

RESIDENTIAL LEASE / RENTAL AGREEMENT



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This agreement made	thisday of(mo.)(yr.), is between	
(herein after Landlor	d). and (hereinafter	RShore 10/12/12 1:21 PM
called Tenant or Tenar	nt). Property will be managed by Real Estate Management Advisors LLC . (hereinafter called Management)	Deleted: Owner
canca rename or renam	ng. 1 Topolly Will be managed by Iteat Estate Management Patriotic ELD. (Hereinance called Management)	RShore 10/12/12 1:33 PM
Property Address is		Deleted: a
(hereinafter called pre-	mises), will be leased by Tenant under the following conditions:	RShore 10/12/12 1:33 PM
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TERM:	1. The initial term of this lease shall be, beginning (mo./day), (yr.), and ending Noon (mo./day), (yr.)	Deleted: Resident
	and ending recon (mosday), (yi.)	RShore 10/12/12 1:17 PM
POSSESSION:	2. If there is a delay in delivery of possession by <u>Landlord or Management</u> , rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days after the beginning day of initial term, then <u>Tenant</u> may void this agreement and have full refund of any deposit. <u>Landlord and Management shall</u>	Deleted: or Landlord
	not be liable for damages for delay in possession.	RShore 10/12/12 1:47 PM
RENT:	3. Rent is payable monthly, in advance, at a rate of dollars	Deleted: Resident
	(\$) per month, during the term of this agreement on the first day of each month and is to be mailed to: Real Estate Management Advisors, LLC, It is not the responsibility of Management to collect the rent. Tenant agrees to pay \$38.00 for each dishonored check. In the event tenant does issue a dishonored check, payment must be made in the form of a money order or cashier's check for the remainder of the lease period.	
	At the end of the initial lease term, monthly rent will automatically increase	
TAXES & UTILITIES:	4. Tenant is responsible for the following UTILITIES:Electric,Gas,Oil,Water,Sewer, andTrash	RShore 10/12/12 1:21 PM
	Collection. payment and use of these services are mandatory and must be paid in full and on-time or Landlord	Deleted:
	reserves the right to evict tenant for hazardous living conditions and potential damages to property (pipes freezing, fire hazards, etc.). Non-payment of utilities constitutes a breach of lease. Tenant is also responsible for the	RShore 10/12/12 1:25 PM
	following utilities, if desired: Telephone, Cable, Satellite TV Service, Security Monitoring, or any other desired	Deleted: Lessee
	service or utility. Tenant is <u>not</u> responsible for any property taxes or special assessments.	RShore 10/12/12 1:22 PM
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COMMUNICATION:	5. Tenant must have a working telephone number where they can be reached at and a voice mail system where a	RShore 10/12/12 1:22 PM
	message can be left. Tenant waives their right to 24-hour entry notice should there not be a working telephone	Deleted: RShore 10/12/12 1:25 PM
	number or voice mail. Tenant must notify management within 24 hours of changing their telephone number.	Deleted: Lessee
APPLIANCES:	6. <u>Tenant</u> acknowledges receipt from the <u>Landlord</u> of: <u>Refrigerator</u> , <u>Range/Stove</u> , <u>Washer</u> , <u>Dryer</u> , <u>Dishwasher</u> ,	RShore 10/12/12 1:25 PM
	Window Treatments, and Said property is in good state of repair and clean condition	Deleted: Lessee
	except as noted on said Move-In Inspection form. By the execution of this Lease, the Tenant acknowledges that the Premises are in safe, habitable and good condition and that the Tenant hereby accepts the Premises in its	RShore 10/12/12 1:25 PM
	present condition at the date of execution of this Lease. Upon termination of this Lease, <u>Tenant</u> shall return the	Deleted: Lessee
	Premises, equipment, and fixtures in as good condition as when Tenant took possession, ordinary wear and tear	RShore 10/12/12 1:25 PM
	accepted. If <u>Jenant</u> should fail to do so, <u>Landlord</u> may restore the Premises, equipment and fixtures and <u>Jenant</u> shall be responsible for paying the costs thereof promptly upon demand.	Deleted: Lessee
	shall be responsible for paying the costs thereof promptly upon demand.	RShore 10/12/12 1:25 PM
LAWN CARE:	7. Tenant is responsible for keeping their portion of lawn mowed and weeds removed from property. Tenant may	Deleted: Lessee
	be responsible for any fines imposed by the city for improper lawn care and/or weed control.	RShore 10/12/12 1:22 PM
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SNOW REMOVAL:	Tenant is responsible for removing snow, ice, sleet, and freezing rain from the property (or their designated portion	RShore 10/12/12 1:25 PM
	thereof) same day it has fallen. Snow must be removed from walkways, front patios, steps, driveways, and other	Deleted: Lessee
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pedestrian easements. Snow and ice must be completely removed from sidewalk the same day to ensure the safety of pedestrians. If snow and ice is not removed within 24 hours from the end of precipitation period, Management reserves the right to remove it at Tenant's expense. Tenant will have 10 days from the date of removal to pay snow removal invoice. In the event city imposes fines on the Landlord for improper snow removal, Landlord reserves the right to reclaim possession of the property.

