

At Home Real Estate Services of SW MO

1628 S Campbell • Springfield, MO 65807
(417) 832-0885

1. Standard Residential Lease Page 1

1.1 PARTIES AND RENT

THIS AGREEMENT made and entered into on 06/10/2020 between At Home Contracted Maintenance, herein referred to as Lessor and Sample Lease herein referred to as Lessee. Lessor leases to Lessee the premises situated at:

1628 S Campbell
Springfield, MO 65807

together with all appurtenances, to commence on 07/01/2020, and to end on 06/25/2021. Thereafter occupancy shall continue on a month-to-month basis, until proper written notice of termination is given by either party in writing. The rental rate for said month-to-month tenancy shall be 110% of the lease amount for the final month of the original term of the lease (or any extension thereof.) Lessor reserves the right to cancel this residential lease at any time by giving thirty (30) days notice to Lessee.

Lessee agrees to pay an additional \$250.00 (Two Hundred and Fifty) Dollars per day in additional rent for every day after the lease end date that the lessee remains in the leased premises beginning at 12:01 pm on the lease end date. The move out date on the last month of residency will be no later than the 25th of the month. Last month's rent is not prorated.

Lessee declares that all information provided during the application process is true and correct. Lessee further agrees that the Lessor may terminate any agreement entered into in reliance of misstatements made in the application or supporting documentation.

Rent. Lessee agrees to pay, without demand, to Lessor as rent for the leased premises the sum of \$895.00, per month in advance on the 1st day of each calendar month, payable to:

At Home Real Estate Services at 1628 S Campbell, Springfield, Missouri 65807, or at such other place Lessor may designate.

Cash is not accepted.

Payments will be accepted in the following ways with NO CHARGE:

Lessee can pay with an ECheck online with their resident portal athome.appfolio.com/connect. (Free)

Lessee can pay with a Money Order or Cashiers Check. (Free)

Payments will be accepted in the following ways for a FEE:

Lessee can pay with a Debit or Credit Card online with their resident portal athome.appfolio.com/connect. The fee for this is determined at the time of the transaction and is paid directly to the processing company and is not refundable in any circumstance.

Lessee can pay with a Personal Check. There is a \$5 administration fee for all personal checks.

Please include your address and printed name on all checks and money orders.

Late Payment Terms:

Rental payments made by mail will be considered "received" on the day they are received in the office. All payments made after 5:00 pm will be considered "received" on the next business day.

If the rent is not received by the 4th day of the month by 5:00 pm, Lessee agrees to pay an additional late charge of \$25.00 plus \$5.00 per day until all rent is paid in full. All late fees and or other fees addressed in this contract shall constitute additional rent. All amounts paid by the Lessee pursuant to this agreement shall be applied first to any past due and unpaid charges and thereafter to current charges.

Payment Rejection Fee: Lessee agrees to pay an additional \$35.00 should any check or online payment (electronic check) be dishonored and returned to Lessor for any reason, including but not limited to NSF.

In addition to all other remedies provided by law or in this Lease Agreement, in the event that 2 payments are returned for insufficient funds or any other reason, Lessor reserves the right to only accept a cashier's check or bank check.

An **EVICTION** will be filed in the following situations:

- When there is a past due balance at noon on the 13th of each month (or the first business day after the 13th)
- When a Stop Payment is placed on an outstanding balance.
- When extensive damage is being done to the property.
- When any of the lease terms are being broken and the situation warrants.

If an eviction has to be filed, there is an automatic charge of no less than \$400. In situations where the eviction has been filed due to a past due balance, this fee, along with all outstanding charges, including any late fees, will have to be paid before the eviction will be dismissed.

Additionally, while Lessee is under eviction all funds due must be paid via Cashier's Check.

1.2 SECURITY DEPOSIT AND FEE AGREEMENT

Upon execution of this lease, Lessee deposits with Owner/Lessor/Management and/or Assigns, a Security Deposit in the amount of \$700.00 receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by Lessee of the provisions hereof. Upon the occurrence of any default by Lessee, Lessor may, at Lessor's option, from time to time, without prejudice to any other remedy available to Lessor, use such funds to the extent permitted by law and deemed necessary by Lessor to cure such default and to reimburse Lessor for any damage, injury, expense or liability caused to Lessor by such default, and Lessee shall pay to Lessor on demand the amount so applied in order to restore the Security Deposit to its original amount.

