guest staying overnight for more than two consecutive 24-hour periods must receive written approval from Landlord. If Tenant violates this Section, Tenant will be charged a fee as set forth in the Terms for each night on which an unauthorized guest stays overnight (i.e., longer than two consecutive 24-hour periods) and will be subject to disciplinary/legal action, up to and including eviction for all violations of this rule. Tenant will also be responsible to pay all amounts that are assessed against the Landlord as a result of the behavior by a guest of a specific Tenant that violates rules, regulations, and policies of this Lease.

Tenant's guests must abide by these RULES AND REGULATIONS. As host, Tenant is held accountable and is responsible for the conduct of Tenant's guests at all times. All guests entering the building must be registered through Landlord's guest registry system and have a valid photo ID on their person at all times.

Landlord will utilize Tenant's phone number and/or email address to verify guests in the guest registration system. Therefore, it is the responsibility of the Tenant to notify Landlord if there is a change in telephone number, email address, or general contact information. Landlord reserves the right to deny any guest access to the Property for any reason including non-payment of rent by Tenant.

Tenant understands that other Tenants residing in the same Unit may result in guests of other tenants having access to the common areas of the unit.

Guests become the responsibility of Tenant once they enter the building. From the time the guest enters the building until he/she reaches an apartment, they are the guest of the Tenant who submitted their name to the guest registry system.

Tenant will be responsible for the cost of repairs for any and all damages caused, in whole or in part, by an excess number of people within the Unit. Tenant is responsible for the actions of Tenant's guests at all times while guests are on the Property or in any Unit. Landlord may exclude guests or others who, in Landlord's judgment, have been violating the law, violating this Lease or any property rules, or disturbing other Tenants, neighbors, visitors, or Landlord's representatives. Landlord may also exclude from any patio/balcony or anywhere on the Property a person who refuses to or cannot identify himself or herself as Tenant or Tenant's guest. Tenant's failure to comply with Landlord's request of exclusion of a guest will result in eviction of Tenant. Landlord reserves the right to limit the number of guests of permitted to enter the building.

52. NOISE

Tenant, members of Tenant's family, and guests shall at all times maintain order in Unit and at all places on the Property, and shall not make or permit any loud, improper, objectionable, disturbing or boisterous conduct or noise or otherwise disturb the comfort or interrupt the sleep of other tenants.

Landlord reserves the right at any time to contact guarantors, or declare Tenant in violation of the Lease due to excessive noise and disturbances. Landlord and/or its agents on duty are the sole judge(s) of excessive volume rises, and reserve the right to enforce these rules.



Any general noise disturbances, i.e. noise from music, parties, machinery, etc., should be reported to Landlord or Landlord's representative immediately. Tenant waives all rights to privacy when noise coming from Unit is so loud that Tenant is unable to hear Landlord knock. Landlord may enter unit to lower or eliminate noise Rises.

53. COMMON AREAS

Facilities such items as an Exercise Room, Sauna, Volleyball Court, BBQ Area, Swimming Pool, Parking Garage, Commercial Spaces, Television Room, or other similar facilities (collectively referred to as "Facilities") may be provided by Landlord.

Policies for Facilities are posted in a conspicuous location and MUST be observed at all times. Anyone who violates these policies risks losing the privilege of using these Facilities and/or eviction.

Only the Tenant and the invited guests accompanied by Tenant may use the Facilities. Facilities may be used by such persons only in strict compliance with the posted policies and procedures. From time to time supplemental rules and regulations may be adopted by Landlord with respect to each Facility and will either be posted in appropriate areas or furnished in writing to Tenants.

Neither Tenant nor Tenant's guests may use the Facilities, parking lots or grounds in such a manner that interferes with the enjoyment of other Tenants.

The driveways, sidewalks, courts, entry passages, stairs and halls shall not be obstructed or used for any purpose other than ingress and egress. Use of common areas within the Property shall be governed by these RULES AND REGULATIONS and any Policies posted in the Facilities. Facilities shall be used at the risk of Tenant and Tenant's family and guests. No guest shall be permitted within the Facilities unless Tenant is also present. Glass containers pose a serious risk of injury and are prohibited anywhere in the Common Areas on the Property.

In order to use Facilities, Tenant agrees that:

- a. Tenant shall not permit any guests to use Facilities without Tenant present;
- b. Tenant shall use Facilities in a prudent manner, consistent with the customary use of the Facilities;
- c. Tenant shall not use Facilities in a manner which is offensive or dangerous to Tenant or any users of Facilities;
- d. Tenant will follow policies as established by Landlord in connection with the operation of Facilities;
- e. If Tenant engages in conduct at the Facilities that would constitute a breach of Lease justifying Lease termination, the Landlord in its discretion may require the tenant to no longer use the facility as a condition for not terminating the Lease. Landlord does not provide attendants or supervision of any kind for Facilities;

Landlord reserves the right to prohibit use of Facilities to any individual that Landlord, in its sole judgment, believes has failed to comply with any of the provisions of this Section.