PESTS AND EXTERMINATION

8. <u>Landlord or Management may their own discretion treat apartment or house for preventative pest control or to resolve a pest control issue in a multi-unit property. Tenant has 3 days from start of lease date to make a claim for and pests in the property. From that point on, tenant is responsible for all pests including extermination costs associated with eradicating such pests. Such pest include, but are not limited to ants, roaches, bed bugs, and mice.</u>

Tenant acknowledges, by signing this lease that bed bugs can only be brought in by human beings and any infestation of bed bugs are the sole responsibility of the tenant. All costs associated with the removal of bed bugs will be paid for solely on the tenant. Management will not be responsible for any personal property damaged by bed bugs or any other pest or the treatment and/or extermination of any pests.

LATE PENALTY:

9. Time is of the essence of this agreement. If the rent payment is NOT <u>RECEIVED</u> by the 5th day after the due date (6th of each month or later), a 10% late fee (\$_____) will be assessed and due immediately. If the rent and/or late fee are not paid by the 11th day of the month, landlord may begin eviction proceedings without notice. A NOTICE TO QUIT is <u>not</u> required as a condition of this lease. Tenant will be evicted <u>WITHOUT</u> notice for non-payment of rent. Management reserves the right to market the property once rent is past due.

EVICTION:

10. If the rent called for in paragraph 3 hereof has not been RECEIVED by the 11th day of the month, then Management shall automatically and immediately have the right to take out a Dispossessory Warrant and have **Tenant**, his family and possessions, evicted from the premises without notice. Tenant will be responsible for all court costs, filing fees, and other costs associated with the eviction process.

SEC. DEPOSIT

- (a) Lease term has expired or agreement has been terminated by both parties; and
- (b) All monies due Management by Tenant have been paid; and
- (c) Residence is not damaged and is left in its original condition, normal wear and tear excepted; and
- (d) Management is in receipt of copy of paid final bills on all utilities (includes gas, electric, water, garbage, and telephone).
- (e) Deposit will not be returned if <u>Tenant</u> leaves before lease time is completed. Deposit may be applied by Management to satisfy all or part of <u>Tenant</u>'s obligations and such act shall not prevent Management from claiming damages in excess of the deposit. <u>Tenant</u> may not apply the deposit to any of the rent payment.
- (f) Management will retain \$______for professional carpet cleaning service unless the tenant provides valid receipt from bona fide carpet cleaning company.

Your security deposit is being held in escrow at the following financial institution: PNC Bank, N.A.

RENEWAL AND BREACH

12. It is the intent of both parties that this lease is for an initial period of ______ and that the last month's rent will apply only to the last month of the lease period. Should this lease be breached by the _Tenant, a two-month penalty shall be assessed. Both the last month's rent and the indemnification deposit shall be forfeited as liquidated damages towards this penalty, any unpaid rent, and property damages. At the end of the initial lease period, lease will automatically renew on a month-by-month basis until new lease is signed. Tenant must give Management two full calendar months' notice prior to vacating the premises. The notice must be in writing. Likewise, management must give tenant two month's notice of month-to-month lease termination unless: tenant is not current on rent; or there are damages to the property. In this case, management reserves the right to immediately reclaim the property. _Tenant shall deliver possession of residence in good order and repair to Management upon termination or expiration of this agreement.

SUBLET:

13. <u>Tenant</u> may not sublet residence or assign this lease without written consent of Management. Subleasing is subject to the laws and regulations of the property's municipality.

