

Corporate Lake Properties
By: Garry Lewis
 30 E Southampton Dr. Suite 115 • Columbia, MO 65203
 www.CorporateLake.com
 info@corporatelake.com
 Phone: 573.442.6478 Fax: 573.442.9400

RESIDENTIAL LEASE-RENTAL AGREEMENT

Agreement between NAME, hereinafter referred to as "Tenant" and Garry Lewis Properties, hereinafter referred to as "Owner".

	TOTAL	RECEIVED	BALANCE DUE PRIOR TO OCCUPANCY
Rent for the period from _____ to _____	\$ _____	\$ _____	\$ _____
Security deposit (not applicable toward last month's rent)	\$ _____	\$ _____	\$ _____
Other _____	\$ _____	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____	\$ _____

Your "Rent" for the Term is \$XXXX.XX (plus incidental charges as identified in the Agreement).

In the event this Agreement is not accepted by the Owner, **within 15 days**, the total deposit received will be refunded. Tenant offers to rent from the Owner the premises situated in the City of Columbia, County of Boone, State of Missouri commonly known as ADDRESS upon the following terms and conditions:

Starting Date of Lease Term: _____ **Ending Date of Lease Term:** _____

- 1. TERM.** The term will commence the Starting Date, and ends on the Ending Date (the "Lease Term"). Tenant is liable under the terms of this Agreement for the full Lease Term. Tenant shall not be released from Tenant's liability under this Agreement due to school withdrawal or transfer, business transfer, loss of job, marriage, divorce, bad health, or for any other reason, except for involuntary military service.
- 2. RENT.** Rent will be \$XXX.XX per month, payable in advance by personal check, cashier's check, cash or money order, on the 1st day of each calendar month to Owner or his or her authorized agent, by mail or personal delivery to **30 E Southampton Dr. Suite 115, Columbia, MO 65203**, or at such other place as may be designated by Owner in writing from time to time. In the event rent is not received by Owner in full on the due date, Tenant agrees that it would be impracticable or extremely difficult to fix the actual damages to Owner caused by that failure, and Tenant agrees to pay a late charge of **\$50.00, plus \$5.00 per day until all assessed charges are paid in full.** Tenant further agrees to pay **\$ 35.00** for each dishonored bank check. All late fees and returned check fees will be considered additional rent. The late charge period is not a grace period, and Owner is entitled to make written demand for any rent if not paid when due and to collect interest thereon. Any unpaid balance including late charges will bear interest at 10% per annum, or the maximum rate allowed by law, whichever is less. **Reference Rules and Regulations for additional implications of late rental payments.** Except as provided by law, Tenant has no right to withhold Rent for any purpose, even an Act of God, or to reduce or offset Rent payable under the Agreement by any of Tenant's costs or damages against Owner.
- 3. APPLICATION OF PAYMENTS.** Payments under the Agreement shall be applied to your account in the following manner: first to satisfy unpaid late charges, dishonored check service charges, interest, and other fees owed by you; second to maintenance and repair costs chargeable to you; third to outstanding legal fees and/or court costs legally chargeable to you; fourth to outstanding utility bills that are your responsibility; fifth to deposits or portions thereof due from you; sixth to Rent.
- 4. MULTIPLE OCCUPANCY.** It is expressly understood that this Agreement is between the Owner and each signatory jointly and severally. Each signatory will be responsible for timely payment of rent and performance of all other provisions of this Agreement.
- 5. UTILITIES.** Tenant will be responsible for the payment of all utilities and services. We will not be liable for any interruptions, surge or failure of utility services in the unit or any damages directly or indirectly caused by the interruption, surge or failure. We are not liable for any damages and are not responsible to take any action if your service is interrupted or discontinued as a result of your violation of any of the rules or regulations of the cable, telephone and/or internet service provider.
- 6. USE.** The premises will be used exclusively as a residence for no more than X persons. Guests staying more than a total of **30 days** in a calendar year without written consent of Owner will constitute a violation of this Agreement. Tenant shall park operable automobiles in assigned spaces only. Trailers, boats, campers, and inoperable vehicles are not allowed without the written consent of Owner. Tenant may not repair motor vehicles on the leased premises.
- 7. ANIMALS.** No animals will be brought on the premises without the prior consent of the Owner.

