

RESIDENTIAL OCCUPANCY AGREEMENT

SIGNING DATE: ____/____/____

COMMENCEMENT DATE: ____/____/____

RENTAL UNIT ADDRESS: _____

OWNER: _____

RESIDENT(S), PRIMARY LISTED FIRST: _____

ADDRESS FOR PAYMENT OF RENT: **Kiapita, LLC**
4715 US HWY 27 South
Sebring, FL 33875

NOTICES TO OWNER: _____

NOTICES TO RESIDENT: _____

RENTAL TERM: FROM ____/____/____ TO ____/____/____

RENTAL AMOUNT PER MONTH: _____

FIRST MONTH/LAST MONTH/SECURITY DEPOSIT TOTAL: _____

IN WHITNESS WHEREOF, the OWNER and RESIDENT have signed this
Occupancy Agreement which consists of the following (initial):

- _____ 1. Paragraphs 1 to 14 of Occupancy Agreement
- _____ 2. Statement of Rental Unit Condition
- _____ 3. Rules and Regulations
- _____ 4. Security Deposit Agreement
- _____ 5. Cleaning Requirements for Return of Deposit
- _____ 6. Rent Payment Policy
- _____ 7. Pet Addendum
- _____ 8. Trampolines & Dangerous Items

Resident Manager

Resident

Resident



1.) RENT: Prior to the first day of each month Resident will pay in advance to Owner at address shown for payment the rent set forth above. Any rent will be late if not received by the end of the first day of the month. Late payments incur a late charge of Fifty Dollars (\$50.00) if received after the first day of the month and an additional Fifty Dollars (\$50.00) each day after the 3RD day of each month.

2.) SECURITY DEPOSIT: Resident has deposited with Owner a Security Deposit to assure performance of each and every covenant and agreement of this Occupancy Agreement. Owner will have the right, but not the obligation to apply the Security Deposit in whole or in part in payment of any unpaid rent or other amounts due because of and unperformed covenant or agreement by Resident. Resident's liability is not limited to the amount of the Security Deposit. Prior to Resident vacating the Rental Unit, the Rental Unit must be inspected by both the Owner and Resident. Failure to comply with this covenant may be just ground for the retention of the entire Security Deposit by the Owner upon proper notification to Resident as required by law.

3.) FALSE APPLICATION: The application of this Occupancy Agreement and all representations and promises contained therein are hereby made a part of this Occupancy Agreement. Resident represents warranty and agrees that the information given by Resident in the application is true and material. If such information is false or if there is any misrepresentation, Owner may at Owner's option terminate this Occupancy Agreement.

4.) USE OF RENTAL UNIT: The Rental Unit will be occupied solely for residential purposes by Resident, those other persons listed in the application for this Occupancy Agreement and any children which may be born to or legally adopted by Resident during the Term. Neither Resident nor any of these persons will perform or permit any practice that may damage the reputation of or otherwise be injurious to the Building or the neighborhood or be disturbing to other Residents or increase the rate of insurance on the Rental Unit.

5.) ASSIGNMENT, SUBLETTING, ETC.: Resident will not (a) sublet the Rental Unit or any part of the Rental Unit; (b) assign this Occupancy Agreement; (c) permit by any act of default; (d) offer the Rental Unit or any part of it for lease or sublease without the written consent of Owner. If owner consents to such transfer, Resident will not be relieved of any of its obligations under this Occupancy Agreement unless expressly released from such obligations in writing by Owner.

