



Tenant Communication Form
 Toll Free Office Number For All Calls
 #800-509-5803
 EMAIL: info@TEG702.com

The RENT is due on the first of each month except when a recognized holiday falls on the first in which case the rent is due on the 2nd. Rent may be dropped at the front desk. Rent accepted M-F 8:30 am - 5:30 p.and Sat/Sun from 11a-4p.

TENANT IS TAKING PROPERTY AS IS AND REALIZES THERE WILL BE NO ADDITIONAL COSMETIC CHANGES TO THE PROERTY. Tenant _____ <Initial Here

PROPERTY ADDRESS: _____

Owner/Landlord Name: _____

Full Legal Name: _____

Co-Contact, Full Name: _____

Mailing Address: _____

Cell for Tenant 1 - _____

Cell for Tenant 2 - _____

Work/Other: _____

Email for: _____ ▶ _____

Email for: _____ ▶ _____

Emergency Contact Info: _____

***ALL MAINTENANCE REQUESTS MUST BE DONE ONLINE THROUGH MAINTENANCE REQUEST FORM AT WWW.RENT702.COM OR TENANT PORTAL, NO CALLS EXCEPT IN EMERGENCY SITUATIONS.**

Tenant _____ <Initial Here

Car 1: Plate #, Make, Model, Color _____

Car 2: Plate #, Make, Model, Color _____

We offer the option to add the trash to monthly rent for \$15/month if rental is a single family residence. Otherwise proof that trash has been transferred to tenant's name is required. (Prior to picking up keys.) Yes, add trash to my rent No thank you

PLEASE MAIL ALL RENT/CORRESPONDENCE TO:

**RE/MAX ADVANTAGE
 ATTN: THE EDGINGTON GROUP
 10075 S. EASTERN AVE # 103
 HENDERSON, NV 89052**

PAYABLE: RE/MAX ADVANTAGE
 **INCLUDE FULL ADDRESS ON ALL PAYMENTS!

Our Website Address: www.TheEdgingtonGroup.com

RESIDENTIAL LEASE AGREEMENT

for



(Property Address)

1. This AGREEMENT is entered into this ___ day of ___, ___ between
___, ("LANDLORD") legal owner of the property through the Owner's
BROKER, Re/Max Advantage, ("BROKER") and

Tenant's Name: ___ Tenant's Name: ___
Tenant's Name: ___ Tenant's Name: ___

(collectively, "TENANT"), which parties hereby agree to as follows:

2. SUMMARY: The initial rents, charges and deposits are as follows:

Table with 4 columns: Description, Total Amount, Received, Balance Due Prior to Occupancy. Rows include Rent, Security Deposit, Key Deposit, Admin Fee, Pet Deposit, Cleaning Deposit, Last Month's Rent Security, CIC Registration, Utility Proration, Sewer/Trash Proration, Other, and TOTAL.

(Any balance due prior to occupancy to be paid in CERTIFIED FUNDS)

3. ADDITIONAL MONIES DUE:

4. PREMISES: Landlord hereby leases to TENANT and TENANT hereby leases from Landlord, subject to the terms
and conditions of the lease, the Premises known and designated as
_____ consisting of _____ ("the Premises")

5. TERM: The term hereof shall commence on _____ and continue until
_____, for a total rent of \$ _____, then on a month-to-month basis
thereafter, until either party shall terminate the same by giving the other party thirty (30) days written notice
delivered by certified mail (all calculation based on 30 day month).

6. RENT: TENANT shall pay rent at the monthly rate of \$ _____, in advance, on the 1st day
of every month beginning the _____ day of _____, _____ and delinquent after
5pm on the 3rd. There is no grace period. If rent is delinquent, it must be paid in the form of certified funds.

Residential Lease Agreement Rev. 9/09 Landlord/Agent _____ Tenant _____ Tenant _____
Page 1 of 9 Tenant _____ Tenant _____

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1 **7. PLACE OF PAYMENTS:** TENANT shall make all payments payable to RE/MAX Advantage
2 and shall mail such payments to: 10075 S. Eastern Ave #103 Henderson, NV 89052
3 _____ -or- _____ hand deliver such payments to
4 10075 S. Eastern Ave #103 Henderson, NV 89052 during normal business hours.
5

6 **8. ADDITIONAL FEES:**

7
8 **A. LATE FEES:** In the event TENANT fails to pay rent when due, TENANT shall pay a late fee of
9 \$ 75.00 plus \$ 25.00 per day for each day after 3 days that the sum was due.
10

11 **B. DISHONORED CHECKS:** A charge of \$ 125.00 shall be imposed for each dishonored
12 check made by TENANT to LANDLORD. TENANT agrees to pay all rents, all late fees, all notice fees and all
13 costs to honor a returned check with certified funds. After TENANT has tendered a check which is dishonored,
14 TENANT hereby agrees to pay all remaining payments including rent due under this Agreement by certified funds.
15 Any payments tendered to LANDLORD thereafter, which are not in the form of certified funds, shall be treated as if
16 TENANT failed to make said payment until certified funds are received. LANDLORD presumes that TENANT is
17 aware of the criminal sanctions and penalties for issuance of a check which TENANT knows is drawn
18 upon insufficient funds and which is tendered for the purpose of committing a fraud upon a creditor.
19

20 **C. ADDITIONAL RENT:** All late fees and dishonored check charges shall be due when incurred and shall
21 become additional rent. **Payments will be applied to charges which become rent in the order accumulated.**
22 All unpaid charges or any fees owed by TENANT, including but not limited to notice fees, attorney's fees, repair
23 bills, utility bills, landscape/pool repair and maintenance bills and CIC fines will become additional rent at the
24 beginning of the month after TENANT is billed. TENANT'S failure to pay the full amount for a period may
25 result in the initiation of eviction proceedings. LANDLORD'S acceptance of any late fee or dishonored check fee
26 shall not act as a waiver of any default of TENANT, nor as an extension of the date on which rent is due.
27 LANDLORD reserves right to exercise any other rights and remedies under this Agreement or as provided by law.
28

29 **9. SECURITY DEPOSITS:** Upon execution of this Agreement, TENANT shall deposit with LANDLORD as a
30 Security Deposit the sum stated in paragraph 2. **TENANT shall not apply the Security Deposit to, or in lieu of,**
31 **rent.** At any time during the term of this Agreement and upon termination of the tenancy by either party for any
32 reason, the LANDLORD may claim, from the Security Deposit, such amounts due Landlord under this Agreement.
33 Any termination prior to the initial term set forth in paragraph 5, or failure of TENANT to provide proper notice of
34 termination, shall result in TENANT forfeiting the Security Deposit. Pursuant to NRS 118A.242, LANDLORD shall
35 provide TENANT with a written, itemized accounting of the disposition of the Security Deposit within thirty (30)
36 days of termination. TENANT agrees, upon termination of the tenancy, to provide LANDLORD with a forwarding
37 address to prevent a delay in receiving the accounting and any refund.
38

39 **10. TRUST ACCOUNTS:** BROKER shall retain all interest earned, if any, on security deposits to offset administration and
40 bookkeeping fees.
41

42 **11. EVICTION COSTS:** TENANT shall be charged an administrative fee of \$ 125.00 per eviction
43 attempt to offset the costs of eviction notices and proceedings. TENANT may be charged for service of
44 legal notices and all related fees according to actual costs incurred.
45

46 **12. CARDS AND KEYS:** Upon execution of the Agreement, TENANT shall receive the following:

47 _____ Door key(s) _____ Garage Transmitter(s) _____ Other(s) _____
48 _____ Mailbox key(s) _____ Gate Card(s) _____ Other(s) _____
49 _____ Laundry Room key(s) _____ Gate Transmitter(s) _____ Other(s) _____

50 Tenant shall make a key deposit (if any) in the amount set forth in paragraph 2 upon execution of this Agreement.
51 The key deposit shall be refunded within 30 days of Tenant's return of all cards and/or keys to Landlord
52 or Landlord's BROKER.
53

1 **13. CONVEYANCES AND USES:** TENANT shall not assign, sublet or transfer TENANT'S interest, nor any part
2 thereof, without prior written consent of LANDLORD. TENANT shall use the Premises for residential purposes
3 only and not for any commercial enterprise or for any purpose which is illegal. TENANT shall not commit waste,
4 cause excessive noise, create a nuisance or disturb others.
5

6 **14. OCCUPANTS** Occupants of the Premises shall be limited to _____ persons and shall be used solely for
7 housing accommodations and for no other purpose. TENANT represents that the following person(s) will live in
8 the Premises: _____
9 _____
10 _____