Unauthorized pets are not allowed within the Facilities or Unit at any time for any reason.

In connection with Tenant's use of Facilities, Tenant is responsible for payment for damages or costs to Landlord from any claim based upon the acts of Tenant or Tenant's guests (which are prohibited from using Facilities); and

Tenant may not access any property facilities, common areas, or commercial spaces during unauthorized hours or times.

54. POOL/SPA/OUTDOOR RECREATION AREA USE

If pool/spa/outdoor recreation area is provided, Landlord shall (in its sole discretion) have the right to



require Tenants and Tenant's guests to wear Landlord-issued wristbands while in these areas at such times as Landlord requires. If Landlord so requires, Tenants will be provided with a wristband at the time of move-in and guest wristbands can be obtained during normal business hours from the front desk. Individuals without a wristband may be required to leave these areas and may be subject to disciplinary action in accordance with paragraph 3 of the rules and regulations.

Smoking and glass are strictly prohibited in the pool/spa/outdoor recreation areas. Individuals caught smoking or possessing glass in those areas will be in breach of this lease and be subject to having their privilege of using the areas revoked and/or lease termination.

55. FITNESS FACILITY

If a fitness or activity facility (including, without limitation and by way of example only, a fitness room, bowling alley, climbing wall, pool, boxing ring, billiards room, etc.) (each, a "Fitness Facility") is provided, Tenant expressly acknowledges that there are certain dangers and risks inherent in the use of exercise facilities, which may result from accidents, negligence, the use of equipment, exercise or other activities, or due to Tenants own physical condition. Tenant understands the potential risk to one's health while exercising and/or using the Fitness activity, which may include severe injury or death.

Rules may be posted at the Fitness Facility and Tenant agrees to follow any additional rules posted. Tenant should consult a physician before using any fitness equipment. Tenant should be considerate of others and wipe down equipment after its use and report any damaged or broken equipment to the management office immediately, so that the equipment may be placed "Out Of Service" until repairs have been made. Tenant will not attempt to make any repairs to the equipment. Use of these facilities is a privilege that may be revoked if Tenant abuses the equipment or guidelines. Tenant may not enter any Fitness Facility without Landlord's prior consent or allow anyone to access a Fitness Facility without Landlord's consent. Landlord reserves the right to deny access to any Fitness Facility to any Tenant or other person whom Landlord judges to be a risk to the safety of any person or equipment located therein.

56. FIRE SAFETY

Immediately call 911 in the event of a fire emergency.

Landlord shall furnish smoke detectors in good working order, when Tenant first takes possession. Tenant must immediately report smoke detector malfunctions to Landlord. Neither Tenant nor others may disable smoke detectors. If Tenant disconnects or intentionally damages the smoke detector or does not replace batteries as needed, Tenant may be liable to Landlord for necessary damages as provided for by applicable law. If Tenant disables or damages the smoke detector or fails to report malfunctions to Landlord, Tenant will be liable to Landlord and others for any resulting loss, damage, from fire, smoke, or water. Tenant is responsible for regularly testing the batteries in smoke detectors inside the Unit and for replacing batteries to ensure the detectors are fully operational.

Tenant agrees:

- a. to notify Landlord immediately through Landlord's EMS if Tenant perceives there to be any problem, defect, malfunction or failure with the smoke detectors in Unit;
- b. not to remove, modify, damage or service the smoke detector(s) other than replacing batteries when needed; and

The Landlord did not design or manufacture the smoke detectors. Contractor(s) other than Landlord that designed and constructed the Apartment Property selected, located and installed the smoke detectors.

If Tenant's Unit contains an overhead sprinkler system, Tenant must take care not to intentionally or unintentionally trigger the overhead sprinkler system in Tenant's Unit. Tenant may not hang items from the overhead sprinklers. A simple depression of the sprinkler head will result in a total draining of water from the system. Tenant will be responsible for any and all damages to the Unit, other units, and the Property resulting from Tenant's triggering of the sprinkler system through carelessness, negligence, or misconduct.



Space heaters and other similar appliances are prohibited. Appliances or items that use excessive amounts of electricity and/or create excessive heat are prohibited.

Candles or any other burning devices (including incense, sterno, kerosene, or oil lamps) are not permitted within Unit or any area of the Property.