CREDIT APPLICATION:

14. Management having received and reviewed a credit application filled out by Tenant, and Landlord having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this

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rental agreement with <u>Tenant</u>. <u>Tenant</u> and Management agree the credit application the <u>Tenant</u> filled out when making application to rent said residence is hereby incorporated by reference and made a part of this rental agreement. <u>Tenant</u> further agrees if he has falsified any statement on said application, <u>Landlord and</u> Management has the right to terminate rental agreement immediately, and further agrees Management shall be entitled to keep any security deposit and any prepaid rent as liquidated damages. <u>Tenant</u> further agrees in the event <u>Landlord or Management</u> exercises its option to terminate rental agreement, <u>Tenant</u> will remove himself, his family, and possessions from the premises within 24 hours of notification by Management of the termination of this lease. <u>Tenant</u> further agrees to indemnify <u>Landlord and</u> Management for any damages to property of Management including, but not limited to, the cost of making residence suitable for renting to another, <u>Tenant</u>, and waives any right of "set-off" for the security deposit and prepaid rent which was forfeited as liquidated damages.

To the fullest extent permitted by applicable law, in the event of my default under this Lease, by my signature below, I expressly authorize you or your agent (including, without limitation, a third party collection agency) to obtain a consumer report under the Fair Credit Reporting Act which you may use in attempting to collect any of my defaulted payments or charges or for any other permissible purpose.

FIRE AND CASUALTY:

15. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, <u>Landlord or Management may</u>, at its option, terminate rental agreement or repair damages within 30 days. If <u>Landlord or Management does</u> not complete repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If <u>Landlord or Management elects to repair damages</u>, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of re_occupancy, providing during repairs <u>Tenant</u> has vacated and removed <u>Tenant</u>'s possessions as required by Management. The date of re_occupancy shall be the date of notice that residence is ready for occupancy.

RIGHT OF ACCESS:

16. <u>Landlord and.</u> Management shall have the right of access to residence for inspection and repair or maintenance during reasonable hours. Management will afford the tenant 24-hours notice via telephone given that tenant can be reached. In the case of voice mail, management will leave tenant message which will be considered sufficient notice. Management will conduct routine maintenance inspections of the unit throughout the lease period. Any damages found during the inspection will be billed to the tenant directly. Tenant will have 10 days to pay for damages in full or termination of tenancy proceedings will begin. In case of emergency, <u>Landlord and Management may enter at any time to protect life and prevent damage to the property</u>.

TENANT AGREES THAT EXISTING LOCKS AND LATCHES ARE SAFE AND ACCEPTABLE, SUBJECT TO LANDLORD AND MANGEMENT'S DUTY TO MAKE NEEDED REPAIRS OF SAME UPON WRITTEN REQUEST BY TENANT. LANDLORD AND MANAGMENT DO NOT MAINTAIN ANY INSURANCE ON TENANT'S PERSONAL PROPERTY. INSURANCE ON PERSONAL PROPERTY IS THE RESPONSIBILITY OF TENANT ALONE

USE:

17. Residence shall be used for <u>residential</u> purposes only and shall be occupied only by the persons named in <u>Tenant's</u> application to lease. The presence of an individual residing on the premises who is not a signator on the rental agreement will be sufficient grounds for termination of this agreement. Residence shall be used so as to comply with all state, county, and municipal laws and ordinances. <u>Tenant</u> shall not use residence or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other <u>Tenants'</u> quiet enjoyment of their residence. In the case of addition unauthorized occupants, Management may at its own discretion increase the monthly rent in lieu of terminating this agreement via an addendum to this lease.

PROPERTY LOSS

18. Landlord Management shall not be liable for damage to Tenant's property of any type for any reason or cause whatsoever, except where such is due to Landord or Management's gross negligence. Tenant acknowledges that he is responsible for obtaining any desired insurance for fire, theft, liability, etc, on personal possessions, family, and guests. Tenant acknowledges that Landlord has made available a program (the "Program") providing an opportunity to purchase policies of renter's insurance and/or personal liability insurance directly from StateFarm. However, Tenant is under no obligation to purchase renter's insurance or personal liability insurance through the Program. If Tenant elects to purchase the personal liability insurance from a company other than StateFarm, Tenant will provide the Landlord with written proof of compliance with this insurance clause on or prior to the Commencement Date of the Lease, and from time to time thereafter upon Landlord's request. Tenant acknowledges and agrees that their failure to purchase insurance in accordance with this paragraph is a material breech of the lease agreement, which could result in termination of the lease agreement.

PETS:

19. Animals, birds, or pets of any kind shall not be permitted inside the <u>Tenantial</u> unit at any time unless the prior written approval of Management has been obtained. An additional \$_____ per month will be charged for the following pets_____.