11 **15. GUESTS:** The TENANT agrees to pay the sum of \$ 25.00 per day for each guest remaining on
12 the Premises more than 30 days. Notwithstanding the foregoing, in no event shall any guest remain on the
13 Premises for more than thirty days.
14

15 **16. UTILITIES:** LESSEE shall immediately connect all utilities and services of premises upon commencement of
16 lease. LESSEE is to pay when due all utilities and other charges in connection with LESSEE's individual rented
17 premises. Responsibility is described as (T) for Tenant and (O) for Owner:

Electricity	<u>T</u>	Trash	<u>T</u>	Phone	<u>T</u>	Other	_____
Gas	<u>T</u>	Sewer	<u>T</u>	Cable	<u>T</u>	Other	_____
Water	<u>T</u>	Septic	<u>T</u>	Association Fees	<u>O</u>		_____

- 21 a. TENANT is responsible to connect the following utilities in TENANT'S name: Electric, gas, water
22 sewer, trash, cable, phone and any other utility
- 23 b. LANDLORD will maintain the connection of the following utilities in LANDLORD's name and bill
24 TENANT for connection fees and use accordingly: _____
25 _____
- 26 c. No additional phone or cable lines or outlets shall be obtained for the Premises without the
27 LANDLORD's written consent. In the event of LANDLORD's consent, TENANT shall be responsible for all
28 costs associated with the additional lines or outlets.
- 29 d. If an alarm system exists on the Premises, TENANT shall obtain the services of an alarm services
30 company and shall pay all costs associated therewith.
- 31 e. Other: _____
32 _____
33 _____

34 **17. PEST NOTICE:** TENANT understands that various pest, rodent and insect species (collectively, "pests") exist in
35 Southern Nevada. Pests may include, but are not limited to, scorpions (approximately 23 species, including bark
36 scorpions), spiders (including black widow and brown recluse), bees, snakes, ants, termites, rats, mice and
37 pigeons. The existence of pests may vary by season and location. Within thirty (30) days of occupancy, if the
38 Premises has pests, LANDLORD, at TENANT's request, will arrange for and pay for the initial pest control spraying.
39 TENANT agrees to pay for the monthly pest control spraying fees. The names and numbers of pest control
40 providers are in the yellow pages under "PEST." For more information on pests and pest control providers,
41 TENANT should contact the State of Nevada Division of Agriculture at www.agri.nv.gov.
42

43 **18. PETS:** No pet shall be on or about the Premises at any time without written permission of LANDLORD. In the
44 event TENANT wishes to have a pet, TENANT will complete an Application for Pet Approval. Should written
45 permission be granted for occupancy of the designated pet, an additional security deposit in the amount of \$ _____
46 will be required and paid by TENANT in advance subject to deposit terms and conditions aforementioned. In the
47 event written permission shall be granted, TENANT shall be required to procure and provide to Landlord
48 written evidence that TENANT has obtained such insurance as may be available against property damage to the
49 Premises and liability to third party injury. Each such policy shall name LANDLORD and LANDLORD'S AGENT
50 as additional insureds. A copy of each such policy shall be provided to Landlord and Landlord's broker prior to any
51 pets being allowed within the Premises. If TENANT obtains a pet without written permission to LANDLORD,
52 TENANT agrees to pay an immediate fine of \$500. TENANT agrees to indemnify LANDLORD for any and all
53 liability, loss and

1 damages which LANDLORD may suffer as a result of any animal in the Premises, whether or not written
 2 permission was granted.
 3
 4 **19. RESTRICTIONS:** TENANT shall not keep or permit to be kept in, on, or about the Premises: waterbeds, boats,
 5 campers, trailers, mobile homes, recreational or commercial vehicles or any non-operative vehicles except
 6 as follows: _____
 7 **TENANT shall not conduct nor permit any work on vehicles on the premises.**
 8
 9 **20. ALTERATIONS:** TENANT shall make no alterations to the Premises without LANDLORD's written consent. All
 10 alterations or improvements made to the Premises, shall, unless otherwise provided by written agreement
 11 between parties hereto, become the property of LANDLORD and shall remain upon the Premises and shall
 12 constitute a fixture permanently affixed to the Premises. In the event of any alterations, TENANT shall be
 13 responsible for restoring the Premises to its original condition if requested by LANDLORD or LANDLORD's
 14 BROKER.
 15 **21. DEFAULT:** Failure by TENANT to pay rent, perform any obligation under this Agreement, or comply with any
 16 Association Governing Documents (if any), or TENANT's engagement in activity prohibited by this Agreement, or
 17 TENANT's failure to comply with any and all applicable laws, shall be considered a default hereunder.
 18 Upon default, LANDLORD may, at its option, terminate this tenancy upon giving proper notice. Upon
 19 default, LANDLORD shall issue a proper itemized statement to TENANT noting the amount owed by
 20 TENANT. LANDLORD may pursue any and all legal and equitable remedies available.
 21
 22 **22. ENFORCEMENT:** Any failure by LANDLORD to enforce the terms of this Agreement shall not constitute a
 23 waiver of said terms by LANDLORD. Acceptance of rent due by LANDLORD after any default shall not
 24 be
 25 construed to waive any right of LANDLORD or affect any notice of termination or eviction.
 26 **23. NOTICE OF INTENT TO VACATE:** TENANT shall provide notice of TENANT's intention to vacate the
 27 Premises at the expiration of this Agreement. Such notice shall be in writing and shall be provided to
 28 LANDLORD prior to the first day of the last month of the leaseterm set forth in section5 of this Agreement.
 29 In no event shall notice be less than 30 days prior to the expiration of the term of this Agreement. In the event
 30 TENANT fails to provide such notice, TENANT shall be deemed to be holding-over on a month-to-month basis
 31 until 30 days after such notice. During a holdover not authorized by LANDLORD, rent shall increase by
 32 25.000 %.
 33
 34 **24. TERMINATION:** Upon termination of the tenancy, TENANT shall surrender and vacate the Premises and shall
 35 remove any and all of TENANT'S property. TENANT shall return keys, personal property and Premises to
 36 the LANDLORD in good, clean and sanitary condition, normal wear excepted. TENANT will allow LANDLORD to
 37 inspect the Premises in the TENANT's presence to verify the condition of the Premises.
 38
 39 **25. EMERGENCIES:** The name, address and phone number of the party who will handle maintenance or essential
 40 services emergencies on behalf of the LANDLORD is as follows: **(800)509-5803**
 41 **EMAIL TO: info@teg702.com**
 42 _____
 43 **26. MAINTENANCE:** TENANT shall keep the Premises in a clean and good condition. TENANT shall immediately
 44 report to the LANDLORD any defect or problem pertaining to plumbing, wiring or workmanship on the Premises.
 45 TENANT agrees to notify LANDLORD of any water leakage and/or damage within 24 hours of the occurrence.
 46 TENANT understands that TENANT may be held responsible for any water and/or mold damage, including the
 47 costs of remediation of such damage. TENANT shall be responsible for any **MINOR** repairs necessary to
 48 the Premises up to and including the cost of \$ 100.00 . TENANT agrees to pay for all repairs,
 49 replacements and maintenance required by TENANT's misconduct or negligence or that of TENANT's family, pets,
 50 licensees and guests, including but not limited to any damage done by wind or rain caused by leaving windows
 51 open and/or by overflow of water, or stoppage of waste pipes, or any other damage to appliances, carpeting or the
 52 building in general. At LANDLORD's option, such charges shall be paid immediately or be regarded as additional
 53 rent to be paid no later than the next monthly payment date following such repairs.
 54

1 a. TENANT shall change filters in the heating and air conditioning systems at least once every month, at
2 TENANT's own expense. LANDLORD shall maintain the heating and air conditioning systems and provide for
3 major repairs. However, any repairs to the heating or cooling system caused by dirty filters due to
4 TENANT neglect will be the responsibility of TENANT.
5

6 b. TENANT shall replace all broken glass, regardless of cause of damage, at TENANT's expense.
7