57. WEAPONS

Possession of any weapon (or ammunition) is prohibited unless Tenant is required by law to possess it, in which case Tenant must disclose to Landlord in advance both:

1. The law obligating Tenant to possess, and
2. A detailed description of any such weapon.

This includes but is not limited to guns, swords and knives with the blade over five and a half inches. Possession of facsimile weapons is also prohibited. This includes but is not limited to pellet guns, air soft pistols and B.B. guns. Serious injury has occurred in situations where facsimile weapons have been mistaken for actual weapons.

58. HARASSMENT

Harassment involves behavior towards another person that is unwanted. This can include, but is not limited to, unwanted comments, unwanted touching, derogatory language or bullying. Any of these behaviors may lead to disciplinary action as determined by Landlord in its reasonable discretion, including eviction.

59. PHOTOGRAPHS

Tenant hereby gives Landlord permission to take photographs during Landlord hosted functions or activities which may then be used for the Property newsletter, bulletin board, website, social media, or other publications for marketing purposes.

60. DRUG POLICY

Tenant, and all guests or invitees of Tenant, shall not engage in the illegal possession, manufacture, purchase, sale, use, or distribution of illegal drugs or controlled substances (or related paraphernalia) in the Unit or elsewhere on the Property or Premises. Violation of this provision shall be deemed a breach of this Lease and constitute good cause for immediate remedial action by Landlord in Landlord's sole discretion, including (without limitation) eviction proceedings and referral to law enforcement.

61. OFAC COMPLIANCE

(a) Tenant represents and warrants that (i) Tenant and each person or entity owning an interest in Tenant is (A) not currently identified on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Assets Control, Department of the Treasury ("OFAC") or any other similar list maintained by OFAC pursuant to any authorizing statute, executive order or regulation (collectively, the "List"); and (B) not a person or entity with whom a citizen of the United States is prohibited to engage in transactions by any trade embargo, economic sanction, or other prohibition of United States law, regulation, or Executive Order of the President of the United States; (ii) none of the funds or other assets of Tenant constitute property of, or are beneficially owned (whether directly or indirectly) by any Embargoed Person (as hereinafter defined); (iii) no Embargoed Person has any interest of any nature whatsoever in Tenant (whether directly or indirectly); (iv) none of the funds of Tenant have been derived from any unlawful activity with the result that the investment in Tenant shall be prohibited by law or that the Lease is in violation of law; and (v) Tenant has implemented procedures, and will consistently apply those procedures, to ensure the foregoing representations and warranties remain true and correct at all times. The term "Embargoed Person" means any person, entity, or government subject to trade restrictions under U.S. law, including but not limited to the International Emergency Economic Powers Act, 50 U.S.C. §1701 *et seq.*, The Trading with the Enemy Act, 50 U.S.C. App. 1 *et seq.*, and any executive orders or regulations promulgated thereunder with the result that any investment in or payment made to Tenant shall be prohibited by law or that Tenant shall be in violation of law.



(b) Tenant covenants and agrees (i) to comply with all requirements of law relating to money laundering, anti-terrorism, trade embargos and economic sanctions, now or hereafter in effect; (ii) to immediately notify Landlord in writing if any of the representations, warranties, or covenants set forth in this paragraph or the preceding paragraph are no longer true or have been breached or if Tenant has a reasonable basis to believe that they may no longer be true or have been breached; (iii) to not use funds from any "Prohibited Person" (as such term is defined in the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism) to make any payment due to Landlord under the Lease; and (iv) at the request of Landlord, to provide such information as may be requested by Landlord to determine Tenant's compliance with the terms hereof.

(c) Tenant hereby acknowledges and agrees that Tenant's inclusion on the List at any time during the Lease Term shall be breach of this Lease. Notwithstanding anything herein to the contrary, Tenant shall not permit the Premises or any portion thereof to be used or occupied by any person or entity on the List or by any Embargoed Person (on a permanent, temporary or transient basis), and any such use or occupancy of the Premises by any such person or entity shall be a breach of this Lease.

62. COUNTERPART SIGNATURES

This Agreement may be executed in counterparts, including both counterparts that are executed on paper and counterparts that are in the form of electronic records and are executed electronically. An electronic signature means any electronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or e-mail electronic signatures. All executed counterparts shall constitute one agreement, and each counterpart shall be deemed an original. The parties hereby acknowledge and agree that electronic records and electronic signatures, as well as facsimile signatures, may be used in connection with the execution of this Agreement and electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called pdf format shall be legal and binding and shall have the same full force and effect as if a paper original of this Agreement had been delivered and been signed using a handwritten signature. Landlord and Tenant (i) agree that an electronic signature, whether digital or encrypted, of a party to this Agreement is intended to authenticate this writing and to have the same force and effect as a manual signature, (ii) intend to be bound by the signatures (whether original, faxed or electronic) on any document sent or delivered by facsimile or, electronic mail, or other electronic means, (iii) are aware that the other party will rely on such signatures, and (iv) hereby waive any defenses to the enforcement of the terms of this Agreement based on the foregoing forms of signature. If this Agreement has been executed by electronic signature, all parties executing this document are expressly consenting under the Electronic Signatures in Global and National Commerce Act ("E-SIGN"), and Uniform Electronic Transactions Act ("UETA"), that a signature by fax, email or other electronic means shall constitute an Electronic Signature to an Electronic Record under both E-SIGN and UETA with respect to this specific transaction.