Tenant Initials [_____] [_____] [_____] [_____]

Property Address:

ADDRESS Columbia, MO 65203

The Hill (), Timber Ridge (), Brandon Woods Place (), Bethel Duplexes () Swan Lake ()

8. RULES AND REGULATIONS. In the event that the premises is a portion of a building containing more than one unit, or is located in a common interest development, Tenant agrees to abide by all applicable rules, whether adopted before or after the date of this Agreement, including rules with respect to noise, odors, disposal of refuse, animals, parking, and use of common areas. Tenant will pay any penalties, including attorney fees, imposed by homeowners' association for violations by tenant or tenant's guests.

9. ORDINANCES AND STATUTES. Tenant will comply with all statutes, ordinances, and requirements of all municipal, state and federal authorities now in force, or which may later be in force, regarding the use of the premises. Tenant will not use the premises for any unlawful purpose including, but not limited to, using, storing or selling prohibited drugs. If the premises are located in a rent control area, the Tenant should contact the Rent and Arbitration Board for his or her legal rights.

10. ASSIGNMENT AND SUBLETTING. Tenant will not assign this Agreement or sublet any portion of the premises without prior written consent of the Owner.

11. MAINTENANCE, REPAIRS, OR ALTERATIONS. A Unit Walk-Thru Inspection Sheet will be provided to Tenant at the time that Tenant moves into premises. Within 48 hours after Tenant move-in, Tenant is required to return the Unit Walk-Thru Inspection Sheet and notify Owner in writing of any defects or damages in the premises; otherwise Tenant acknowledges that the premises, including the furniture, furnishings and appliances, including all electrical, gas and plumbing fixtures, are in good working order and repair. Tenant will keep the premises in a clean and sanitary condition, and will immediately notify Owner of any damage to the premises or its contents, or any inoperable equipment or appliances. Tenant will surrender the premises, at termination, in as good condition as received, normal wear and tear accepted. Tenant will be responsible for any damage, repairs or replacements, caused by Tenant's negligence and that of the tenant's family, invitees, and guests, except ordinary wear and tear. Verification of the working order and the maintenance of the smoke detector is the responsibility of the Tenant. Tenant will not commit any waste upon the premises, or any nuisance or act which may disturb the quiet enjoyment of any neighbors. Tenant will not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of the Owner. Tenant will not change the locks. Tenant will irrigate and maintain any surrounding grounds, including lawns and shrubbery if they are for the Tenant's exclusive use. It is understood that Owner's insurance does not cover Tenant's personal property.

12. INVENTORY. Any furnishings and/or equipment to be furnished by Owner will be listed in a special inventory. The inventory will be signed by both Tenant and Owner concurrently with this Agreement. Tenant will keep the furnishings and equipment in good condition and repair, and will be responsible for any damage to them other than normal wear and tear. Tenant acknowledges receipt of sets of keys, garage door openers, other.

13. DAMAGES TO PREMISES. If the premises are damaged by fire or from any other cause which renders the premises untenable, either party will have the right to terminate this Agreement as of the date on which the damage occurs. Written notice of termination will be given to the other party **within fifteen (15) days after occurrence** of such damage. Should such damage or destruction occur as the result of the negligence of Tenant, or his or her invitees, then only the Owner will have the right to terminate. If this Agreement is not terminated, Owner will promptly repair the premises.

14. ENTRY AND INSPECTION. Owner and owner's agent will have the right to enter the premises: (a) in case of emergency; (b) to make necessary or agreed repairs, decorations, alterations, improvements, supply necessary or agreed services, show the premises to prospective or actual buyers, lenders, tenants, workers, or contractors; (c) when tenant has abandoned or surrendered the premises. Except under (a) and (c), entry may be made only during normal business hours, and with at least 24 hours prior notice to Tenant.