The Security Deposit shall be held by **At Home Real Estate Services of Southwest MO** in an insured account and shall be subject to the provisions of the Missouri Security Deposit Statute, 535.300 R.S.Mo. If this deposit is held by the Management Company, it will be held in an Escrow account as required by MREC guidelines and at the Management Company's discretion, may be held in an interest bearing account, all accrued interest shall be property of the Management Company. Such deposit may be commingled with Lessor's other funds when held by Owner and is not an advance payment of rental or a measure of Lessor's damages in case of default by Lessee. Security Deposit will be held as security for the full and faithful performance of the terms of the Lease and against damage to property, furniture, appliances, and carpet (reasonable wear and tear accepted). **One Hundred Dollars of the Deposit is considered non refundable and is considered to be a Restoration Fee.** The Security Deposit will be returned to Lessee within 30-days after termination of the Lease and delivery of possession to Lessor as long as: (a) all obligations of Lessee have been performed, (b) the Lease term has been fulfilled, and (c) the Premises are not damaged and are left in their original condition, suitable for occupancy by subsequent tenants. (d) Lessee has delivered possession of the leased premises to Lessor or Lessor's agent by giving back all keys and garage openers on or before the termination date of this Lease. Retention of said Security Deposit shall not prevent Lessor from recovering additional charges for damages. This Security Deposit shall not be construed as rent, but in the event Lessee is in default under the Lease, it may be applied by the Lessor as payment in whole or in part of any rental payments or any other outstanding balance owed to Lessor, management and/or assigns, due under this lease agreement.

If Lessee gives Lessor an incorrect or incomplete forwarding address or does not give Lessor a forwarding address, Lessor, Management and/or Assigns, shall mail such Security Deposit to Lessee's last known mailing address. If the mailing is returned as "No Forwarding Address", and Lessor is unable after a reasonable investigation to determine Lessee's new mailing address within 60 days from the date of termination of residency, said Security Deposit shall become the unconditional property of Lessor. If Lessee does not cash or deposit a refunded Security Deposit check issued to Lessee by Lessor, Management, and/or Assigns within 90 days of issuance, the check shall become VOID and Lessor, Management and/or Assigns shall have the right to redeem the funds and will not be re-issued to Lessee and will instead revert back to Lessor's account.

1.3 WALK THRU

Lessee may be present at the walk-thru inspection by appearing at the Manager's office at NOON (or other specified and mutually predetermined time and place) on the last business day of the rental period and an inspection will be made as soon as possible, unless otherwise requested in writing. It is the Lessee's legal right to be present at the walk-through, but they are not obligated. **No determination of the damage charges and/or the amount of the deposit to be returned will be made at the time of the walk thru.**

1.4 KEY RETURN

Failure by Lessee to deliver keys and possession of said rental unit to Lessor on or before NOON on the last day of the rental period (unless otherwise agreed upon in writing prior to the end of said term) will result in a charge equal to **ONE FULL MONTH'S RENT.**

1.5 NOTICE OF TERMINATION

Lessee shall give Lessor **(30) Thirty days** written notice of intent to vacate on or before the first day of the month prior to the expiration of the lease term, or any extension or renewal thereof. Verbal notice is not sufficient under any circumstances. **Notice must state the names of all Lessees, the address of the leased premises, the date Lessee's belongings will be out of the leased premises, and Lessee's forwarding address.** Failure to comply in full with the terms of the provision shall result in the immediate assessment of a sum equal to the security deposit plus an amount equal to the rent due for the remainder of the lease term and for liquidated damages, or resident(s) can avail themselves to the agreed-upon buy out options (if applies) in the Buy Out Section of this lease contract. It is agreed between the parties that the damages sustained by Lessor, Management and/or Assigns in the event of a breach of the provision are difficult, if not impossible to ascertain in advance.

1.6 HOLDOVER BY LESSEE

Should Lessee remain in possession of the leased premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof, but the rental amount shall be at 110% of the lease amount for the final month of the original term of the lease (or any extension thereof) and said occupancy may be terminated on thirty (30) days written notice served by either Lessor or Lessee on the other party.

1.7 SURRENDER OF PREMISES

At the expiration of the lease term, Lessee shall quit and surrender the leased premises in as good a state and condition as the premises were at the commencement of this lease, with the exception of reasonable use and wear thereof and damages by the elements. **Lessee must turn in all keys to Lessor ON OR BEFORE the termination date of this lease AT NOON.**

1.8 USE OF PREMISES

The leased premises shall be used and occupied by Lessee exclusively as a private residence for the adult individuals listed as Lessee in Section 1.1 only, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the leased premises, and the sidewalks connected thereto, during the term of this lease. Occupancy is limited to two people per bedroom, except for children born during the lease period.