8 c. In the case of landscaping and/or a swimming pool being maintained by a contractor, TENANT agrees
9 to cooperate with the landscape and/or pool contractor in a satisfactory manner. LANDLORD provided
10 landscaping maintenance is not to be construed as a waiver of any responsibility of the TENANT to keep and
11 maintain the landscaping and/or shrubs, trees and sprinkler system in good condition. In the event the landscaping
12 is not being maintained by a Contractor, TENANT shall maintain lawns, shrubs and trees. TENANT shall water all
13 lawns, shrubs and trees, mow the lawns on a regular basis, trim the trees and fertilize lawns, shrubs and
14 trees. If TENANT fails to maintain the landscaping in a satisfactory manner, LANDLORD may have the
15 landscaping maintained by a landscaping contractor and charge TENANT with the actual cost. Said costs shall
16 immediately become additional rent.
17

18 d. LANDLORD shall be responsible for all major electrical problems that are not caused by TENANT.
19

20 e. TENANT **shall -OR-** **shall not** have carpets professionally cleaned upon move out. If cleaned,
21 TENANT shall present LANDLORD or LANDLORD's BROKER with a receipt from a reputable carpet cleaning
22 company.
23

24 f. There **is -OR-** **is not** a pool contractor whose name and phone number are as follows: _____
25

26 If there is no such contractor, TENANT agrees to maintain the pool, if any. TENANT agrees to maintain the
27 water level, sweep, clean and keep in good condition. If TENANT fails to maintain the pool in a satisfactory
28 manner, LANDLORD may have the pool maintained by a licensed pool service and charge TENANT with the
29 actual cost. Said costs shall become additional rent.
30

31 **27. ACCESS:** TENANT agrees to grant LANDLORD the right to enter the Premises at all reasonable times and for all
32 reasonable purposes including showing to prospective lessees, buyers, appraisers or insurance agents or
33 other business therein as requested by LANDLORD, and for BROKER's periodic maintenance reviews. If TENANT
34 fails to keep scheduled appointments with vendors to make necessary/required repairs, TENANT shall pay
35 for any additional charges incurred which will then become part of the next month's rent and be considered
36 additional rent. TENANT shall not deny LANDLORD his/her rights of reasonable entry to the Premises. LANDLORD
37 shall have the right to enter in case of emergency and other situations as specifically allowed by law. LANDLORD
38 agrees to give TENANT twenty-four (24) hours notification for entry, except in case of emergency.
39

40 **28. INVENTORY:** It is agreed that the following inventory is now on said premises. (Check if present; cross out if
41 absent.)
42

43 <u> </u> Refrigerator	<u> </u> Intercom System	<u> </u> Spa Equipment	<u> </u> _____
44 <u> </u> Stove	<u> </u> Alarm System	<u> </u> Auto Sprinklers	<u> </u> _____
45 <u> </u> Microwave	<u> </u> Trash Compactor	<u> </u> Auto Garage Openers	<u> </u> _____
46 <u> </u> Disposal	<u> </u> Ceiling Fans	<u> </u> BBQ	<u> </u> _____
47 <u> </u> Dishwasher	<u> </u> Water Conditioner Equip.	<u> </u> Solar Screens	<u> </u> _____
48 <u> </u> Washer	<u> </u> Floor Coverings	<u> </u> Pool Equipment	<u> </u> _____
49 <u> </u> Dryer	<u> </u> Window Coverings	<u> </u> Other _____	<u> </u> _____

50
51 TENANT assumes responsibility for the care and maintenance thereof.
52
53

1 **29. ASSOCIATIONS:** Should the Premises described herein be a part of a common interest community, homeowners
2 association planned unit development, condominium development("the Association") or such, TENANT hereby
3 agrees to abide by the Governing Documents (INCLUDING Declarations, Bylaws, Articles, Rules and Regulations)
4 of such project and further agrees to be responsible for any fines or penalties levied as a result of failure to do so by
5 himself, his family, licensees or guests. Noncompliance with the Governing Documents shall constitute a violation of
6 this Agreement. Unless billed directly to TENANT by the Association, such fines shall be considered as an addition to
7 rent and shall be due along with the next monthly payment of rent. By initialing this paragraph, TENANT
8 acknowledges receipt of a copy of the applicable Governing Documents. LANDLORD, at LANDLORD's expense,
9 shall provide TENANT with any additions to such Governing Documents as they become available. LANDLORD
10 may, at its option, with 30 days notice to TENANT, adopt additional reasonable rules and regulations governing use
11 of the Premises and of the common areas (if any). [____][____][____][____]

13 **30. INSURANCE:** TENANT **is -OR-** **is not** required to purchase renter's insurance. LANDLORD and BROKER
14 shall be named as additional interests on any such policy. LANDLORD shall not be liable for any damage
15 or injury to TENANT, or any other person, to any property occurring on the Premises or any part thereof,
16 or in common areas thereof. TENANT agrees to indemnify, defend and hold LANDLORD harmless from any claims
17 for damages. TENANT understands that LANDLORD's insurance does not cover TENANT's personal property. Even
18 if it is not a requirement of this Agreement, TENANT understands that LANDLORD highly recommends
19 that TENANT purchase renter's insurance.
20

21 **31. ILLEGAL ACTIVITIES PROHIBITED:** TENANT is aware of the following: It is a misdemeanor to commit or
22 maintain a public nuisance as defined in NRS 202.450 or to allow any building or boat to be used for a
23 public nuisance. Any person, who willfully refuses to remove such a nuisance when there is a legal duty to do so,
24 is guilty of a misdemeanor. A public nuisance may be reported to the local sheriff's department. A violation of
25 building, health or safety codes or regulations may be reported to the government entity in our local area such as
26 the code enforcement division of the county/city government or the local health or building departments.
27

28 **32. ADDITIONAL RESPONSIBILITIES:**

- 29 a. TENANT may install or replace screens at TENANT's own expense. Solar screen installation requires written
30 permission from LANDLORD. LANDLORD is not responsible for maintaining screens.
- 31 b. With the exception of electric cooking devices, outdoor cooking with portable barbecuing equipment is
32 prohibited within ten (10) feet of any overhang, balcony or opening, unless the Premises is a detached single
33 family home. The storage and/or use of any barbecuing equipment is prohibited indoors, above the first floor and
34 within five (5) feet of any exterior building wall. Adult supervision is required at all times the barbecue
35 equipment is generating heat.
- 36 c. The Premises ___ **have -OR-** ___ **have not** been freshly painted. If not freshly painted, the Premises
37 ___ **have -OR-** ___ **have not** been touched up. TENANT will be responsible for the costs for any holes or
38 excessive dirt or smudges that will require repainting.
- 39 d. TENANT agrees to coordinate transfer of utilities to LANDLORD or BROKER no less than **3**
40 business days of vacating the Premises.
- 41 e. Locks may be replaced or re-keyed at the TENANT'S expense provided TENANT informs LANDLORD and
42 provides LANDLORD with a workable key for each new or changed lock.
- 43 f. TENANT may conduct a risk assessment or inspection of the Premise for the presence of lead-based
44 paint and/or lead-based paint hazards at the TENANT's expense for a period of ten days after execution
45 of this agreement. Such assessment or inspection shall be conducted by a certified lead-based paint
46 professional. If TENANT for any reason fails to conduct such an assessment or inspection, then TENANT shall
47 be deemed to have elected to lease the Premises "as is" and to have waived this contingency. If TENANT conducts
48 such an assessment or inspection and determines that lead-based paint deficiencies and/or hazards exist, TENANT
49 will

1 notify LANDLORD in writing and provide a copy of the assessment/inspection report. LANDLORD will then
2 have ten days to elect to correct such deficiencies and/or hazards or to terminate this agreement. In the event of
3 termination under this paragraph, the security deposit will be refunded to TENANT. (If the property was
4 constructed prior to 1978, refer to the attached Lead-Based Paint Disclosure.)
5

6 g. TENANT may display the flag of the United States, made of cloth, fabric or paper, from a pole, staff or in a
7 window, and in accordance with 4 USC Chapter 1. LANDLORD may, at its option, with 30 days notice to
8 TENANT, adopt additional reasonable rules and regulations governing the display of the flag of the United States.
9

10 h. TENANT may display political signs subject to any applicable provisions of law governing the posting
11 of political signs, and, if the Premises are located within a CIC, the provisions of NRS 116 and any
12 governing documents related to the posting of political signs. All political signs exhibited must not be larger than
13 24 inches by 36 inches. LANDLORD may not exhibit any political sign on the Premises unless the tenant
14 consents, in writing, to the exhibition of the political sign. TENANT may exhibit as many political signs as
15 desired, but may not exhibit more than one political sign for each candidate, political party or ballot question.
16

17 **33. CHANGES MUST BE IN WRITING:** No changes, modifications or amendment of this Agreement shall be valid
18 or binding unless such changes, modifications or amendment are in writing and signed by each party. Such
19 changes shall take effect after thirty days notice to TENANT.
20