15. INDEMNIFICATION. Owner will not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises, or in common areas, unless such damage is the legal result of the negligence or willful misconduct of Owner, his or her agents, or employees. Tenant agrees to hold Owner harmless from any claims for damages, no matter how caused, except for injury or damages caused by negligence or willful misconduct of Owner, his or her agents or employees.

16. PHYSICAL POSSESSION. If Owner is unable to deliver possession of the premises at the commencement date set forth above, Owner will not be liable for any damage caused, nor will this Agreement be void or voidable, but Tenant will not be liable for any rent until possession is delivered. Tenant may terminate this Agreement if possession is not delivered within **15 days** of the commencement of the term in Item 1.

17. DEFAULT. If Tenant fails to pay rent when due, or perform any provision of this Agreement, after not less than **three (3) days (or longer if required by local law) written notice** of such default given in the manner required by law, the Owner, at his or her option, may terminate all rights of Tenant, unless Tenant, within said time, cures such default. If Tenant abandons or vacates the property while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. In the event the Owner reasonably believes that such abandoned property has no value, it may be discarded. All property on the premises will be subject to a lien for the benefit of Owner securing the payment of all sums due, to the

Tenant Initials [] [] [] []

Property Address: ADDRESS Columbia, MO 65203
The Hill (), Timber Ridge (), Brandon Woods Place (), Bethel Duplexes () Swan Lake ()

maximum extent allowed by law. In the event of a default by Tenant, Owner may elect to: (a) continue the lease in effect and enforce all his rights and remedies, including the right to recover the rent as it becomes due, provided that Owner's consent to assignment or subletting by the Tenant will not be unreasonably withheld; or (b) at any time, terminate all of Tenant's rights and recover from Tenant all damages he or she may incur by reason of the breach of the lease, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit be instituted to enforce this provision, of the amount by which the unpaid rent for the balance of the term exceeds the amount of such rental loss which the Tenant proves could be reasonably avoided.

18. SECURITY. The security deposit will secure the performance of Tenant's obligations. Owner may, but will not be obligated to, apply all portions of said deposit on account of Tenant's obligations. Any balance remaining will be returned to Tenant, together with an accounting of any disbursements, no later than 30 days after termination or earlier if required by law. Tenant will not have the right to apply the security deposit in payment of the last month's rent. No interest will be paid to Tenant on account of the security deposit, unless required by local ordinance.

19. WAIVER. Failure of Owner to enforce any provision of this Agreement will not be deemed a waiver. The acceptance of rent by Owner will not waive his or her right to enforce any provision of this Agreement.

20. NOTICES. All notices and demands by you to us should be delivered in writing to the location where Rent is paid and will only be considered delivered upon actual receipt by us. Unless otherwise provided, any notice which either party may give or is required to give, may be given personally, posted at the premises, or by mailing the same, postage prepaid, to Tenant at the premises or to Owner or Owner's authorized agent at the address shown in the signature block or at such other places as may be designated by the parties from time to time. Notice will be deemed effective three (3) days after mailing, or 24 hours within posting/personal delivery, or when receipt is acknowledged in writing. Notice to one Tenant is notice to all Tenants at the premises.

21. HOLDING OVER. If you still occupy the premises past the Ending Date of the Lease Term or the date on which you are notified to vacate the premises, then you will be required to pay holdover rent in the amount of \$XX.XX per day, along with all other amounts that you owe. No such holding over shall constitute any form of tenancy, but will be considered unlawful possession, and we may exercise any right or remedy available under this Agreement or the law to recover possession of the premises and damages from you.

22. TIME. Time is of the essence of this Agreement.

23. ATTORNEY'S FEES. In any action or proceeding involving a dispute between Tenant and Owner arising out of the execution of this Agreement, whether for tort or for breach of contract, and whether or not brought to trial or final judgment, the prevailing party will be entitled to receive from the other party a reasonable attorney fee, expert witness fees, and costs to be determined by the court or arbitrator(s). In the event that Owner is required to employ an attorney to enforce the terms and conditions of this agreement or to recover possession of the premises from Tenant, Tenant hereby waives a jury trial and establishes Boone County, Missouri, as the venue for all court proceedings.