1.9 ONLY LESSEE MAY RESIDE

It is expressly understood by Lessee that only the individuals who signed and are a party to this lease may reside in the leased premises. Lessee shall not allow any other person to stay in the leased unit for more than 7 days in a given month. If Lessee allows another person to live in the leased premises without Lessor, Management and/or their Assign's consent, Lessee shall be responsible to pay **DOUBLE RENT** prorated from the date that the unauthorized resident is found to be in the property. Upon discovery of unauthorized resident, Lessee shall be deemed in breach of lease, and Owner/Lessor shall have the right to begin legal proceedings up to and including eviction.

1.10 CONDITION OF PREMISES

Lessee stipulates that Lessee has examined the leased premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good working order, repair, and a safe clean and tenantable condition. Lessee shall not keep or store any belongings outside of the leased premises including, but is not limited to, chairs, tables, toys, bicycles or furniture of any kind.

In accordance with County codes, no charcoal or gas grill may be operated on a combustible balcony or within ten feet of combustible construction. In apartments or multi-tenant units, Charcoal or Gas Grills may not be kept or stored on balconies.

1.11 ASSIGNMENT AND SUBLETTING

Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. Consent by Lessor to one assignment, subletting, concession, or license shall not be deemed to be consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease.

1.12 ALTERATIONS AND IMPROVEMENTS

Lessee shall make no alterations to the buildings on the leased premises or construct any building or make any other improvements on the leased premises without the prior written consent of Lessor. All alterations, changes and improvements built, constructed or placed on the leased premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the leased premises at the expiration or sooner termination of this lease.

1.13 DAMAGE TO PREMISES

If the leased premises or any part thereof shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of Lessee's employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises shall be damaged other than by Lessee's negligence or willful act or that of Lessee's employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage. If the damage to the leased premises is due to the Lessee's negligence or willful act or that of Lessee's employee, family, agent, or visitor, the above terms shall apply but the rent shall not abate. While resident is in possession of said premises, resident is responsible for the repair of any and all damage to the rental dwelling brought about by resident, resident's guests, invitees or otherwise.

Should the leased premises become uninhabitable by casualty, Lessor may, at Lessor's option, terminate this lease or commence to repair the damages within thirty (30) days. If the Lessor does not repair the leased premises within this time, or if the premises are completely destroyed, this lease is terminated. Should the Lessor elect to repair the leased premises, rent shall be abated and pro-rated from the date of casualty to the date of re-occupancy; provided, however, that during the repairs Lessee has vacated and removed Lessee's possessions as required by Lessor. The date of re-occupancy shall be the date of notice that the leased premises are repaired.

1.14 DRAIN STOPPAGES

As of the date of this Rental Agreement, LESSOR represents, warrants and covenants that the sewer system of the Residence is in good working order, and that the sewer system will accept normal household waste for which the sewer system was designed. **LESSOR informs the Lessee that the sewer system of the Residence is not designed to accept many types of items, included but not limited to, paper diapers, sanitary napkins, tampons, paper towels, children's toys, wads of toilet paper, balls of hair, condoms, grease, oil, table scraps, clothing, rags, sand, dirt, rocks or newspaper.** Tenant agrees to pay for clearing the sewer drains of the Residence of any and all stoppages, except for those stoppages which the LESSOR will agree were caused by defective plumbing, tree roots, acts of nature, or which are declared in writing to have been so caused by the plumber or other person who is called to clear the stoppage. **Please verify that all plumbing is working and lines are clear at move in. We don't live there. We don't flush cooking grease down the drain or Hot Wheels down the toilet. Stopped sinks and drains are the tenant's responsibility.**

1.15 MAINTENANCE AND REPAIR

Maintenance Requests must be made in writing. Lessee can submit maintenance requests via their Tenant Portal, Emailing the At Home office, or filling out a request form in the office.

Lessee will, at Lessee's sole expense, keep and maintain the leased premises and appurtenances in good sanitary condition and repair during the term of this lease and any renewal thereof. Major maintenance and repair of capital items located upon the premises, which do not arise from Lessee's misuse, waste, or neglect or that of Lessee's employee, family, agent, or visitor, shall be the responsibility of Lessor or Lessor's assigns. Lessor, Management and/or Assigns will do their best to accommodate approved maintenance requests as soon as possible and within a reasonable amount of time or within (10) ten business days as long as Lessee has diligently communicated with the assigned contractor and barring any interference from weather or sources outside of Lessor's, Management's or their Assign's control, such as waiting for a part on order to come in. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at Lessee's direction without the prior written consent of Lessor. Should Lessor be required to make repairs and maintenance to heating and air conditioning equipment and to appliances furnished for Lessee's use, this lease shall not be affected and there will be no diminution or abatement of rent and no constructive eviction shall be claimed or allowed because of the interruption or curtailment of any service (including, but not limited to, heating or air conditioning) or utilities or any inconvenience or discomfort arising from repairs or improvement made in the premises or any other part of the premises or common areas or facilities providing the owner makes the repairs or the improvements necessary in a reasonable time. When such repairs or maintenance are necessary because of the neglect or the intentional act or omission of Lessee, Lessee's occupants or guests thereof, Lessee shall be responsible for such maintenance and repairs including, but not limited to, Lessee's failure to inform Lessor immediately in writing of any potentially damaging circumstances. In the event of temporary public utility interruption, owner shall not be responsible for providing alternative lodging until utilities are restored.