INDEMNIFICATION:

20. <u>Tenant</u> releases <u>Landlord and Management from liability for and agrees to indemnify <u>Landlord and Management against losses incurred by <u>Landord and Management against losses incurred by <u>Landord and Management as a result of (a) <u>Tenant's failure to fulfill any</u></u></u></u></u>

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condition of this agreement; (b) any damage or injury happening in or about residence or premises to Tenant's invitees or licensees or such person's property; (c) Tenant's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment, lien, or other encumbrance filed against residence as a result of Tenant's action. Failure of Landlord and Management to insist upon compliance with the terms of this agreement shall not constitute a waiver of any violation.

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<u>Landlord and Management</u> shall not be liable for any damage to or injury of the <u>Tenant</u>, his family, invitees, employees or other person on the premises or for any damage to goods, or personal property of any kind thereon, arising from any cause other than <u>Landlord or Management's</u> negligent acts or omissions to act, and <u>Tenant</u> hereby indemnifies and saves <u>Landlord and Management</u> harmless from all claims arising from causes other than <u>Landlord or Management's</u> negligent acts or omissions to act.

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e...Lessor...Lessor...'s

Landlord and Management will not be liable to Tenant or Tenant's guests or occupants for any damages or losses to person or property caused by other persons, including theft, burglary, assault, vandalism, or other crimes. Landlord and Management will not be liable to Tenant or Tenant's guests or occupants for personal injury or for damage to or loss of their personal property (furniture, jewelry, clothing, etc.) from fire, flood, water leak, rain, hail, ice, snow, smoke, lightning, wind, explosion, or interruption of utilities other than those due to Landlord's negligent acts or omissions. Tenant acknowledges receipt of notice from Landlord or Management requiring Tenant to maintain a policy of personal liability insurance, which provides limits of liability in an amount not less than \$100,000 per occurrence. Tenant agrees to maintain, at Tenant's sole expense, during the term of the Lease and any subsequent renewal periods, a policy of personal liability insurance satisfying such requirements, which shall name Landlord and Management as an additional insured.

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TO ACT: REMEDIES CUMULATIVE:

21. All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by <u>Tenant</u>, <u>Tenant</u> shall pay to Management all expenses incurred in connection

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NOTICES:

22. Any notice required by this agreement shall be in writing and shall be delivered personally, emailed, or mailed by registered or certified mail.

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REPAIRS:

23. <u>Landlord or Management will make necessary repairs to the exterior, plumbing, heating, and electrical systems with reasonable promptness after receipt of notice from <u>Tenant</u>. <u>Tenant</u> shall make all necessary repairs to interior and keep premises in a safe, clean, and sanitary condition. <u>Tenant</u> shall make contact with all repair or service people and will be responsible for paying for any repair less than <u>\$ 50.00</u>. <u>Tenant</u> may not remodel or paint or structurally change, nor remove any fixture there from without written permission from <u>Landlord or Management</u>.</u>

Tenant shall be responsible for repairing all broken windows or glass within 7 days of such occurrence, regardless

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of the cause or location of the glass at the premises. Should glass not be repaired within 7 days, <u>Landlord or Management may complete repairs and bill tenants accordingly.</u> Tenant is responsible for all repairs associated with folding doors, including hardware replacement, bent tracks, and missing or broken pulls.

<u>Landlord or Management will not be responsible for any cosmetic repairs or remodeling.</u> A visual inspection of the

<u>Landiord or Management will not be responsible for any cosmetic repairs or remodeling.</u> A visual inspection of the property has been made by the tenant and tenant agrees to rent the dwelling as is. <u>Landlord and Management are only responsible for repairs that are necessary in ensuring the dwelling is habitable as set forth by the international building code. Tenant has the right to disclose to management in writing (or using requested form) of any existing damage to the property within 3 days of occupancy. Any damages discovered after that period will be considered tenant damages. Tenant may also submit photographs via email to <u>info@reinfo411.com</u> within same time period.</u>

Tenant shall be responsible for maintaining proper fuel oil levels, if applicable; and will be charged a fee of \$75.00 if furnace needs bled due to allowing oil to run out. Tenant may not turn off emergency switch unless there is a true emergency.

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LOCKOUTS:

24. Tenant will be charged a flat fee of \$25.00 for lockout service. This fee includes a new copy of the key. Lockout fee must be paid at the time of re-entry via cash or money order.

OTHER CHARGES:

25. All utilities re-billed to Tenants, such as water, sewer, and trash will be assessed a 5% administrative fee. Tenant will have 10 days to pay for all re-billed utilities before a late fee is assessed. Unpaid utilities shall be treated the same as unpaid rent and considered a breach of lease.