21 **34. CONFLICTS BETWEEN LEASE AND ADDENDUM:** In case of conflict between the provisions of an
22 addendum and any other provisions of this Agreement, the provisions of the addendum shall govern.
23

24 **35. ATTORNEY'S FEES:** In the event of any court action, the prevailing party shall be entitled to be awarded against
25 the losing party all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees
26 and costs.
27

28 **36. NEVADA LAW GOVERNS:** This Agreement is executed and intended to be performed in the State of Nevada in
29 the county where the Premises are located and the laws of the State of Nevada shall govern its interpretation and
30 effect.
31

32 **37. WAIVER:** Nothing contained in this Agreement shall be construed as waiving any of the LANDLORD's or
33 TENANT's rights under the laws of the State of Nevada.
34

35 **38. PARTIAL INVALIDITY:** In the event that any provision of this Agreement shall be held invalid or
36 unenforceable, such ruling shall not affect in any respect whatsoever the validity or enforceability of the remainder
37 of this Agreement.
38

39 **39. VIOLATIONS OF PROVISIONS:** A single violation by TENANT of any of the provisions of this Agreement
40 shall be deemed a material breach and shall be cause for termination of this Agreement. Unless otherwise
41 provided by the law, proof of any violation of this Agreement shall not require criminal conviction but
42 shall be by a preponderance of the evidence.
43

44 **40. SIGNATURES:** The Agreement is accepted and agreed to jointly and severally. The undersigned have read this
45 Agreement and understand and agree to all provisions thereof and further acknowledge that they have received
46 a copy of this Agreement.
47

48 **41. LICENSEE DISCLOSURE OF INTEREST:** Pursuant to NAC 645.640, _____
49 is a licensed real estate agent in the State(s) of _____, and has the following interest, direct
50 or indirect, in this transaction: Principal (LANDLORD or TENANT) -OR- family relationship or business
51 interest: _____.
52
53

1 **42. CONFIRMATION OF REPRESENTATION:** The Agents in this transaction are:

2
3 Tenant's Broker: _____ Agent's Name: _____
4 Address: _____
5 Phone: _____ Fax: _____ Email: _____
6 License # _____

7
8 Landlord's Broker: **Re/Max Advantage** Agent's Name: **Dan Edgington**
9 Address: **10075 S. Eastern Ave Suite 103, Henderson, NV 89052**
10 Phone: **800-509-5803** Fax: **(702)946-0348** Email: **info@teg702.com**
11 License # **S.0068701**

12 **43. NOTICES:** Unless otherwise required by law, any notice to be given or served upon any party hereto in
13 connection with this Agreement must be in writing and mailed by certificate of mailing to the following addresses:
14

15
16 **BROKER: Re/Max Advantage/ Tim Kuptz**
17 Address: **10075 S. Eastern Ave Suite 103, Henderson, NV 89052**
18 Phone: **(702)896-5500** Fax: **(702)946-0348** Email: **info@teg702.com**

19
20 **TENANT:** _____ **&** _____
21 Address: _____
22 Phone: _____ Fax: _____ Email: _____

23
24 **44. ADDENDA ATTACHED:** Incorporated into this Agreement are the following addenda, exhibits and other
25 information:

- 26 A. Lease Addendum for Drug Free Housing
- 27 B. Smoke Detector Agreement
- 28 C. Other: _____
- 29 D. Other: _____
- 30 E. Other: _____

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1 **45. ADDITIONAL TERMS AND CONDITIONS: Please see attached addendums: general addendum**
 2 **application for pet approval, foreclosure addendum, smoke detector agreement, team duties owed and**
 3 **renter's insurance addendum.**

- 4 1. Tenant agrees not to smoke inside premises, and will be responsible for remediating any smoke odor upon
 5 vacating.
 6 2. Tenant accepts property in current state of cleanliness and acknowledges that it is good condition. The
 7 inspection report provided to Tenant must be returned within 3 days of taking possession. Tenant is encouraged
 8 to report any necessary repairs, no matter how slight. Landlord normally does not repair or replace
 9 nonfunctioning items such as paint, flooring, etc. every time a property changes possession.
 10 3. On move out date, property to be returned in same or comparable condition; otherwise costs will be deducted
 11 from the security deposit.
 12 4. Tenant is responsible for maintaining landscaping - including weeding, trimming and watering.
 13 5. If fridge, washer & dryer are provided and not used - tenant must store and safe guard appliances in garage or
 14 other location.
 15 6. Tenant acknowledges and consents to any trash or personal property left in or on the property upon vacating,
 16 may be disposed of at Tenant's expense.
 17 7. Tenant is responsible for obtaining mailbox key from the post office.

18 ***IF LEASE IS NOT RENEWED AFTER INITIAL LEASE TERM, RENT WILL GO UP 10% ONCE TENANT GOES TO A**
 19 **MONTH TO MONTH STATUS ON THEIR LEASE. NO EXCEPTIONS!**

20 ***ANY LEASE THAT ENDS UP GOING MONTH TO MONTH WILL HAVE THE RENT AUTOMATICALLY GO UP BY**
 21 **10% OF THE LAST CONTRACTED MONTHLY RENTAL AMOUNT PRIOR TO GOING MONTH TO MONTH.**

22 The Edgington Group _____ TENANT'S SIGNATURE _____ DATE _____
 23 LANDLORD/AGENT Print Name: _____
 24 Phone: _____

25 **Re/Max Advantage** _____ TENANT'S SIGNATURE _____ DATE _____
 26 MANAGEMENT COMPANY (BROKER) NAME Print Name: _____
 27 Phone: _____

28 By _____ TENANT'S SIGNATURE _____ DATE _____
 29 Authorized AGENT for BROKER SIGNATURE DATE Print Name: _____
 30 **Dan Edgington** _____
 31 **X REALTOR®** Phone: _____

32 _____ TENANT'S SIGNATURE _____ DATE _____
 33 Print Name: _____
 34 Phone: _____



GENERAL ADDENDUM TO LEASE AGREEMENT
 The Edgington Group Property Management / RE/MAX Advantage

PROPERTY ADDRESS: _____

TENANT 1 NAME: _____ PHONE #: _____

TENANT 2 NAME: _____ PHONE #: _____

TENANT 3 NAME: _____ PHONE #: _____

TENANT 4 NAME: _____ PHONE #: _____

A. IMPORTANT INFORMATION ABOUT THE PROPERTY

1. Home Warranty Co: _____ Policy #: _____ Phone: _____

2. Landscaper: _____ Phone: _____ Day: _____

3. Pool Service: _____ Phone: _____ Day: _____

4. Gate Code: _____ Mailbox #: _____ Parking Space #: _____

5. HOA MANAGEMENT CO: _____ Phone: _____

6. **TENANT HAS RECEIVED HOA RULES IF APPLICABLE.**

LANDLORD/AGENT: _____ TENANT: _____ <Initial Here

B. TENANT ACKNOWLEDGEMENTS

1. Tenant has paid \$ _____ in initial rent as of move-in. Next rent payment is due on _____

2. **Rent is due by 5pm on the first day of the month, regardless of holidays or weekends.**

3. RENT SHOULD BE MAILED TO: **10075 S. Eastern Ave # 103, Henderson, NV 89052** or delivered to **10075 S. Eastern Ave # 103, Henderson, NV 89052.**

4. If mailed, rent should be sent 5 days prior to the due date to ensure on time arrival.

5. Late charges are **\$75 on the 4th and then \$25 a day until rent is paid** . All rent paid after the due date must be paid with certified funds (cashier's check/money order) - personal checks & cash will not be accepted.

6. Neither ill health, loss of job, financial emergency or other excuse will be accepted for late payment. After 3rd day of the month, landlord may file 5 day (eviction) notice to pay rent or quit the property.

7. Landlord may, at any time, require rent payments to be made in certified funds form and refuse acceptance of personal checks. **Cash is not accepted at any time for payment of rents and will be refused.**

8. If eviction proceedings begin (eviction notice is posted on premises), a **\$125 eviction charge** will be due from tenant in addition to all past due rent and late fees in order to stop the eviction.

9. Tenant to transfer utilities no later than the day the tenant occupies the property or start of lease (whichever comes first)

LANDLORD/AGENT: _____ TENANT: _____ <Initial Here

C. RESTRICTIONS

1. **SMOKING POLICY** - Tenant, residents, and guests are not permitted to smoke on interior of property.