1.16 MOLD

Lessee shall be responsible for preventing and not creating or ignoring conditions that promote the growth of mold in the leased premises. Lessee shall remove any excess or accumulation of water immediately and report any leak to Lessor in writing, and take any steps necessary to mitigate damages. Lessee shall be responsible for keeping the leased premises clean and free from food sources that have the potential to mold. Lessee is responsible for keeping the humidity and climate in the leased premises at reasonable levels.

By initialing below, you acknowledge and agree to the terms in Section 1.

X SL
Sample Lease

2. Standard Residential Lease Page 2

2.1 DANGEROUS MATERIALS

Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

2.2 QUIET ENJOYMENT

Lessor covenants that on payment of the rent and performance of the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the leased premises for the agreed term.

2.3 RIGHT OF ENTRY

Lessor shall have the right to enter the leased premises with or without notice to Lessee at any reasonable time for purposes of inspection, to make repairs or to show the property to prospective Lessees.

2.4 DISPLAY OF SIGNS

During the last sixty (60) days of this lease, Lessor or Lessor's agent shall have the privilege of displaying the usual "For Sale" or "For Lease" or "Vacancy" signs on the leased premises and of showing the property to prospective purchasers or Lessees. Lessee agrees to allow the property to be shown by Lessor, their agent or assigns with reasonable notice and further agrees to keep the property clean and tidy during a scheduled showing.

2.5 SUBORDINATION OF LEASE

This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the leased premises by Lessor, all advances made under such liens or encumbrances, such interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

2.6 COLLECTION COSTS AND ATTORNEY FEES

Lessee agrees to pay Lessor as additional rent all costs of collection and all attorney fees incurred by Lessor in enforcing the terms of this lease, including all such costs and fees incurred in any action for rent and possession of the premises. As consideration of this Lease, the Lessee further agrees to pay all attorney fees for Lessor in defending any suit brought by Lessee in the event a lawsuit is filed by Lessee for a refund of the deposit and Lessee does not recover substantially all of the sums prayed for in the lawsuit. LESSEE HEREBY AGREES TO WAIVE A JURY TRIAL IN SUCH CASE, AS PART OF THE CONSIDERATION OF THE SIGNING OF THIS LEASE. The undersigned understands and agrees that a collection fee of up to 40% of any defaulted balance will be added to the total amount due to the lessor should this account enter default and have to be placed with a third party collections firm for resolution.

2.7 DEFAULT

In the event Lessee shall fail to keep and perform each and every agreement, provision, and covenant contained in this lease then, in addition to all Lessor's remedies in Missouri law or in equity, Lessor may declare this lease to be in default, in which event it is agreed that the lease term hereunder shall immediately thereupon terminate and expire without further notice. Furthermore, all rents due for the term of this lease shall be due and payable upon demand by Lessor and Lessor shall be entitled to immediate possession of the leased premises, and Lessee shall vacate and have no further rights and interests under this lease. Lessee further agrees that, following default hereunder or abandonment of the premises, Lessor shall have no duty to store, preserve or safeguard any of Lessee's personal property remaining in the leased premises, and Lessor is specifically authorized to set the same anywhere outside the leased premises or to otherwise dispose of same. Lessee further agrees that the Lessor's failure to strictly enforce any terms of this lease shall not result in a waiver of the Lessor's right to subsequently strictly enforce such terms.

2.8 NON-REFUNDABLE FEES

If the Lessee pays Last Month's Rent it shall only be applied upon the completion of all terms of the lease and once the Lessee has given their written 30 day notice. If all terms of the lease are not completed the funds paid towards Last Month's Rent shall be considered a non refundable fee.

All credits given for a Move-In or Renewal special will immediately become due and payable if Lessee does not fulfill all lease terms.

With regard to the non-refundable fees, Lessee acknowledges that they are a part of the rent, and will be kept and retained by Lessor in all circumstances.

Non-refundable fees include.