24. SUBROGATION. To the maximum extent permitted by insurance policies which may be owned by the parties, Owner and Tenant waive any and all rights of subrogation against each other which might otherwise exist.

25. FAIR HOUSING. Owner and Tenant understand that the state and federal housing laws prohibit discrimination in the sale, rental, appraisal, financing or advertising of housing on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, age, mental or physical disability.

26. RULES AND REGULATIONS. You agree to comply with all Rules and Regulations attached to this Agreement, as such Rules and Regulations may be amended from time to time by us ("Rules and Regulation"). These Rules and Regulation are incorporated in this Agreement and are a part of the Agreement just as if they were written on this page. Any reasonable alterations, additions, and modifications to such Rules and Regulations that we may make from time to time shall likewise be considered a part of this Agreement with the same force and effect as through written herein.

27. ADDITIONAL TERMS AND CONDITIONS.

28. ENTIRE AGREEMENT. The foregoing constitutes the entire agreement between the parties and may be modified only in writing signed by all parties. This Agreement and any modifications, including any photocopy or facsimile, may be signed in one or more counterparts, each of which will be deemed an original and all of which taken together will constitute one and the same instrument.

Tenant Initials [] [] [] []

Property Address: ADDRESS Columbia, MO 65203
The Hill (), Timber Ridge (), Brandon Woods Place (), Bethel Duplexes () Swan Lake (X)

IN WITNESS WHEREOF, the undersigned have executed this Agreement.

Tenant 1 _____
(Signature)

(Please Print Name)

Date _____

Telephone _____
Permanent _____
Address _____

Email _____

Tenant 2 _____
(Signature)

(Please Print Name)

Date _____

Telephone _____
Permanent _____
Address _____

Email _____

Owner _____
(Signature – for Garry L. Lewis)

Charlee Scott

(Please Print Name – for Garry L. Lewis)

Date _____

Telephone _____
Permanent _____
Address _____
30 E Southampton Dr Suite 115
Columbia MO 65203

Email _____
info@corporatelake.com

Tenant 3 _____
(Signature)

(Please Print Name)

Date _____

Telephone _____
Permanent _____
Address _____

Email _____

Tenant 4 _____
(Signature)

(Please Print Name)

Date _____

Telephone _____
Permanent _____
Address _____

Email _____

GARRY LEWIS PROPERTIES

RULES AND REGULATIONS

This document is incorporated by reference into the Agreement between Tenant and Owner. Tenant agrees to these “**Rules and Regulations**” for the purpose of preserving the welfare, safety and convenience of tenants. A violation of these Rules and Regulations may be deemed a default by Tenant, and may result in termination of the Lease Agreement.