Tenant is responsible for all costs to remove lingering smoking smells within property. **Cost of ozone treatment to eliminate smoking smells may be deducted from security deposit at landlord's discretion. Smoking on interior of premises is grounds for eviction** Additional expenses may be incurred to remove

smoking smells.

2. PET POLICY (CHECK ONE)

PETS ARE NOT APPROVED

Pets are not approved for this property. **Tenant is not permitted to maintain a pet of any kind for any length of time on the interior or exterior of this property.** If it is discovered that pets are on the premises, tenant is subject to eviction.

PETS ARE APPROVED (Pet Application MUST be attached to this Lease)

In lieu of tenant's pet deposit of \$ _____, tenant is approved to have pet(s) not exceeding ____ Lbs. at the property. Only dogs or cats up to the approved weight size are approved in this section - all other species of pets must be specifically approved in writing by landlord **If it is determined tenant has pets exceeding the above approved weight or not in conformance of this agreement, tenant may be subject to additional deposit or eviction at landlords discretion.** Costs to remove pet odors will be charged to tenant if necessary.

LANDLORD/AGENT: _____ TENANT: _____ _____ <Initial Here

D. CONDITION & SERVICE REQUESTS

1. CURRENT CONDITION

a. **All tenants acknowledge that they (or a designated representative) have inspected the interior of the property prior to this lease signing. No cosmetic changes will be made to property after signing of the lease without owner's written approval.**

b. If tenant has not inspected the premises prior to signing the lease, tenant acknowledges that they are agreeing to accept the property in the condition it is in currently and are not relying on statements made by landlord or representatives in their decision to sign this lease.

c. Unless otherwise noted in this lease agreement, tenant is fully responsible for maintenance of exterior yard during period of lease, including watering, trimming, and cutting grass/weeds.

2. MOVE-IN INSPECTION REPORT

a. Move in inspection report must be filled out by tenant and received by landlord within 3 days of occupancy.

b. Failure to submit the move in inspection report within this time frame will be legally binding proof that the property is in good condition without defect at time of move in. Tenant will be responsible for said condition at time of move out. Inspection form may be returned to landlord via in person deliver, fax, e-mail or certified mail.

3. WORK ORDERS

a. Non-emergency work orders will be responded to within 1 business day of tenant's notification of landlord.

b. Tenant is advised work order requests sent by e-mail, fax or online receive priority response.

c. **Tenant strongly advised to submit work order requests to: info@teg702.com if unable to email at a given time please contact us at 800-509-5803.**

d. If there is a gas leak call Southwest Gas at 702-365-1555 directly for emergency service.

4. VENDORS

a. **Tenant is required to submit for repairs to landlord. If tenant performs repairs at his own costs, reimbursement for repairs will only be made if agreed to be landlord in writing ahead of the repair.**

b. Tenant may not request additional repairs of vendors dispatched by landlord without landlord

approval. If such repairs are completed at tenant request without approval, tenant is solely responsible for payment of additional costs to vendor.

5. EMERGENCY REPAIRS

- a. Emergency repairs are defined as repairs for preservation and safety of the property, to avoid the suspension of any essential service to the property, to avoid danger of life or property.
- b. **Tenant may contact approved vendors or home warranty company (as provided above) for emergency off - hours repair requests.** Tenant is required to first attempt to reach property manager before contacting any vendor.
- c. In no case is landlord responsible for reimbursing tenant for any emergency repairs in excess of the cost that would have been charged by the home warranty company deductible or a vendor approved by the landlord/ home warranty company. Approved list of vendors is located on our website at www.rent702.com. Tenant understands that in all circumstances the \$100 service fee referenced under #26 of main contract, is to be paid regardless of whether the cost of the repair exceeds or could exceed the \$100 amount listed at tenant responsibility.

LANDLORD/AGENT: _____ TENANT: _____ _____ <Initial Here

E. EVICTIONS

1. LATE RENT & NSF

- a. If rent is returned NSF, tenant to deliver certified funds to landlord equal to the rent due plus \$125.00 NSF Fee within 24 hours. If certified funds are not delivered within 24 hours, landlord will immediately begin eviction proceedings AND all late fees also become due as well as retroactive to due date. All future payments must be certified.

2. TENANT MAY BE EVICTED IN THE FOLLOWING CIRCUMSTANCES:

- a. **If the property fails an inspections by the landlord and the costs of repairs exceeds the security deposit.**
- b. Non-payment of rent or NSF fees, eviction fees, or utility payments by due date.
- c. Failure to maintain property in clean, sanitary condition and good repair. Failure to maintain landscaping or property.
- d. Criminal activity including illegal drug use.
- e. Smoking inside the premises at any time or outside the premises without specification in the lease.
- f. Unapproved pets occupying the premises.
- g. Permanent residents (more than 30 days) exceeding 2 per bedroom.
- h. Refusal to grant access to manager or manager's vendor with 24 hours notice.

F. ADDITIONAL TERMS

1. EARLY TERMINATION

- a. Termination of this agreement without prior written notice for the last month of the initial agreement or before the termination date will constitute breach of the tenancy as agreed and all deposits shall be in favor of the owner as full liquidated damages at owner's option.
- b. In certain cases, early termination of lease may be granted to tenants at landlord's discretion of terms.

2. RENTER'S INSURANCE

- a. Tenant acknowledges understanding that owner's insurances does not cover tenant's personal property. Tenant is required to provide proof of renter's insurance when keys are picked up, prior to occupying the property.
- b. FOR PETS, policy must include liability insurance with landlord/ landlord's agent names as additional insured parties.

3. APPLIANCES

a. Any appliances provided by owner but not used by tenant must be maintained in secure and safe Guarded location by tenant and returned to original location by tenant upon move out.

4. COMMUNICATION

a. Tenant must inform landlord of additional tenants at property within 3 days of change.

b. Tenant must inform landlord of re-key of property and provide a new emergency key within 3 days of lock change.

c. Tenant must inform landlord of changes in phone number or email address. Non- emergency inquiries or services should be directed to property manager's Service Request Email line at:

info@teg702.com . In an emergency situation, call 800-509-5803, option 4. Only Emergencies should be called in to property manager.

d. Response to inquiries of a non-emergency nature will be longer during the first five days of any month. All inquiries should be emailed to: info@teg702.com

e. In- person meetings with property manager or any member of The Edgington Group will be granted by appointment only. Coming to the office without an appointment for a personal meeting will result in being turned away.

LANDLORD/AGENT: _____ TENANT: _____ _____ <Initial Here

G. UTILITY INFORMATION

1. UTILITY POLICY

a. **Tenant is required to maintain power, gas, water at premises at all times** beginning the date of the start of the lease to the date of lease end, regardless of the tenant's occupancy of the property. Failure to maintain utilities will result in a deduction from the tenant's security deposit for any utility costs incurred by the landlord during tenant's lease period. Trash and sewer may also be tenant's responsibility.

2. WATER UTILITIES

LAS VEGAS & CLARK COUNTY	702-870-4194	www.lvwd.com
HENDERSON	702-267-5900	www.cityofhenderson.com/utilities/
NORTH LAS VEGAS	702-633-1484	www.ci.north-las-vegas.nv.us/

3. POWER UTILITIES

NEVADA POWER	702-402-5555	www.NevadaPower.com
BOUDLER CITY POWER	702-293-9244	

4. GAS UTILITIES

SOUTHWEST GAS	877-860-6020	www.swgas.com
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5. OPTIONAL UTILITIES

(PHONE) EMBARQ	702-244-7469	www.embarq.com	330 S. Valley View Las Vegas, NV 89107
(CABLE) COX	702-383-4000	www.cox.com	750 N. Rancho Drive Las Vegas, NV 89106
REPUBLIC SERVICES	702-735-5151	www.republicservices.com	

***ALL PARTIES SIGNING BELOW ACKNOWLEDGE THEY HAVE READ AND AGREE TO THIS LEASE AGREEMENT:**

Sign Here>

_____	_____	_____	_____
Tenant 1	Date	Tenant 2	Date
_____	_____	_____	_____
Tenant 3	Date	Tenant 4	Date
_____	_____	_____	_____
Manager Signature			Date



Tenant requests Landlord's approval to keme pet(s) in and/or on the Property.

APPLICATION FOR PET APPROVAL

This is an application to the Landlord for _____ ("Tenant") to have a pet at the following address: _____ ("the Property").

*Tenant must provide a picture of the pet(s) they are requesting to be approved.