- Application Fees
- \$100 Restoration Fee (Held from Deposit)
- All Rents Paid
- Pet Fees (If Applies)
- Lease Option Fees (If Applies)
- Last Month's Rent (If all terms of the lease are not completed)

2.9 PETS

Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor. If any unauthorized animals are found on the property, a fee of \$400 will be immediately assessed to the Lessee, and the animal must be removed immediately. The Lessee will continue to be charged additional unauthorized pet fees of \$400 monthly until the situation is resolved to the satisfaction of Owner/Lessor. Should the unauthorized animal be approved by Owner/Lessor, all unauthorized pet fees will still be due and shall not be applied towards any fees associated with the approval process. Upon discovery of unauthorized animal, Lessee shall be deemed in breach of lease and Owner/Lessor shall have the right to immediately begin legal proceedings up to and including eviction.

The fee will be assessed even in cases where the situation is temporary.

All pets must be approved in writing and a pet addendum signed and added to the lease before any pet will be allowed on the property. If the Lessee is approved with a pet and at a future date would like to replace that pet the same approval process must be followed. Acceptance of one pet does not constitute the acceptance of any other pet. The \$400 fee will apply to any non approved pet even in cases where another pet has been approved.

No animal shall be considered an Emotional Support Animal (ESA) or Service animal until the proper documentation of the disability-related need has been provided to the Owner/Lessor and the ESA or Service animal addendum has been signed by all parties. Except in such situations where the disability is readily apparent.

2.10 ABANDONMENT

If at any time during the term of this lease Lessee abandons the leased premises or any part thereof, Lessor may, at Lessor's option, enter the leased premises by any means without being liable for any prosecution therefore, and without becoming liable to Lessee for damages or for any payment of any kind whatsoever, and may, at Lessor's discretion, re-let the leased premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If the Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so. Lessee agrees that if Lessee is delinquent in the payment of rent for a period of more than ten (10) days, and in the further event that Lessor, in the exercise of reasonable diligence, is unable to contact Lessee to discuss the delinquency, the leased premises may be deemed by the Lessor as vacated and abandoned. In this event, Lessor shall be free to exercise its default remedies.

2.11 SMOKE DETECTOR

The undersigned Lessee confirms the following regarding the smoke detector:

- 1) The smoke detector is operable at this time.
- 2) Lessee understands the following regarding the testing and maintenance of the smoke detector:
 - **Battery Replacement** (if applicable): A fresh battery is in the smoke detector at move in. If a battery becomes weak, it will give a short beep every minute or so. It is Lessee responsibility to replace the battery as needed. If Lessee is unsure of the size of the battery needed, Lessee shall call the property manager.
 - **Smoke Detector Test**: Push the button on the smoke detector alarm. Test should be done once a month.
 - **Do Not Remove Batteries**: Lessee understand they are not to remove the batteries from the smoke detector.
- 3) Lessee understands that Lessee shall not disconnect or move the smoke detector. Lessee further understands that Lessee shall notify the property manager in writing of any deficiencies in the smoke detector.

2.12 UTILITIES MUST BE KEPT ON

Lessee shall be required to maintain the temperature of the premises between 50 and 85 degrees Fahrenheit. Any damage resulting in the Lessee's failure to maintain these temperatures will be billed to the Lessee(s) and shall be construed as additional rent owed.

Lessor shall not be liable for damages or otherwise, nor shall there be an abatement of rents, nor shall the same constitute an eviction of Lessee, if the furnishing by any supplier of any utility service or other services to the premises shall be interrupted, reduced, curtailed, or impaired by fire, accident, riot, strike, act of God, the making of repairs, alterations or improvements, or by any causes beyond Lessor's control.

Utilities for the leased premises shall not be terminated or transferred out of the Lessee(s) name until midnight on the last day of the lease to assure that the Lessee shall have utilities to clean the apartment. If Utilities are terminated out of the Lessee's name before midnight on the last day of the lease the Lessor reserves the right to immediately take legal action to regain possession of the property.

2.13 PARKING PERMITS / TOWING

Any vehicle of the Lessee's, the Lessee's employee, family, agent, or visitor parked in any posted lot or on any posted street without the proper permit will be towed at the vehicles owner's expense. Parking permits must be placed in the bottom driver's side of the vehicle's front windshield.

The Lessor receives no compensation for vehicles that are towed and cannot under any circumstance refund any portion of the cost associated with the vehicle being towed. The Lessee agrees to be responsible for any charges incurred from the towing and hold the Lessor harmless.

X SL
Sample Lease

By initialing below, you acknowledge and agree to the terms in Section 2.