6.) ABANDONMENT, RELETTING, TERMINATION: If Resident vacates or abandons the Rental Unit or breaches any covenant or agreement in this Occupancy agreement, or upon any voluntary transfer of

Resident's interest in the Occupancy Agreement without Owner's consent or upon any involuntary transfer of Resident's interest in the Occupancy Agreement by operation of law such as Resident's bankruptcy or insolvency, at the option of Owner this Occupancy Agreement will terminate immediately and Owner may relet the Rental Unit for such rent and upon such terms and such period as Owner may elect without releasing Resident from any liability under this Occupancy Agreement. Owner may reasonably reject any prospective new tenant offered by Resident or by others. Owner may let other vacancies in the Building first before reletting or attempting to relet the Rental Unit. Upon any termination of the Occupancy Agreement, Resident's right to possession of the Property will immediately terminate and the Rental Unit will be immediately surrendered to Owner or the Owner's agent or any such new Resident of Owner. Resident will on demand pay all deficiencies of the rent on reletting which is not sufficient to satisfy the Rent provided in this Occupancy Agreement and in addition pay all deficiencies of the rent on reletting which is not sufficient to satisfy the Rent provided in this Occupancy Agreement and in addition pay all expenses of reletting, including decorating, repairs, replacements and brokerage commissions at rates recommended by the Local Board of Realtors, or Real Estate Board. If this Occupancy Agreement is terminated prior to the expiration date, then in addition to any other rights and remedies available to Owner, Owner will be entitled to adjust and retain any security deposit provided for in Paragraph 2 herein on proper statutory notification to Resident. Resident agrees to such retention as liquidated damages under this Occupancy Agreement.

7. ALTERATIONS, ADDITIONS, FIXTURES, APPLIANCES: Resident will make no alterations or additions nor install nor maintain in the property or any part of the building, interior or exterior, appliances or devices of any kind without, in each case, the written consent of Owner and on the terms and conditions specified in such written consent. All alterations, additions, and fixtures (including locks and bolts) will remain as part of the building unless Owner otherwise elects.

8. ACCESS: Owners agents and any other person authorized by the same will at any time have the right of free access during the Term to inspect, repair, alter or exhibit the Building or the Property for sale, and at any time within ninety (90) days prior to the end of the Term to exhibit the Property for rent and affix "For Rent" signs in such places as Owner or Owner's agent shall determine, all without interference of any kind and regardless of consent by Resident or others.

9. HEATING AND COOLING: Owner will provide and properly service equipment suitable to heat water and to provide suitable heating and cooling of the Rental Unit.

10. HOLDING OVER: If Resident holds over after the end of the Term, such tenancy shall be a tenancy from month to month. Resident agrees to notify Owner of his intention to vacate the premises thirty (30) days prior to vacating same, and the failure to give such notice, whether at the expiration of the Term or otherwise, shall entitle Owner to rent for one (1) additional month.

11. LEGAL EXPENSES: Resident will pay to Owner all Owner's costs, expenses and attorney's fees in and about the enforcement of covenants and agreement of this Occupancy Agreement or the enforcement of any rights and remedies afforded to Owner by statute.

12. RULES AND REGULATIONS: The Rules and Regulations attached to this Occupancy Agreement will be a part of this Occupancy Agreement. Resident covenants and agrees to keep and observe these rules and regulations. Resident also covenants and agrees to keep and observe such further reasonable rules and regulations as may later be required by Owner or Owner's agent for the necessary, proper and orderly care of the property.

13. HOLD HARMLESS: Resident will indemnify and hold harmless Owner and Owner's agent from and against any loss, damage, injury, claim, demand, costs and expense (including legal expense) arising out of or connected with the Resident's use, operation, or condition of the Rental Unit, or any personal property or equipment of Resident now or hereafter placed, stored, or located therein. Resident further covenants and agrees that as to any liability to any invitee, licensee or trespasser of the Rental Unit that Resident will be liable to such person for any injury, claim, damage, loss, demand, cost and expense arising out of that person's use, operation, etc. of the Rental Unit or the use of Resident's personal property, fixtures or equipment located therein. It is expressly covenanted and agreed between the Owner and Resident that all personal property and equipment of Resident now or hereafter placed, stored or located in the Rental Unit will be the sole responsibility and risk of Resident and any damage, loss, theft, or destruction thereof will be borne solely by the Resident and shall be his sole responsibility.