1. Rent is due on or before the 1st of each month. Tenant is late if rent is not paid on the 1st and lateness affects your credit. A grace period (solely at office discretion) may be granted for weekend, holiday or special problems. Late fees will be due if rent is not received and receipt given in the office during working hours on the last grace day granted by office. If Tenant’s rent is paid after the 1st more than 3 times, Tenant’s late fee will be increased to 100% with no grace period. Late fees not paid “with” late rent, will be increased by 100%.
2. You will not erect any exterior wires, aerials, signs, satellite dishes, etc. on the building or on the property. Doors, door frames, ceilings, windows and trim should remain free of nails. All decorations should be of a temporary nature and not permanently deface or damage the premises. No posters, sheets, stickers or materials of any kind are allowed on ceilings or in the windows. Adhesive materials may not be attached to any surface of the premises.
3. Offensive or disruptive noises of any kind are prohibited on the property. Loud, offensive or boisterous activities or odors or other conduct that unreasonably disturbs the comfort, sleep or enjoyment of other residents and their guests on the property (including unreasonable uses of televisions, radios, guitars, pianos, keyboards, stereo systems and computers) are not permitted on the property. Band instruments of any kind may not be played on the property without Owner’s prior written consent.
4. Smoking in the pool area is not allowed. All cigarette butts must be disposed of properly.
5. Regarding parking lots regulated by parking permits: Charges may apply for replacement of lost permits. Parking permits are nontransferable. Cars parked in unauthorized areas will be towed at the vehicle owner’s expense. Permits must be visible and displayed in the designated areas. Vehicles including bikes and motorcycles must be kept in operating repair and must have current license plates. Owner may, at sole discretion, remove any non-operating vehicles (including those with flat tires), and charge the expense to the vehicle owner.
6. Keys, parking permits and garage openers (as applicable) belong to us and must be returned to us by the end of the Lease term. Charges of \$25 per key will be made for each key lost or not returned. Locks are changed at a cost of \$45 per lock. A fee of \$25 will be assessed for lock-outs.
7. You must comply with posted Rules and Regulations.
8. Trash dumpsters are located at various places throughout the property and are for household trash only. No furniture or construction debris is permitted. These dumpsters are provided for your convenience. However, do not place trash on the ground if the closest container is full. Take your trash to an empty container. Do not park in front of the dumpster. Tenants parking in front of a dumpster or designated parking spots on Monday, Wednesday and Friday will have their vehicles towed at the vehicle owner’s expense.
9. No trash or garbage accumulation is allowed in or anywhere on the property. Discarded trash, garbage, and household personal item(s) are not allowed in breezeways, patios, decks, common areas or anywhere on the property. These items must be placed in the dumpsters. It is the Tenant’s responsibility to properly dispose of these items. If Owner must remove any discarded items or personal property at any time, the total cost will be charged back to Tenant. Owner may inspect the premises at any time and assess fines up to \$50 for each item that Owner must remove.
10. Tenant will not remove any of the Owner’s property, and Tenant will not perform any repairs, painting, wall papering, electrical changes or other alterations (other than for small nail holes in sheet rock) of the premises without Owner’s prior written consent.
11. No Tenant is permitted to have a pet without Owner’s prior written consent and payment of \$500 non-refundable Pet Fee. If Owner suspects that a pet is in the unit without prior written consent, Owner reserves the right to enter the premises without prior consent and remove the pet. No babysitting of pets is allowed. Any pet on the premises for any reason will require payment in full of Pet Fee. Pet Fee does not cover any damage to the premises by pet. All pet damages will be deducted from Tenant’s security deposit.
12. Carpets will be professionally cleaned at the end of Lease and the cost will be deducted from Tenant’s security deposit. Painting labor costs will be deducted from Tenant’s security deposit.
13. Cooking grills and charcoal grills are not allowed at any time on the property. At no time should Tenant park in front of a garage that Tenant does not lease. Any Tenant blocking another Tenant’s garage or driveway will be towed at the vehicle owner’s expense.
14. Tenants are not to flush paper towels, feminine products, hygiene products etc. Tenant will be responsible for any and all charges resulting from improper disposal.
15. At no time is a smoke detector or sprinkler system to be tampered with disconnected, dismantled or batteries removed. It is Tenant’s responsibility to replace batteries in the smoke detectors when necessary and to notify Owner immediately should a detector not function properly.

Tenant Initials [_____] [_____] [_____] [_____]