X SL
Sample Lease

3. Standard Residential Lease Page 3

3.1 NOISE AGREEMENT

1. Lessee shall not allow any disturbances in the leased premises, or on the leased property, either by Lessee or by Lessee's guests, that may disturb or annoy any of the neighbors.
2. No loud, noisy parties or beer kegs are allowed on the property at any time.
3. If Lessee is found to be in violation of these rules, Lessee will be given one written warning, and the second violation will result in Lessee being given a ten (10) day notice to vacate the leased premises and all rent do through the end of the lease will be due and payable on the 10th day.

3.2 DRUG FREE HOUSING

In consideration of the execution or renewal of this Residential Lease, Lessor and Lessee agree as follows:

1. Lessee, any member of Lessee's household, or guest or other person under the Lessee's control shall not engage in criminal activity, including drug related criminal activity, on or near the leased premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substances Act 121 U.S.C. 802).
2. Lessee, any member of the Lessee's household, or a guest or other person under the Lessee's control shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or near the leased premises.
3. Lessee or members of the household will not permit the leased premises to be used for, or to facilitate, criminal activity, including drug-related activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Lessee or member of the household will not engage in the possession, manufacture, sale, or distribution of illegal drugs at any location, whether on or near the leased premises or otherwise.

5. Lessee, any member of the Lessee's household, or a guest or other person under the Lessee control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near the leased premises.

6. Violation of the above provisions shall be a material violation of this lease and good cause for termination of tenancy. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material non-compliance with this lease. It is understood and agreed that a single violation shall be good cause for termination of this lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be proved by a preponderance of the evidence.

3.3 CHOICE OF VENUE CLAUSE

This agreement is governed by and shall be interpreted under the law of the State of Missouri in the event a dispute shall arise between the parties concerning the terms of this agreement and/or the breach thereof, venue shall be proper in Greene County, Missouri.

3.4 BINDING EFFECT

The covenants conditions herein contained shall apply to and bind the heirs, legal representatives and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

3.5 DEPOSIT RESTORATION CHARGES

This list of charges below is provided to you so are aware of the minimal charges that will be held from your deposit if any of the following are deemed necessary by Owner/Lessor/Management to reinstate the unit back to its original state prior to moving in. Keep in mind that the first \$100 of your security deposit is non-refundable.

Cleaning:

Refrigerator: \$20-\$40
Stove/Oven: \$20-\$40
Windows: \$5 each
Light Globes: \$5 each
Ceiling Fans: \$5 each
Bathtub/Shower: \$20-\$30
Mop/Sweep/Vacuum: \$10 per room
Carpet Cleaning: \$50-\$500
Extensive Cleaning: \$50 per hr

Non Returned Items:

Keys Not Returned: \$10 per key
Garage Door Openers: \$50 each

Damages:

Replace or Repair Interior/Exterior Door: \$100-\$400
Replace or Repair Sliding Glass Door: \$600
Replace or Repair Windowpane: \$100-\$300
Replace or Repair Window Screen: \$50 each
Replace or Repair Hole in Wall: \$50 each
Replace or Repair Hole in Door (per door): \$100 each
Replace or Repair Faucet: \$50
Replace or Repair Bathroom Cabinet: \$50-\$75
Replace or Repair Shower Head: \$15
Replace or Repair Toilet: \$100
Replace or Repair Garbage Disposal: \$100
Replace or Repair Counter top: \$250-\$500
Replace or Repair Tile/Linoleum/Carpet: \$450-\$2000+
Replace or Repair Fridge Shelf: \$40
Replace or Repair Drip Pans: \$15
Replace or Repair Light Bulbs: \$5 each
Replace or Repair Light Fixture Globe: \$10 each
Replace or Repair Electrical outlet/switch: \$5 each
Replace or Repair Electrical cover plate: \$5 each

Other Charges:

Replace or Repair Door Locks: \$75
Replace or Repair Towel Bars/TP Holder: \$25 each
Replace or Repair Cabinet Door/Drawer: \$40 each
Replace or Repair Smoke Detector: \$30 each

Replace or Repair Fire Extinguisher: \$40
Replace or Repair Thermostat: \$75
Replace or Repair Outside Spigot: \$200-\$500
Replace or Repair Oven/Stove Knob: \$25
Replace or Repair Door Jam: \$100
Replace or Repair Mini Blind: \$10 each
Remove Trash/Furniture: \$60-\$300
Treat for Fleas/Roaches: \$100
Touch up Paint: \$30 per room
Full Paint: \$75 per room
Clear Drain Stoppage: \$80
Fence Replacement: \$25 per foot
Patch Nail Holes: \$30-\$100

All other damages will be charged based on cost to repair.