14. SECURITY CONDITIONS: Resident has inspected the condition of all locks, latches, bolts, windows, and doors as noted in the "Statement of Rental Unit Condition" and acknowledges that all such devices were in good working order at the time of inspection. In the event that any security device becomes broken during the time that Resident occupies the Rental Unit, Resident agrees to give written notice to Owner in care of the Resident Manager of the needed repairs. Resident acknowledges that Owner has made no representations or warranties with respect to the security of the Resident's Rental Unit or of the Rental Unit community in which the

Rental Unit is located. Resident agrees to assume the risks which are inherent in the occupancy of any Rental Unit.

* * * END OF OCCUPANCY AGREEMENT * * *

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* * * ENGLISH ACKNOWLEDGEMENT * * *

I acknowledge that I speak and understand the English language. I have filled out all accurately and correctly.

BY: _____
Resident Manager

Resident

Resident

* * * END OF ENGLISH ACKNOWLEDGEMENT * * *

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* * * LAWN ACKNOWLEDGEMENT * * *

I acknowledge that the tenant is responsible for lawn / weed / and upkeep of outside residence. If applicable, any home-owners association or code enforcement fines resulting from failure to maintain residence will be passed on to homeowner. Multiple fines may result in termination of this lease agreement with occupant forfeiting any deposits. If Kiapita is required to mow the lawn due to neglect, tenant agree that Kiapita will be reimburse \$50 for each time lawn is mowed.

BY: _____
Resident Manager

Resident

Resident

* * * END OF LAWN ACKNOWLEDGEMENT * * *

* * * GOOD NEIGHBOR CLAUSE * * *

I acknowledge that I am expected to behave within the neighborhood. I understand regular partying / hosting parties / social gatherings are not permitted, with the exception of holidays and birthdays. I acknowledge that I will not be a poor neighbor. I will not play music that can be heard from outside the rental. I will respect my neighbors and treat them in a positive manner. I understand that I will be warned in writing about my behavior. I understand that after the first warning, my lease may be terminated and any time while relinquishing my security deposit for damages.

BY: _____
Resident Manager

Resident

Resident

* * * END OF GOOD NEIGHBOR CLAUSE * * *

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* * * SMOKING CLAUSE * * *

I understand that smoking inside any rental property belonging to Kiapita, LLC is prohibited. I will not smoke inside or near entrances to the home that may allow smoke to enter the residence. I understand that without warning, my lease may be terminated and any time while relinquishing my security deposit for damages.

BY: _____
Resident Manager

Resident

Resident

* * * END OF SMOKING CLAUSE * * *

* * * PROPERTY PRESERVATION AGREEMENT * * *

I acknowledge that I will not fasten / drill holes, modify any part of the structures or buildings that are being leased to me. I understand that no satellite dishes shall be attached to any roof. I understand that any cables relating to installation of TV or cable will not be drilled through any outside wall or ceiling. All cabling must be routed in interior walls. I am responsible for any damage and repairs required. Prior to securing any object to the home, I will receive in writing permission. I agree and understand that a reply from email is acceptable means of communication. I understand that I will not remove any fixture or appliance without prior written permission. I will repair any damages occurred to flooring, walls, windows, or appliances due to my negligence. I understand that I am responsible for all individuals on the premises.

BY: _____
Resident Manager

Resident

Resident

* * * END OF PROPERTY PRESERVATION AGREEMENT * * *

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* * * REPAIR AND MAINTENANCE CLAUSE * * *

I understand that I am responsible for reporting any issues with property or appliances immediately by calling Air & Electrical Services at (863)402-5664. I understand that repairs will be made as quick as possible and that the landlord has up to 72 hours to be on site. I will report any issue that may damage property immediately by calling the same number and reporting it as an emergency.