1. The pet or pets are identified as follows:

Name	Age	Breed	Weight	Gender	Neutered?	License No.
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

- 2. Tenant certifies to Landlord that the pet(s) is in good health, and as proof therefore, a certificate of good health from a licensed veterinarian is attached. In addition, a photo of each pet is attached with the name on the back.
- 3. Tenant will keep pets on a leash when not in a fenced backyard area and will clean up all waste on the Property as well as in any common areas.
- 4. If the Property is subject to a Common Interest Community, Tenant will abide by all rules and regulations and CC&R's with respect to pet ownership.
- 5. Tenant acknowledges and understands that the representations herein are considered to be material provision of the Residential Lease Agreement.
- 6. Tenant requests Landlord's approval to keep the above-name pet(s) in and/or on the Property.

Tenants:

Date: _____ Sign Here> _____
(Signature)

(Signature)

Landlord's Response

Landlord, through Landlord's Broker, having considered the Application for Pet Approval submitted by Tenant, does hereby ___ approve **-OR-** ___ reject Tenant's application.

By: _____ Date
Authorized Agent for Broker
Dan Edgington



FORECLOSURE ADDENDUM TO RESIDENTIAL LEASE AGREEMENT for

(Property Address)

In reference to the Residential Lease Agreement ("Lease Agreement") executed by _____
_____ as Tenant(s) and _____
/The Edgington Group as Owner by and through
Owner's Broker **Re/Max Advantage** ("Broker"), dated
_____ covering the real property at _____,
_____ , the parties hereby agree

that the Agreement be amended as follows:

1. NOTICE OF DEFAULT/FORECLOSURE. Tenant(s) is notified that Owner has agreed to notify Broker of any defaults on any loans, mortgages, assessments or trust deeds. The filing of a Notice of Default by a lender or other lien holder commences a foreclosure period which lasts, at a minimum, three months plus 21 days. Tenant(s) is further notified that Owner has authorized Broker to notify Tenant(s) and make arrangements to terminate the Lease Agreement if Broker receives any notice indicating that Owner is any one of the following situations: (1) default of any loan, mortgage, assessments or trust deed; (2) any stage of the foreclosure process including a deed-in-lieu of foreclosure; (3) default in making any payments associated with this property; or (4) acceptance of a short sale contract. In such event, Owner has authorized Broker to negotiate termination of the Lease Agreement.

2. TERMS OF LEASE AGREEMENT. During any foreclosure period, the Tenant(s) shall **honor ALL CONDITIONS of the current Lease Agreement** including the timely payment of rent as stated in the lease Agreement. Nevada law grants the Owner a redemption period, and the Owner remains as the legal owner of the record until the actual time of the foreclosure sale.

3. RETURN OF SECURITY DEPOSITS. Once the Tenant(s) vacates the property, the Owner has authorized Broker to release ALL security deposits (including non-refundable deposits) back to the Tenant(s) with no further obligations from the Tenant(s) or Broker. The 30-day period required by Nevada law for the return of the security deposits still applies. The property must be returned in the same general condition as the Tenant(s) occupied the property. Upon Tenant(s)'s request, Broker will attempt to find a new home to rent/lease/purchase for Tenant(s).

When executed by both parties, this Addendum is made an integral part of the aforementioned Lease Agreement. WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

The Edgington Group _____ **Sign Here >** _____
LANDLORD/AGENT TENANT'S SIGNATURE Date

Re/Max Advantage _____
MANAGEMENT COMPANY (BROKER) TENANT'S SIGNATURE Date

By _____ Date _____
Authorized Agent for Broker TENANT'S SIGNATURE Date

REALTOR®

Dan Edgington

Foreclosure Addendum (Tenant)

© 2008 Greater Las Vegas Association of REALTORS®

SMOKE DETECTOR AGREEMENT

This Agreement entered into the _____ day of _____, _____ between
 The Edgington Group (through landlord's representative), and _____
 , Landlord _____ & _____, Tenant.

In consideration of their mutual promises, Landlord and Tenant agree as follows:

1. Tenant is renting from Landlord the premises at _____
2. This agreement is an addendum and part of the rental agreement and/or lease between Landlord and Tenant.
3. The premises are equipped with smoke detection device(s).
4. It is agreed that Tenant will test the smoke detector within one hour after occupancy and inform Landlord or his/her Agent immediately if detector(s) is not working properly.
5. It is agreed that Tenant will be responsible for testing smoke alarm(s) at least once every week by pushing the "push to test" button on the detector for about five (5) seconds. To be operating properly, the alarm will sound when the button is pushed.
6. Tenant understands that said smoke detector(s) is a battery operated unit and it shall be Tenant's responsibility to insure that the battery is in operating condition at all times. If after replacing battery, any smoke detector(s) will not operate or has no sound, Tenant must inform Landlord or his/her Agent immediately in writing.
7. Landlord and his/her Agent recommend that Tenant provides and maintains a fire extinguisher on the premises.
8. The undersigned have read the above agreement and understand and agree to all provisions thereof and further acknowledge that they have received a copy of said agreement.

The Edgington Group

 LANDLORD/AGENT

Sign Here >

 TENANT

 TENANT

DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and b) Each unrepresented party to the real estate transaction, if any.**

Licensee: The licensee in the real estate transaction is _____ whose license number is <u>68701</u> . The licensee is acting for [client's name(s)] _____ _____ who is/are the <input checked="" type="checkbox"/> Seller/Landlord; <input type="checkbox"/> Buyer/Tenant.	Dan Edgington
Broker: The broker is _____, whose company is _____	Tim Kuptz Re/Max Advantage

Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties: You understand that the licensee _____ may **or** _____ may not, in the future act
(Client Init) (Client Init)

for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.													
<div style="text-align: right; color: red; font-weight: bold;">Sign Here ></div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black; text-align: center;"><i>Seller/Landlord</i></td> <td style="width: 15%; border-bottom: 1px solid black; text-align: center;"><i>Date</i></td> <td style="width: 15%; border-bottom: 1px solid black; text-align: center;"><i>Time</i></td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;"><i>Seller/Landlord</i></td> <td style="border-bottom: 1px solid black; text-align: center;"><i>Date</i></td> <td style="border-bottom: 1px solid black; text-align: center;"><i>Time</i></td> </tr> </table>	<i>Seller/Landlord</i>	<i>Date</i>	<i>Time</i>	<i>Seller/Landlord</i>	<i>Date</i>	<i>Time</i>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black; text-align: center;"><i>Buyer/Tenant</i></td> <td style="width: 15%; border-bottom: 1px solid black; text-align: center;"><i>Date</i></td> <td style="width: 15%; border-bottom: 1px solid black; text-align: center;"><i>Time</i></td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;"><i>Buyer/Tenant</i></td> <td style="border-bottom: 1px solid black; text-align: center;"><i>Date</i></td> <td style="border-bottom: 1px solid black; text-align: center;"><i>Time</i></td> </tr> </table>	<i>Buyer/Tenant</i>	<i>Date</i>	<i>Time</i>	<i>Buyer/Tenant</i>	<i>Date</i>	<i>Time</i>
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<i>Buyer/Tenant</i>	<i>Date</i>	<i>Time</i>											
<i>Buyer/Tenant</i>	<i>Date</i>	<i>Time</i>											



“Team” Addendum to Duties Owed

As part of the attached Duties Owed form, we hereby further disclose all members of the team promoted and known as The Edgington Group, RE/MAX Advantage.

Dan Edgington <i>Works with all clients</i>	Realtor / Property Manager Direct: 800-509-5803	Licensed
John Pope <i>Works with all clients</i>	Realtor Direct: 800-509-5803	Licensed
Kristina Woolf <i>Works with all clients</i>	Realtor Direct: 800-509-5803	Licensed
Cissy Bonifacio <i>Works with all clients</i>	Office Manager Direct: 800-509-5803	Not Licensed
Mike Stevens <i>Works with all clients</i>	Field Manager Direct: 800-509-5803	Not Licensed
Michelle Edgington <i>Works with all clients</i>	Office Coordinator Direct: 800-509-5803	Not Licensed
Kristi Alboro <i>Works with all clients</i>	Office Coordinator Direct: 800-509-5803	Not Licensed

The undersigned hereby acknowledge that the above are all members of The Edgington Group and can be reached through the office.

Owner 1

Date

Owner 2

Date

Owner 3

Date

Renters Insurance Addendum

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____ between _____ & Re/Max Advantage (Owner/Agent) and _____ (Resident) for the property located at _____

Resident is required to maintain renter's insurance throughout the duration of the tenancy that is to include.