Crime Free Lease Addendum

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Landlord and Tenant agree as follows:

1. Tenant, any member of the Tenant’s household, a guest or invitee in the unit or on the common grounds, or any other person in the unit or on the common grounds invited there in any way by the Tenant or a member of Tenant’s household, shall not engage or in any way be involved in, any criminal activity, including drug related criminal activity, on or near the said premises. Criminal activity shall include, but is not limited to, drug-related criminal activity. “Drug-related criminal activity” means illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance or cannabis.
2. Tenant shall not engage in any act intended to facilitate criminal activity.
3. Tenant shall not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Tenant, and member of the Tenant’s household, a guest, or invitee in the unit or on the common grounds, or any other person in the unit or on the common grounds invited there in any way by Tenant or a member of Tenant’s household, shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance, or cannabis, at any location whether in, at, on, or near the property.
5. **VIOLATION OF ANY ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and breach of this lease. It is understood that single violation shall be good cause for immediate termination of the lease. Proof of such a violation shall not require a criminal conviction, but shall only require a preponderance of the evidence.
6. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
7. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Landlord and Tenant.

LANDLORD:

OWNER’S REPRESENTATIVE **Date**

TENANT: **IF TENANT IS A MINOR ON THE DATE**
THE LEASE IS SIGNED:

Date **Date** **Parent/Legal Guardian**



*** SEE IMPORTANT TERMS AND CONDITIONS ON THE FOLLOWING PAGE ***



TERMS AND CONDITIONS (the “TERMS”)

Tenant acknowledges that the following Terms apply to, and are a part of, the foregoing Lease at Latitude at River Landing:

UNIT DETAILS

Furnished	Yes
Washer/Dryer included	Yes

FEES

Type of Fee/Charge	Amount of Fee/Charge Payable by Tenant to Landlord
Security Deposit (If applicable)	Not applicable
Room Reassignment or Transfer Fee (if granted by Landlord)	\$150.00
Renewal Transfer Fee (if transfer upon renewal is granted by Landlord)	\$150.00
Late Rent Charge	\$12 per day up to a maximum of \$60 each month.
Returned Payment Charge	\$30.00
Re-Letting Fee (if re-letting is granted by Landlord)	\$350.00
Monthly charge for pets	\$300 initial fee and then \$25 per month
Procurement and monitoring of Tenant liability insurance	\$15/month
Request for authorized personnel to unlock unit/bedroom	\$20.00
Replacement key FOB	\$75.00
Replacement Bedroom key	\$50.00
Replacement Mailbox key	\$30.00
Replacement Gate Remote (If applicable)	\$75.00
If key FOB is not returned to Landlord	\$75.00
Request for Locks to be Changed	\$75.00
Utility Billing Administration Fee	Not to exceed \$5.00 per month or \$60.00 annually

UTILITIES

How Electric Charges are Calculated:

Resident will pay for electric charges in the following manner: The monthly electric bill from the utility provider will remain in Landlord's name, and shall be divided evenly among all occupants in the unit, and presented to Resident by Landlord's third party billing provider. Resident's pro-rata share of such charges shall be billed monthly as a separate charge. Resident agrees that Owner may estimate any and all utility charges upon Resident's move-out (or at any other time) and such amounts shall be deemed final.

How Water/Sewer Charges are Calculated:

Not Applicable

How Gas Charges are Calculated:

Not Applicable

Property-specific utility billing information:

Not Applicable



	<i>Provided by Landlord</i>		<i>Not Provided</i>	Monthly Cap per Tenant
	Included in Rent	Paid by Tenant	Setup and Paid by Tenant	
Electricity		X		
Water	X			
Sewer	X			
Gas	X			
Trash	X			
Internet	X			
Cable	x			

PAYMENT:

Each and every payment of Rent, including all installment payments, and other charges under this Lease, including for electricity, shall be made payable to "Latitude at River Landing" at the following address: 104 East 7th Avenue, Coralville, Iowa 52241 unless electronic or other transfer is authorized by Landlord.