BY: _____
Resident Manager

Resident

Resident

* * * END OF REPAIR AND MAINTENANCE CLAUSE * * *

Initials: Tenant _____, _____ Landlord _____, _____

STATEMENT OF RENTAL UNIT CONDITION

PROPERTY ADDRESS: _____

... ITEMS	CONDITION	
	CHECK-IN	CHECK-OUT
LIVING ROOM:		
1.) DOORS & LOCKS		
2.) FLOORS & BASEBOARDS		
3.) WALLS & CEILINGS		
4.) WINDOWS & DRAPES		
5.) ELECTRICAL FIXTURES & LIGHTS		
6.) ELECTRICAL SWITCHES & OUTLETS		
7.) CLOSETS & DOOR STOPS		
DINING ROOM:		
1.) DOORS & LOCKS		
2.) FLOORS & BASEBOARDS		
3.) WALLS & CEILINGS		
4.) WINDOWS & DRAPES		
5.) ELECTRICAL FIXTURES & LIGHTS		
6.) ELECTRICAL SWITCHES & OUTLETS		
7.) CLOSETS & DOOR STOPS		
KITCHEN:		
1.) DOORS & LOCKS		
2.) FLOORS & BASEBOARDS		
3.) WALLS & CEILINGS		
4.) WINDOWS & DRAPES		
5.) ELECTRICAL FIXTURES & LIGHTS		
6.) ELECTRICAL SWITCHES & OUTLETS		
7.) CLOSETS & DOOR STOPS		
8.) STOVE		
9.) REFRIGERATOR		
10.) MICROWAVE / FAN		
11.) DISPOSAL		
12.) DISHWASHER		
FIRST BEDROOM:		
1.) DOORS & LOCKS		
2.) FLOORS & BASEBOARDS		
3.) WALLS & CEILINGS		
4.) WINDOWS & DRAPES		
5.) ELECTRICAL FIXTURES & LIGHTS		
6.) ELECTRICAL SWITCHES & OUTLETS		
7.) CLOSETS & DOOR STOPS		
SECOND BEDROOM:		
1.) DOORS & LOCKS		
2.) FLOORS & BASEBOARDS		
3.) WALLS & CEILINGS		

Initials: Tenant _____, _____ Landlord _____, _____

4.) WINDOWS & DRAPES		
5.) ELECTRICAL FIXTURES & LIGHTS		
6.) ELECTRICAL SWITCHES & OUTLETS		
7.) CLOSETS & DOOR STOPS		
THIRD BEDROOM:		
1.) DOORS & LOCKS		
2.) FLOORS & BASEBOARDS		
3.) WALLS & CEILINGS		
4.) WINDOWS & DRAPES		
5.) ELECTRICAL FIXTURES & LIGHTS		
6.) ELECTRICAL SWITCHES & OUTLETS		
7.) CLOSETS & DOOR STOPS		
BATHROOM (1):		
1.) DOORS & LOCKS		
2.) FLOORS & BASEBOARDS		
3.) WALLS & CEILINGS		
4.) WINDOWS & DRAPES		
5.) ELECTRICAL FIXTURES & LIGHTS		
6.) ELECTRICAL SWITCHES & OUTLETS		
7.) CLOSETS & DOOR STOPS		
8.) SHOWER HEAD		
9.) TOILET		
10.) TOWEL RACKS		
11.) _____		
12.) _____		
BATHROOM (2):		
1.) DOORS & LOCKS		
2.) FLOORS & BASEBOARDS		
3.) WALLS & CEILINGS		
4.) WINDOWS & DRAPES		
5.) ELECTRICAL FIXTURES & LIGHTS		
6.) ELECTRICAL SWITCHES & OUTLETS		
7.) CLOSETS & DOOR STOPS		
8.) SHOWER HEAD		
9.) TOILET		
10.) TOWEL RACKS		
11.) _____		
12.) _____		
OUTSIDE / OTHER:		
1.) LAWN		
2.) LAWN ORNAMENTS		
3.) CLEAN / NO TRASH		
4.) _____		
5.) _____		
6.) _____		
7.) _____		
8.) _____		

Initials: Tenant _____, _____ Landlord _____, _____

9.)		
10.)		
11.)		
12.)		