- Coverage in personal liability for each occurrence.
- Property listed above must be listed as the location of resident insured.
- Owner must be listed as a Certificate Holder.
- Notification that the carrier must provide 30 day notice of cancellation or change to owner/agent.

***Resident must provide proof of insurance to the Owner/Agent prior to occupancy of the property. Failure to do so is a violation of the rental/lease agreement.**

Insurance Facts For Residents

1. Except under special circumstances, the owner is NOT legally responsible for loss to the resident's personal property and Owner's Insurance will NOT cover such losses.
2. If damages or injury to owner's property is caused by resident (or resident's guest or child) the owner's insurance company may have the right to attempt to recover from the resident payments made under owner's policy.
3. Following is a non-inclusive list of examples of misfortunes (except for special circumstances) that you could be held responsible for:
 - a. Babysitter injures herself in your home
 - b. Defective electrical extension cord starts a fire causing damage to property or personal property.
 - c. A friend or your handyman is injured helping you slide out fridge to clean behind it.
 - d. While fixing your tv, a handyman you hired slips on the floor you just waxed.
 - e. Your locked car is broken into and your personal property as well as a friend's is stolen.
 - f. A burglar breaks your front door lock and steals your valuables and personal property.
4. If you desire to protect yourself and your property against loss or liability, the owner strongly recommends you consult with your insurance agent to obtain appropriate coverage.

The cost is reasonable considering the peace of mind, protection and the financial recovery of loss that you get if you are adequately protected by insurance.

Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Landlord/Agent



Move- Out Cleaning Instructions

General Information:

In order to adequately clean your premises, you should plan on 6-12 hours of hard work after you have moved all of your furniture and belongings out of the residence. You will need rags, scouring powder, liquid cleaner, window cleaner, oven cleaner, a vacuum cleaner, cleaning buckets, pads, in addition to a chair, stool or small step ladder.

Windows:

Clean glass with window cleaner, clean sills from dust, etc. Wipe all window coverings (blinds & verticals) Wash window coverings with damp cloth if sticky and/or extremely dirty.

Bathroom(s):

Clean out cabinets and drawers. Look especially for hair in drawers.

Clean counter tops and faucets, especially behind faucets.

Clean out medicine cabinet and wipe mirror with Windex.

Clean light globes (bulbs) of dust.

Clean and disinfect toilet. Wipe bowl outside and inside, clean toilet seat top and bottom and especially the piece that attaches the bowl to the tank where the seat is screwed on.

Clean window sills and window coverings.

Clean shower walls and tub walls with cleanser that does not leave grit and leaves the wall smooth and shiny.

Clean shower and tub floors also and remove all hair from the floor, drain and shower track. Clean shower glass with Windex or Lime away so that it is clear.

Clean all stainless faucets so that they shine.

Kitchen:

Clean out cabinets and drawers for crumbs and dust. Wipe outside of cabinets.

Counter tops, especially behind the kitchen faucet.

Stove: Clean stove burners of all grease and grease stains. Clean balance of stove including the sides and knobs. Clean back splash of stove or wall behind stove of any grease.

Oven: Clean inside of oven including racks unless it is a self cleaning oven.

Refrigerator: Clean inside all compartments and wipe outside including sides and top. Clean and dust top and behind refrigerator.

Microwave: Clean inside wall and inside door of any splatters. Clean exterior including top of microwave next to cabinet and including venting area above door.

Light fixtures: Clean with Windex and shine.

Floors: Clean with water and vinegar. (Especially in corners and hard to reach areas.)

Washer & Dryer:

Clean and wipe exterior including top, front, sides and all knobs. Sweep and clean behind dryer of all lint and dust. Clean washer inside washer lid for all dirt, hair and soap residue. Clean inside dryer for hair and lint and clean lint tray.

Doors:

Wipe all fingerprints and/or dirt from doors and door frames with a damp cloth and 409 if needed. Closets:

Wipe shelves and hanger rods with cleaner and water.

Ceiling Fans:

Dust tops of fans with dust cloth. Wipe with damp cloth if extra dirty. Clean any light globes that are necessary.

Floors:

Scrub with water and vinegar. (Especially in corners & hard to reach areas) Wipe off base boards from dust.

Blinds and Verticals:

Dust with dust cloth; if extra dirty, wash with damp cloth. Pets:

Clean up after your pet. Make sure all waste is removed (from the house and yard).

Air Conditioning and Heating Filters: Change Filters. Add clean ones.

Carpets:

Carpets must be professionally steam cleaned.

Garage and Exterior:

Sweep out garage floors and sweep patio and porches.

Spackle holes in walls from pictures:

Please do not use spackle knife since it spreads the spackle and covers the texture. Use the tip of your finger and just dab a small amount into the hole to fill it without spreading it beyond the hole. Thank you.

REMEMBER:

If the house is not as clean as when you moved in, someone else will have to clean it. Your deposit will then be used to pay for labor and materials to finish the job.

ESTIMATE FOR US TO CLEAN FOR YOU:

Depending on the size of the house and how clean or dirty it is upon move-out, it could be as low as \$50 for a final touch-up or as high as \$500 or more if left extremely dirty. The average size house for normal cleaning would be approximately \$300. Remember this is just an estimate. The amount will be determined after final walk-through.

Tenant

Tenant

Date

YARD MAINTENANCE ADDENDUM

Yard Maintenance Addendum to Residential Lease Agreement dated _____ between
Landlord and _____ & _____.

For the rental Property located at _____.

The following terms are hereby included as part of the Residential Lease Agreement described above:

- 1. Front of the property shall be maintained by: _____ Resident _____ Landlord
- 2. Rear of the property shall be maintained by: _____ Resident _____ Landlord
- 3. Inside walls and patios shall be maintained by: _____ Resident _____ Landlord
- 4. Atriums shall be maintained by: _____ Resident _____ Landlord

Check the appropriate paragraph:

_____ a. In the event that responsibility for yard maintenance is the Landlords, Residents shall be required to notify Landlord of any failure of water systems or grass, plants, shrubs, trees, etc. that appear in danger of dying. If Landlord employs landscaper or Landscape Company, it shall be the Resident's responsibility to cooperate fully with the said company and to notify Landlord if maintenance if not properly performed. Residents shall be responsible for adequately watering all plants.

_____ b. In the event that responsibility for maintenance is the resident's, whether or not the resident performs work or has work performed by professionals, it shall be the Resident's responsibility to notify Landlord of the failure of any installed water system. Resident shall be responsible for regular maintenance and the watering of grass, trees, shrubs, bushes, flowers and other planting, trimming and fertilizing of the same. Resident is responsible for weed and pest control.

- 5. If Resident fails to maintain the yard in a satisfactory condition, Landlord may notify resident of default of this addendum and if Resident fails to respond by maintaining and preserving the yard, the Resident hereby authorizes Landlord to contract for yard service(s) and accrue said service(s) to the rent of the Resident. Failure to pay said accrued rent should be cause for termination of the Lease Agreement.
- 6. The Resident(s) acknowledge(s) that accidents can and do happen to the most safety conscious individuals. Residents shall accept full responsibility for the actions and activities of his/her guests, family and friends. Resident shall hold harmless and indemnify Landlord for any and all liability arising by reason of yard use, children's play equipment, exterior walls, steps, staircases, ponds, pools and natural terraces.
- 7. It is hereby acknowledges that the word Resident in this addendum may refer to the plural, male or female gender of the occupant of the property.

Resident Date

Landlord/Agent Date

Resident Date

Resident Date

Introduction

The Department of Business and Industry --Nevada Real Estate Division has developed this booklet to increase consumer awareness and understanding of disclosures that may be required by a buyer or seller during the sale or purchase of a residential property in the State of Nevada.

In almost every real estate transaction, some form of written disclosure is required. For example, real estate licensees must disclose if they are related to a party in the transaction or affiliated with the lender involved in approving the loan for that particular transaction. Sellers, for instance, are responsible for disclosing material facts, data and other information relating to the property they are attempting to sell. And buyers, in some cases, must disclose if they are choosing to waive their 10-day opportunity to conduct a risk assessment of lead hazards.

These are only a few examples of what must be disclosed during a real estate transaction. While it is impossible to outline which disclosures are needed in every situation (as each real estate transaction is unique), this booklet contains discussions on the most commonly required state, federal and local disclosures.

References to real estate licensees and the sale of residential properties in this booklet apply only to the state of Nevada. This guide, however, does not specifically address vacant land or commercial properties.