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ABANDONMENT:

26. JF_TENANT REMOVES OR ATTEMPTS TO REMOVE PROPERTY FROM THE PREMISES OTHER THAN IN THE USUAL COURSE OF CONTINUING OCCUPANCY, WITHOUT HAVING FIRST PAID MANAGEMENT ALL MONIES DUE, RESIDENCE MAY BE CONSIDERED ABANDONED, AND LANDLORD AND

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MANAGEMENT SHALL HAVE THE RIGHT WITHOUT NOTICE, TO DISPOSE OF ANY PROPERTY LEFT ON THE PREMISES BY TENANT. LANDLORD AND MANAGEMENT SHALL ALSO HAVE THE RIGHT TO DISPOSE ANY OF TENANT'S PROPERTY REMAINING ON THE PREMISES AFTER THE TERMINATION OF THIS AGREEMENT. ANY SUCH PROPERTY SHALL BE CONSIDERED LANDLORD OR MANAGEMENT'S PROPERTY AND TITLE THERETO SHALL VEST IN LANDLORD OR MANAGEMENT. TENANT WAIVES THEIR RIGHT TO ANY STORAGE BY LAND; ORD OR MANAGEMENT.

MORTGAGEE'S RIGHTS:

27. <u>Tenant</u>'s rights under this lease shall at all times be automatically junior and subject to any deed to secure debt which is now or shall hereafter be placed on premises of which residence is Part; if requested, <u>Tenant</u> shall execute promptly any certificate that Management may request to specifically implement the subordination of this paragraph.

ENTIRE AGREEMENT

28. This agreement and the attached rules and regulations constitute the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any part of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.

CRIMINAL ACTIVITY

29. This agreement shall be considered null and void and management has the option to regain control of the property immediately following any arrest for any criminal activity within the premises, in accordance with the laws and statutes of the Commonwealth of Pennsylvania,

MOLD NOTICE

30. Mold is found virtually everywhere in our environment – both indoors and outdoors and in both new and old structures. All of us have lived with mold spores all our lives. Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. There is conflicting scientific evidence as to what constitutes sufficient accumulation of mold which could lead to adverse health effects. Nonetheless, appropriate precautions need to be taken.

Preventing mold begins with you. The <u>Tenant</u> is hereby notified that the Premises are subject to the infestation of mold or mildew if not properly maintained. When moldy materials are disturbed, some molds produce toxic chemicals which may contaminate the Premises' air space. <u>Tenant</u> acknowledges that routine visual inspections for mold growth or signs of water damage and wetness is the most reliable method for identifying the presence of mold or mildew and should be addressed immediately.

<u>Tenant</u> agrees to maintain the Premises in a manner that prevents the occurrence of an infestation of mold or mildew in the Premises.

WET BASEMENT NOTICE

31. Basements and crawl spaces take on water from time to time. Management does not guarantee or warrant any basement or crawl space from leaks or water. Management is not responsible for damage to personal property as a result of water leaking into the basement. Management has no knowledge of basement taking on water unless otherwise disclosed.

HEATING OIL

32. When you leave the property the heating oil level is to be at the same level as it was when you moved in. If the oil level is lower on "move out" then "move in" The tenant will be responsible for the cost of the used oil. The price per gallon at the current fuel price, Plus 12%, <u>and</u> a flat fee of \$29.00. This will be deducted from the security deposit.

Oil level at time of move in	_%	Tenant Initial	REMA Agent Initial
Oil level at time of move out	_%	Tenant Initial	_ REMA Agent Initial