Lessee(s) agree that subject to the conditions above, the deposit will be refunded according to the lease within 30 days after the end of the lease. It is understood that the above amounts are minimum charges and based on damages could potentially be higher.

The Owner/Lessor/Management will at their discretion clean carpets between Residents. If the Lessee wants to clean the carpets themselves the Lessee will have to turn in a receipt from a professional carpet cleaning company no later than noon on the last day of the lease.

At the commencement of the lease term, the leased premises will be furnished with one (1) light bulb for each light socket, and the Lessee shall be responsible for all replacement bulbs.

3.6 NO SMOKING ALLOWED

Smoking and vaping of any kind (including medical marijuana) are not permitted inside the property including the garage. Any and all damages resulting from smoking inside will be billed back to the Lessee including all remediation required to return the property to an acceptable condition and smell.

3.7 RENTER'S INSURANCE

Insurance Requirement.

The lessee understands that there is no circumstance in which the Lessor's/Owner's/Landlord's and or Management's insurance covers Lessee personal property for ANY type of loss or damage. This includes damage from fire, lightning, wind, theft, floods, plumbing leaks, or anything else that may cause damage to the leased premises or your vehicles. The landlord does not anticipate any events such as these, but is merely trying to make the Lessee aware and prepared in the unlikely event that something may happen to affect Lessee's personal property.

Additionally, the Lessor will hold Lessee responsible for refurbishing any/all damage to the leased premises resulting from Lessee's negligence. This includes any portions of the property including but not limited to interiors, outside common areas, yards - including landscaping, which may become damaged by Lessee or Lessee's guests.

Due to this we require the following:

1. Lessee, at its sole cost and expense, shall at all times during the term of the Lease maintain general liability coverage for the acts and omissions of Lessee in the minimum amount of \$100,000 (on a per occurrence basis). Lessee may obtain the GL Policy from any qualified insurer.
2. The GL Policy shall list Lessor as an "Interested Party" or "Additional Interest" on the Declarations page of the GL Policy and provide that Lessor shall receive written notice no less than thirty (30) days prior to the expiration or termination of the GL Policy.
3. The GL Policy must extend coverage for negligent water damage Lessee may cause to Lessee's unit of possession.
4. In the event that Lessee fails to obtain and maintain the GL Policy as required herein, Lessor shall have the right, to charge a non-compliance fee in the amount of \$15 a month which shall be deemed to be additional rent under the Lease and will be immediately due and payable by Lessee.
5. In the event that Lessee is in default of this requirement at any time s/he agrees not to hold the property owner, management or employees liable for any damage to person or property.

All other terms and conditions of the Lease remain in full force and effect.

X SL
Sample Lease

3.8 LOCKOUTS

There will be a \$75 fee charged for lockouts. It is the Lessors option to assist with lockout or not and may instruct the Lessee to call a locksmith. Please preplan for the eventually of a possible lockout.

If the lockout occurs during normal business hours the Lessor may offer the option to check out a key.

X SL
Sample Lease

3.9 WAIVER OF LIABILITY

Lessee agrees that all owners and property managers of the leased premises (regardless of who is designated as Lessor herein) and all their agents, employees, servants, invitees, successors and assigns shall not be liable to Lessee, Lessee's family, guests, invitees, servants, or others for injury to or death of any person or pet, nor for loss or damage to property (including the property of Lessee) occurring in or about the leased premises from any cause whatsoever, even if said damages, injuries or deaths are alleged to be the fault of, or caused or contributed to be caused by, the negligence, carelessness, or fault of any or all owners and property managers of the leased premises (regardless of who is designated as Lessor herein) and all their agents, employees, servants, invitees, successors and assigns.

By initialing below, you acknowledge and agree to the terms in Section 3.

X SL
Sample Lease

4. Standard Residential Lease Page 4

4.1 ELECTRONIC SIGNATURE AGREEMENT

By creating the online resident portal with At Home Real Estate Services through Appfolio (hereafter referred to as the "Company"), you are able to sign this Contract electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Contract. By creating an account, you consent to be legally bound by this Contract's terms and conditions. You further agree that your use of a keypad, mouse or other device to select an item, button, icon or similar act/action, or to otherwise provide the Company, or in accessing or making any transaction regarding any agreement, acknowledgment, consent terms, disclosures or conditions constitutes your signature (hereafter referred to as "E-Signature"), acceptance and agreement as if actually signed by you in writing. You also agree that no certification authority or other third party verification is necessary to validate your E-Signature and that the lack of such certification or third party verification will not in any way affect the enforceability of your E-Signature or any resulting contract between you and the Company. You also represent that you are authorized to enter into this Agreement for all persons who own or are authorized to access any of your accounts and that such persons will be bound by the terms of this Agreement. You further agree that each use of your E-Signature with the Company constitutes your agreement to be bound by the terms and conditions of the Company's Terms of Service and Privacy Policy as they exist on the date of your E-Signature.