16. Tenant (whether on or off the property) is prohibited from engaging in any criminal activity, including drug-related criminal activity, on or off the said premises. Drug related criminal activity shall mean the illegal manufacture, sale, distribution, use, possession and possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (also as defined in Section 102 of the Controlled Substance Act [21 U.S.C.802]). Tenant is prohibited from engaging in any act intended to facilitate criminal activity or permitting the dwelling unit to be used for criminal activity. Tenant is prohibited from engaging in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in RSMo Chapter 195 or City of Columbia Ordinances, at any locations, whether on or near the dwelling unit premises. Tenant is prohibited from engaging in any illegal activity, including, but not limited to prostitution as defined in RSMo Chapter 567, criminal street gang activity as defined in RSMo Chapter 562, harassment, any crimes against persons as prohibited in Chapter 565 of Missouri Statutes, the unlawful discharge or unauthorized possession of firearms on or off the dwelling unit premises, assault or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage. VIOLATION OF ANY OF THESE 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 addendum shall be deemed a serious, material and irreparable non-compliance. It is understood that a 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. Tenant authorizes Owner to use police generated reports against Tenant for any such violation as reliable direct evidence, and/or as business records as a hearsay exception, in all eviction hearings. In case of conflict between the provisions of these Rules and Regulations and any provisions of the Agreement, the provisions of these Rules and Regulations shall govern. Tenant also agrees to be responsible for the actions of Tenant's occupants, Tenant's guests and invitees, and Tenant's occupant's guests and invitees, regardless of whether Tenant knew or should have known about any such actions. A guest or invitee shall be anyone who Tenant or Tenant's occupant gives access to or allows on the premises or in the rental unit.
17. The pool at The Hill is for The Hill Tenants only. Any Tenant using the pool who is not a Tenant at The Hill is trespassing and is subject to arrest.
18. Pool Hours are 8:00 am – 9:00 pm (weather permitting). Tenants and Tenant's guest who do not leave the pool are by 9:00 PM will be fined \$100 and may lose pool privileges and/or cause the pool to be closed. Management has the right to close the pool at any time. No tobacco or tobacco products are allowed in pool enclosure. No running or rough play. NO DIVING. The Hill Tenants are allowed 1 guest per tenant and must accompany said guest to the pool. Any guest not with a tenant will be charged with trespassing. Persons living at The Hill, but who have not signed a Lease Agreement, are not considered a Tenant and have NO pool privileges unless accompanied with a Hill Tenant as a guest. Do not play with, remove, steal or tamper with the life ring and shepherd's hook. If either the life ring or hook are missing, the pool will be closed until return or replacements are ordered. Tenants caught playing or tampering with life ring or hook will be fined \$100. The divider rope in the pool must not be removed at any time. Any Tenant caught removing such rope will be fined \$100. Owner has the right to remove any persons from the pool area that is creating a disturbance and/or breaking pool rules. Tenant must follow all posted pool rules. Tenants are responsible for removal of all belongings, trash, etc from the pool area. No persons allowed in pool area under the age of 14 without an adult. NO DIAPERS ARE PERMITTED IN THE POOL. Little Swimmers are acceptable. NO PETS ALLOWED ARE ALLOWED IN THE POOL OR POOL AREA. Dogs cannot be tied up outside of pool area while Tenant is inside pool area. Any pet owner with pet inside pool are will be fined \$200.
19. Tenant has read, agreed to and initialed attached Bed Bug Addendum.

Tenant Initials [_____] [_____] [_____] [_____]

BED BUG ADDENDUM

You agree that you have read the information in this addendum about bed bugs and you are not aware of any infestations or presence of bed bugs in your current or pervious apartments, home or apartment. You agree that you are not aware of any bed bug infestation or presence in any of your furniture, clothing, personal property or possessions. You agree that you have not been subjected to conditions in which there was any bed bug infestation or presence.

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

You must promptly notify us of any known or suspected bed bug infestation or presence in the apartment, or in any of your clothing, furniture or personal property. You must promptly notify us of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the apartment. You must promptly notify us if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.

If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate bed bugs. You must follow all directions from us and our pest control agents to clean and treat the apartment and the building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time that we treated the apartment. Any items you remove from the apartment must be disposed of off-site and not in the property’s trash receptacles. If we confirm the presence or infestation of bed bugs in your apartment, we have the right to require you to temporarily vacate the apartment and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default, and we will the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.

You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your apartment unit for bed bugs. If we confirm the presence or infestation of bed bugs after you vacate your apartment, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring apartments to your apartment unit, you may be liable for payment o f any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other apartments. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and obtain immediate possession of the apartment. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

You agree you will not bring used furniture from unknown sources into your apartment. Countless bed bug infestations have stemmed directly from the introduction into a resident’s unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the face that it’s teeming with bed bugs.

You agree to address bed bug sightings immediately. Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.

You agree not to attempt to treat bed bug infestations. Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.

You agree to comply with eradication protocol. If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.

Tenant Initials [_____] [_____] [_____] [_____]