COMMENTS : _____

CHECKED IN BY:

RESIDENT

DATE:

CHECKED IN BY:

RESIDENT MANAGER

DATE:

--- COMPLETE UPON VACATING PREMESIS ---

CHECKED OUT BY:

RESIDENT

DATE:

CHECKED OUT BY:

RESIDENT MANAGER

DATE:

* * * END OF STATEMENT OF CONDITION * * *

RULES AND REGULATIONS

RESIDENT HEREBY AGREES THAT:

- 1.) Rent must be paid by the first of every month. Bad checks are subject to a \$35.00 NSF fee and all late charges as set forth in section 1 of the residential occupancy agreement including late fees for each day after the 3rd day of the month until rent is paid in full.
- 2.) Entryways and patios will be kept clear of footwear, garbage, storage items, and dead plants. Clutter, toys, and all other miscellaneous items shall not be left outside or in plain view from street.
- 3.) No rugs, linens or other items will be hung anywhere but on clotheslines.
- 4.) No sign, signal, illumination, advertisement, notice or any other lettering, or equipment will be exhibited, inscribed, painted, affixed, or exposed on or at any window or any part of the outside walls or the building.
- 5.) No awnings or other projections including television or radio antennas or wiring will be attached to or extended from the outside walls or the building.
- 6.) No lock, knocker, peep-hole, or other attachments will be installed on any door of the building without the written consent of the owner.
- 7.) No noise, music, or other sounds, or conduct, will be permitted at any time in such a manner as to disturb or annoy other residents of any building.
- 8.) The water closets, basins, and other plumbing fixtures will not be used for any purpose other than the purposes for which they were designed; no sweepings, rubbish, toys, bathroom articles, rags or any other improper articles shall be thrown into them. Any damage resulting from misuse of such facilities shall be paid for by the Resident.
- 9.) No interior alterations, painting, or redecorating of a permanent nature may be done to the building without written approval of Owner. Resident may not install or use any additional major appliances without written consent.
- 10.) All vehicles will be parked in the designated areas of the parking lot. All vehicles are to be in operable condition, have all tires inflated, bear a current tag, and not be in any state of disrepair. Any vehicle in violation of these rules with the proper (48) hour notice, after which time, if corrections have not been made, the vehicle will be removed from the property at the Resident's expense. ABSOLUTELY NO CAR REPAIRS ARE TO BE MADE ON PREMISES.
- 11.) At no time, under any circumstances, are motorcycles, mopeds, or other motor-driven vehicles allowed to be parked or driven anywhere other than driveway or parking lot where applicable.

- 12.) At no time is any other person allowed to occupy the building other than those listed on the rental application without written consent of the manager.
- 13.) Residents are responsible for the conduct of other guests. Adverse guest conduct can be cause for termination of occupancy agreement.
- 14.) Management's insurance does not cover any personal property of Resident. It is suggested that a Renter's Policy be secured to protect Resident from fire, flood, theft, vandalism, or any other loss.
- 15.) Pest control is supplied on a regular basis. Resident agrees to maintain building in a clean and sanitary condition. Pest control access CAN NOT be denied with reasonable notice thereof.
- 16.) No swimming pools are allowed on premises.
- 17.) No fire pits / open fires are allowed on premises.
- 18.) Smoking of any kind is strictly prohibited in any structure.

* * * RESIDENT HAS READ, UNDERSTANDS, AND AGREES TO * * *
* * * ABIDE BY THESE RULES AND REGULATIONS * * *

BY: _____
Resident Manager

Resident

Resident

* * * END OF RULES AND REGULATIONS * * *

SECURITY DEPOSIT AGREEMENT

REQUIREMENT FOR SECURITY DEPOSIT REFUND

- 1.) Occupancy agreement must be fulfilled.
- 2.) A written notice of intent to vacate must be given thirty (30) days prior to vacating.
- 3.) No damage to property beyond normal wear and tear.
- 4.) Entire building including range, refrigerator, bathrooms, closet, and cupboards are cleaned. Refrigerator to be defrosted.
- 5.) No unpaid late charges, delinquent rent, or other charges; aforementioned deducted from security deposit if unpaid/outstanding.
- 6.) All keys returned.
- 7.) All debris, rubbish, and discards placed in proper rubbish containers.
- 8.) Forwarding address left with the management.