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Landlord :		Date	-	Deleted: Broker for Landlord (Company Name): Real Estate Management Advisors, 2755 Philmont Ave. #130, Huntingdon Valley, PA 19006
Landlord:		Date	_ \	RShore 10/12/12 2:03 PM
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		Tenant agrees to pay for any fines issued by local municipality or codes office for violations that could have been prevented by tenant. This includes all citations for grass and weeds, snow and ice, excessive trash, parking, unauthorized vehicles. Management has the right to correct any code violation at the tenant's expense if tenant does not cure code violation within 48 hours notice. All vehicles parked on the property must be currently registered and inspected. Tenants are only	RShore 10/12/12 1:31 PM Deleted: Secondary Lessee c Sec # Date	So
	3.	permitted to perform work on their own vehicles and must adhere to all international codes pertaining to working on vehicles. Grease or cooking oil must be properly disposed of and not dumped down the sink. Tenant will be	Third Lessee c Sec # Date	So
ı		responsible for pipe cleaning charges should they become clogged with grease. Snaking charges are approximately \$175.00 - \$225.00 and jet charges from \$300 - \$650. It is imperative that tenant does not pour grease down the drain. Tenant will be responsible for charges related to clearing drains if personal items have been found to have caused the clog.	Fourth Lessee c Sec #	So
1	5.	No additional locks shall be affixed to any door, except by written consent of <u>Landlord</u> . No exterior radio or television aerial shell be erected on the grounds or attached to the building except by written consent of <u>Landlord</u> .	RESIDENT	
		Refrigerators are not permitted anywhere on the property besides the kitchen. Codes will issue citations without warning for abandoned refrigerators, personal property in common areas, and other immediate safety or fire violations. Tenants will be responsible for paying management for fines within 5 days of violation notice. Tenant will be responsible for charges related to clearing drains if personal items have been found to have caused the clog.	RShore 10/12/12 1:22 PM Deleted: Lessor RShore 10/12/12 1:22 PM Deleted: Lessor	
	9.	Landlord and Management under no circumstances, shall be liable for any loss to personal property stored in the shed, attic, or elsewhere on the premises. No dogs, cats, or pets of any kind shall be permitted without Landlord or Mangement's approval. Tenant is responsible for all broken glass; except glass that was broken prior to lease start date.	RShore 10/12/12 1:22 PM Deleted: Lessor RShore 10/12/12 2:01 PM Deleted: , RShore 10/12/12 2:01 PM Deleted: ,	
1	Rules shall b of the	and Management reserves the right, at its sole option, to amend or revoke any of these Apartment and Regulations, in whole or in part, and to adopt new ones, at any time and from time to time. Tenants be liable for any damage resulting to the Landlord or to other Tenants or persons arising from the failure Tenant his family, guests, employees and invitee to abide by these Apartment Rules and Regulations. Tules and regulations are a binding part of your lease. A violation of any of these rules may be	RShore 10/12/12 1:22 PM Deleted: Lessor RShore 10/12/12 1:22 PM Deleted: Lessor RShore 10/12/12 1:22 PM Deleted: Lessor	
	subjec	lered a failure to honor our lease obligations, and consequently, you may be considered in default and be to legal action under the lease and the law.		

Pro

Tenant 1 Tenant 2

> Tenant 3 Management

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TENANT INFORMATION

EMAIL ADDRESS:______DESCRIPTION_____

TOTAL NUMBER OF <u>TENANTS LIVING W</u>	ITHIN THE PREMISES:			
L DDIMARY TENANT	405		RShore 10/12/12 1:47 PM	
PRIMARY <u>I ENANT</u>	AGE		Deleted: RESIDENT	
SPOUSE	RELATIONSHIP	AGE	RShore 10/12/12 1:47 PM	
			Deleted: RESIDENT	
CHILD/RELATIVE 1	RELATIONSHIP	AGE	RShore 10/12/12 2:02 PM	
0	551.4510.101115		Deleted: RELATIONSHIP	
CHILD/RELATIVE 2	RELATIONSHIP	AGE		
CHILD/RELATIVE 3	DEL ATIONSHIP	AGE	RShore 10/12/12 1:29 PM	
CHIED/RELATIVE 3	KELATIONSHIF	AGL	Deleted:	
CHILD/RELATIVE 4	RELATIONSHIP	AGE	RShore 10/12/12 2:02 PM	
			Deleted:	
TELEPHONE 1:	DESCRIPTION			
TELEPHONE 2:	DESCRIPTION			

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.

Les	ssor's Disc	closure						
(a)	Presence	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 housing.	lead-based paint and/or	lead-based paint hazards in the				
(b)	Records	Records and reports available to the lessor (check (i) or (ii) below):						
	(i)	(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.						
		cnowledgment (initial) _ Lessee has received copies o	f all information listed a	2010				
		Lessee has received the pam						
(a)		_ Lessee has received the pain	prince Protect rotal rarrany	TOTIL LEGIC ITT TOUR TROTTIE.				
Ag	ent's Ack	nowledgment (initial)						
(e)		Agent has informed the less is aware of his/her responsit		ons under 42 U.S.C. 4852d and re.				
Ce	rtification	of Accuracy						
The	following			o the best of their knowledge, that				
Les	sor	Date	Lessor	Date				
Les	see	Date	Lessee	Date				
Age	ent	Date	Agent	Date				