We hope that you will find this booklet helpful and that it becomes a valuable resource during your real estate transaction. For more information, please visit our website at www.red.state.nv.us.

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Nevada Real Estate Division

RESIDENTIAL DISCLOSURE GUIDE

State of Nevada
Department of
Business & Industry
Real Estate Division

I/We acknowledge that I/we have received a copy of the Residential Disclosure Guide.

DATE _____

Client --Print Name

Client --Signature

Client --Print Name

Client --Signature

Make copy of page for additional signatures.

Retain original or copy in each transaction file.

This booklet is state-issued and may not be modified or altered in any way. It may be reproduced as needed and downloaded for printing from the Division's website at <http://red.state.nv.us/publications/rdg.htm>

Nevada Real Estate Division

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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor Date Lessor Date

Lessee Date Lessee Date

Agent Date Agent Date



LEASE ADDENDUM FOR DRUG FREE HOUSING

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 Tenant's household, or a guest or other person under Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the subject leasehold premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of controlled substance (as defined in section 102 or the Controlled Substance Act, 21 U.S.C. 802).
2. Tenant, any member of the Tenant's household, or a guest or other person under Tenant's control, shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the subject leasehold premises.
3. Tenant or members of the household will not permit the dwelling unit to be used for or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Tenant or member of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near the subject leasehold premises or otherwise.
5. Tenant, any member of the Tenant's household, or a guest or other person under Tenant's control shall not engage in acts of violence, including, but not limited to the unlawful discharge of firearms, on or near the subject leasehold premises.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of the addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This lease addendum incorporated into the lease executed or renewed this day between Landlord and Tenant.

Property Address _____

Agent/Landlord _____ Tenant _____

Company RE/MAX Advantage _____ Tenant _____

Owner _____ Tenant _____

Date _____ Date _____



PROPERTY INTERIOR AND EXTERIOR CHECK LIST

NO COSMETIC ITEMS WILL BE REPAIRED!

Date: _____
*THIS DOCUMENT IS DUE NO LATER THAN 72 HOURS
AFTER RECEIVING KEYS. NO EXCEPTIONS!!

Address: _____
Tenant's Name(s): _____
Moving: In Out Mail Box No: _____ Gate Code: _____ Garage Code: _____
Forwarding Address: _____

Please check the appropriate box for each item listed below. A space is provided for additional comments:

Kitchen: OK NOT Additional Comments:
Floors [] []
Disposer Works [] []
Sink Stopper [] []
Faucet [] []
Sink [] []
Counter Tops [] []
Oven [] []
Range [] []
Range Hood Clean [] []
Exhaust Fan [] []
Cabinets/drawers [] []
Dishwasher [] []
Refrigerator [] []
Microwave [] []
Light Bulbs [] []
Windows [] []
Screens [] []
Doors [] []
Walls [] []
Overall Clean [] []
Door Stops [] []
Other (describe) [] []

Dining/Living Room: OK NOT Additional Comments:
Flooring [] []
Lights [] []
Windows [] []
Door [] []
Walls [] []
Window Coverings [] []
Door Stops [] []
Other (describe) [] []

Family Room: OK NOT Additional Comments:
Flooring [] []
Lights [] []
Windows [] []
Screens [] []
Walls [] []
Window Coverings [] []
Door Stops [] []
Other (describe) [] []

Master Bedroom OK NOT Additional Comments:
Walls [] []
Flooring [] []
Lights [] []
Light Switches [] []
Windows [] []
Window Coverings [] []
Closets [] []
Screens [] []
Door Stops [] []
Other (describe) [] []

Bathroom (Master):

OK

NOT

Additional Comments:

Toilet	[]	[]	_____
Faucets	[]	[]	_____
Sinks	[]	[]	_____
Toilet Paper Roll	[]	[]	_____
Mirrors	[]	[]	_____
Grab Bars	[]	[]	_____
Curtain Rod	[]	[]	_____
Fixtures	[]	[]	_____
Tile	[]	[]	_____
Tub	[]	[]	_____
Shower	[]	[]	_____
Light Bulbs	[]	[]	_____
Switches	[]	[]	_____
Vent Fan Works	[]	[]	_____
Floors	[]	[]	_____
Window	[]	[]	_____
Door Stops	[]	[]	_____
Other (describe)	[]	[]	_____

Bedroom (second)

OK

NOT

Additional Comments:

Walls	[]	[]	_____
Flooring	[]	[]	_____
Lights	[]	[]	_____
Light Switches	[]	[]	_____
Windows	[]	[]	_____
Window Coverings	[]	[]	_____
Closets	[]	[]	_____
Screens	[]	[]	_____
Door Stops	[]	[]	_____
Other (describe)	[]	[]	_____

Bedroom (third)

OK

NOT

Additional Comments:

Walls	[]	[]	_____
Flooring	[]	[]	_____
Lights	[]	[]	_____
Light Switches	[]	[]	_____
Windows	[]	[]	_____
Window Coverings	[]	[]	_____
Closets	[]	[]	_____
Screens	[]	[]	_____
Door Stops	[]	[]	_____
Other (describe)	[]	[]	_____

<u>Bedroom (fourth)</u>	<u>OK</u>	<u>NOT</u>	<u>Additional Comments:</u>
Walls	[]	[]	_____
Flooring	[]	[]	_____
Lights	[]	[]	_____
Light Switches	[]	[]	_____
Windows	[]	[]	_____
Window Coverings	[]	[]	_____
Closets	[]	[]	_____
Screens	[]	[]	_____
Door Stops	[]	[]	_____

<u>Bathroom (second):</u>	<u>OK</u>	<u>NOT</u>	<u>Additional Comments:</u>
Toilet	[]	[]	_____
Faucets	[]	[]	_____
Sinks	[]	[]	_____
Toilet Paper Roll	[]	[]	_____
Mirrors	[]	[]	_____
Grab Bars	[]	[]	_____
Curtain Rod	[]	[]	_____
Fixtures	[]	[]	_____
Tile	[]	[]	_____
Tub	[]	[]	_____
Shower	[]	[]	_____
Light Bulbs	[]	[]	_____
Switches	[]	[]	_____
Vent Fan Works	[]	[]	_____
Floors	[]	[]	_____
Window	[]	[]	_____
Door Stops	[]	[]	_____
Other (describe)	[]	[]	_____

<u>Bathroom (third):</u>	<u>OK</u>	<u>NOT</u>	<u>Additional Comments:</u>
Toilet	[]	[]	_____
Faucets	[]	[]	_____
Sinks	[]	[]	_____
Toilet Paper Roll	[]	[]	_____
Mirrors	[]	[]	_____
Grab Bars	[]	[]	_____
Curtain Rod	[]	[]	_____
Fixtures	[]	[]	_____
Tile	[]	[]	_____
Tub	[]	[]	_____
Shower	[]	[]	_____
Light Bulbs	[]	[]	_____
Switches	[]	[]	_____
Vent Fan Works	[]	[]	_____
Floors	[]	[]	_____
Window	[]	[]	_____
Door Stops	[]	[]	_____
Other (describe)	[]	[]	_____

<u>Hallway:</u>	<u>OK</u>	<u>NOT</u>	<u>Additional Comments:</u>
Walls	[]	[]	_____
Flooring	[]	[]	_____
Lights	[]	[]	_____
Light Switches	[]	[]	_____
Windows	[]	[]	_____
Window Coverings	[]	[]	_____
Closets	[]	[]	_____
Screens	[]	[]	_____
Door Stops	[]	[]	_____
Other (describe)	[]	[]	_____

Describe Condition of Grounds, Lawn and Plantings (in detail) _____

Describe Condition of Common Areas (blacktop, walks, driveways, pool): _____

Lighting and Sprinklers: _____

Condition of Roof and Eaves: _____

Condition of Exterior Walls: _____

<u>Location/Area:</u>	<u>OK</u>	<u>NOT</u>	<u>Additional Comments:</u>
Garage	[]	[]	_____
Carport	[]	[]	_____
Patio	[]	[]	_____
Storage Room	[]	[]	_____
Name Holders	[]	[]	_____
Doorbell	[]	[]	_____
Washing Machine	[]	[]	_____
Dryer	[]	[]	_____
Name Holders	[]	[]	_____
Locks	[]	[]	_____
Latches	[]	[]	_____
Surface	[]	[]	_____
Door Stops	[]	[]	_____
Other (describe)	[]	[]	_____

General Remarks: _____

I / we have inspected the above premises and agree they are in good working condition, except as noted.

 Tenant Signature Date

 Tenant Signature Date