BY: _____
Resident Manager

Resident

Resident

* * * END OF SECURITY DEPOSIT AGREEMENT * * *

CLEANING REQUIREMENTS FOR RETURN OF DEPOSIT

- 1.) All trash must be disposed of throughout entire unit.
- 2.) All windows and sills must be cleaned.
- 3.) Entire refrigerator and freezer must be cleaned, including top of unit. Unit should be turned off and doors left open.
- 4.) Oven, racks, and drip pans under burner (if present) must be cleaned.
- 5.) Dishwasher must be cleaned, inside and out.
- 6.) All kitchen drawers and cabinets must be cleaned out and wiped down.
- 7.) Countertops must be cleaned.
- 8.) Floor coverings must be mopped clean.
- 9.) Sinks and their fixtures must be cleaned.
- 10.) Tub and shower areas must be cleaned, free of mildew and soap scum.
- 11.) Toilets must be cleaned inside and out, including base areas.
- 12.) Medicine cabinet and mirrors must be cleaned.
- 13.) All closets and shelves must be cleaned.
- 14.) Discarded bedding and furniture should be disposed of away from the property.

* * * RESIDENT HAS READ, UNDERSTANDS, AND AGREES TO * * *
* * * THE ABOVE CLEANING REQUIREMENTS * * *

BY: _____
Resident Manager

Resident

Resident

* * * END OF RULES AND REGULATIONS * * *

RENT PAYMENT POLICY

Welcome to your new home. Our staff is committed to making your residency pleasant and trouble free. We are committed to all tenants being treated equally in the matter of rent payment. Here are our policies and procedures we will follow:

1. RENT IS DUE NO LATER THAN THE FIRST DAY OF EACH MONTH.
2. AFTER THE FIRST (1ST) DAY OF EACH MONTH, RENT IS LATE. A NOTICE WILL BE GIVEN TO YOU IF YOU ARE AVAILABLE OR POSTED ON YOUR DOOR. NOTICE MAY BE GIVEN BY TEXT MESSAGING. LATE CHARGES ARE DUE IMMEDIATELY AS SPECIFIED IN THE FIRST SECTION OF THIS DOCUMENT.
3. RENT IS DELINQUENT AFTER THE THIRD (3RD) DAY OF THE MONTH. AN EVICTION NOTICE GIVING (3) DAYS IN WHICH TO PAY OR VACATE WILL BE ISSUED.
4. IF NO RESOLUTION WITHIN THOSE (3) DAYS, YOUR FILE WILL BE AUTOMATICALLY SENT TO OUR LAWYERS TO OBTAIN AN EVICTION ORDER AND A JUDGEMENT FOR UNPAID RENT TO THE DATE OF EVICTION AND ALL AMOUNTS REMAINING TO BE PAID ON YOUR LEASE.
5. ONCE THE MATTER HAS BEEN REFERRED TO OUR LAWYERS, REINSTATEMENT REQUIRES YOU PAY THE FEES THEY HAVE INCURRED, PLUS ALL COURT COSTS.

IF YOU DEVELOP AND UNEXPECTED PROBLEM WHICH REQUIRES AND EXTENSION OF THE TIME IN WHICH TO PAY YOUR RENT, YOU SHOULD CONTACT THE RESIDENT MANAGER TO OBTAIN A WRITTEN EXTENSION. NO VERBAL EXTENSIONS ARE CONSIDERED VALID UNDER YOUR LEASE.

OUR EXPERIENCE IN MANAGING MANY PROPERTIES OVER MANY YEARS TELLS US THESE POLICIES ARE IN YOUR BEST INTEREST. PROMPT PAYMENT ALLOWS US TO PAY OUR BILLS ON TIME AND RESPOND TO THE NEEDS OF TENANTS IN OTHER PROPERTIES WITHOUT DELAY.

* * * RESIDENT HAS READ, UNDERSTANDS, AND AGREES TO * * *
* * * THE RENT PAYMENT POLICY * * *

ADDRESS: _____

BY: _____
Resident Manager

Resident

_____/_____/_____
DATE

Resident

* * * END OF RENT PAYMENT POLICY * * *

Initials: Tenant _____, _____ Landlord _____, _____

PET ADDENDUM

___ I will not have any pets
- (OR) -

___ I will have no more than one (1) pet, and agree to the following:

- 1.) In consideration for the privileges of keeping the pet Resident agrees to pay a \$250.00 nonrefundable pet fee.
- 2.) Only one pet will be kept in the Rental Unit.
- 3.) Pet will not weigh more than 25 lbs. when full grown.
- 4.) Pet will not be allowed to soil or damage shrubbery or lawn areas.
- 5.) Pet will not be tied outside the Rental Unit or on porch or patio.
- 6.) Resident will reimburse management for any damages caused his pet.
- 7.) Pets must be on a leash at all times.
- 8.) Pet must be walked in a designated area or on the outer perimeters of property.
- 9.) No noisy or aggressive animals allowed. No reptiles, snakes, insects, amphibians, or turtles allowed.
- 10.) Renter will pay an additional \$25.00 per animal per month.

I understand that management may cancel this provision by giving (5) days written notice to resident should management determine that the pet is destructive to the Rental Unit or grounds or that the pet is unduly noisy or is disturbing or menacing to others. Such cancellation of the Pet Addendum shall in no way affect the main lease between the parties which shall remain in full force and effect as to all of its terms and conditions. I will also reimburse management for any rent loss or damage caused by the enforcement of these rules.

* * * RESIDENT HAS READ, UNDERSTANDS, AND AGREES TO * * *
* * * THE PET ADDENDUM * * *

ADDRESS: _____

BY: _____
Resident Manager

Resident

_____/_____/_____
DATE

Resident

* * * END OF PET ADDENDUM * * *

Initials: Tenant _____, _____ Landlord _____, _____

TRAMPOLINES AND DANGEROUS ITEMS ADDENDUM

- 1.) TRAMPOLINES: No tenant shall be permitted to have a trampoline or any similar device on the property at any time.
- 2.) SWIMMING POOLS: No tenant shall erect or permit to be installed any type of swimming pool or hot tub to be used at any time.
- 3.) HAZARDOUS MATERIALS: Tenant shall not keep on the Premises any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises, or that might be considered hazardous or extra hazardous by any responsible insurance company. Exception: Fuel for lawn equipment may be kept so long as a maximum of one EPA approved fuel container is stored in an un-conditioned space. Such container must meet new regulations for portable fuel containers: A single, self-venting opening for filling and pouring with no separate vents or openings; A permeation-resistant container that permits no more than 0.3 grams per gallon per day of hydrocarbon emissions; Automatic closure, such as a nozzle that automatically springs to the closed position when the user is not pouring from the container; Childproof features as outlined by the Children's Gasoline Burn Prevention Act.

* * * RESIDENT HAS READ, UNDERSTANDS, AND AGREES TO * * *
* * * TRAMPOLINES / DANGEROUS ITEMS ADDENDUM * * *

BY: _____
Resident Manager

Resident

_____/_____/_____
DATE

Resident

* * * END OF TRAMPOLINES / DANGEROUS ITEMS ADDENDUM * * *

NOTICE OF RESIDENT'S INTENT TO VACATE

You are hereby notified that the undersigned resident intends to terminate his/her tenancy of the premises listed below.

Name of Resident: _____

ADDRESS: _____

LEASE FROM: ____/____/____ TO: ____/____/____

TERMINATION DATE: ____/____/____

REASON TENANT IS VACATING: _____

FORWARDING ADDRESS: _____

Upon completion of this form and prior to Resident vacating the premises, the resident and manager must set a date to meet to do and Property Condition Check-Out inspection as stated in paragraph 2 of the Residential Occupancy Agreement. Refer to "Security Deposit Agreement" and "Cleaning Requirements for Return of Deposit" prior to final inspections.

BY: _____
Resident Manager

_____/_____/_____
DATE

Resident

_____/_____/_____
DATE

Resident

_____/_____/_____
DATE