4.2 CONSENT TO ELECTRONIC DELIVERY

You specifically agree to receive and/or obtain "Electronic Communications" from the Company. The term "Electronic Communications" includes, but is not limited to, any and all current and future notices and/or disclosures that we provide to you, as well as such other documents, statements, data, records and any other communications regarding your relationship to the Company. You acknowledge that, for your records, you are able to retain the Company's Electronic Communications by printing and/or downloading and saving this Agreement and any other agreements and Electronic Communications, documents, or records that you agree to using your E-Signature. You accept Electronic Communications provided via your account with the Company as reasonable and proper notice, for the purpose of any and all

laws, rules, and regulations, and agree that such electronic form fully satisfies any requirement that such communications be provided to you in writing or in a form that you may keep.

4.3 PAPER VERSION OF ELECTRONIC COMMUNICATIONS

You may request a paper version of an Electronic Communication. You acknowledge that the Company reserves the right to charge you a reasonable fee for the production and mailing of paper versions of Electronic Communications. To request a paper copy of an Electronic Communication contact us at (417) 832-0885.

4.4 REVOCATION OF ELECTRONIC DELIVERY

You have the right to withdraw your consent to receive/obtain electronic communications with the Company at any time. You acknowledge that the Company reserves the right to restrict or terminate your access to your portal with the Company if you withdraw your consent to receive Electronic Communications. If you wish to withdraw your consent, contact us at (417) 832-0885.

4.5 VALID AND CURRENT EMAIL ADDRESS, NOTIFICATION AND UPDATES

Your current valid email address is required in order for you to obtain Electronic Communications from the Company. You agree to keep the Company informed of any changes in your email address. The Company may notify you by email when an Electronic Communication or updated agreement pertaining to your account is available.

4.6 HARDWARE, SOFTWARE AND OPERATING SYSTEM

You are responsible for installation, maintenance, and operation of your computer, browser and software. The Company is not responsible for errors or failures from any malfunction of your computer, browser or software. The Company is also not responsible for computer viruses or related problems associated with use of an online system.

We require, at minimum, a functioning modern web browser that was released in the past two years (such as a recent version of Internet Explorer, Google Chrome, Mozilla Firefox, or Safari) running on an up-to-date operating system (such as Windows 8, OS X Yosemite, etc). Unsupported browsers may not receive full functionality of the product.

4.7 REAL ESTATE AGENCY DISCLOSURE

Lessee acknowledges the Agent, Manager, their Employees and Subcontractors work on behalf of Lessor as a limited agent for Lessor. That the source of any commission or payment made to Agent or Manager is from Lessor and that information given to Agent or Manager by Lessee may be disclosed to Lessor. Lessee further acknowledges that Agent or Manager made disclosure of the agency status prior to or at the time personal or financial information was taken from the Lessee by Agent or Manager, and in all other instances, Agent or Manager made disclosure of this status to Lessee no later than the first showing of the rental property. Resident(s), by signing below, confirm that disclosure of the undersigned agents/licensee(s) brokerage relationship, as required by law or regulation was made to tenant/landlord by said licensee(s) not later than the first showing of the premises, upon first contact, or immediately upon the occurrence of any change to their relationship.

Lessee hereby acknowledge(s) having received a copy of the Missouri Broker Disclosure Form and fully understand the representation choices available to them in the State of Missouri.

4.8 SEVERABILITY

The provisions of this Lease shall be deemed severable. If any part of this Lease shall be held unenforceable by any court of competent jurisdiction, the remainder shall remain in full force and effect, and such unenforceable provision shall be reformed by such court so as to give maximum legal effect to the intention of the parties as expressed therein.

By initialing below, you acknowledge and agree to the terms in Section 4.

X SL
Sample Lease

5. Pest Addendum

5.1 BED BUG ADDENDUM

Due to the reemergence of *Cimex Lectularius* (more commonly known as “Bed Bugs”) throughout the United States, resident and owner agree to the following :

To the best of the owner’s knowledge is free of Bed Bugs, and there are no signs to indicate an infestation.

The failure of Resident to report any bed bugs infestation within the property within 10 days after move-in, in the exercise of reasonable diligence, shall be acknowledgement by Resident that the Property is acceptable and bed bug free.

Resident claims their furnishings, possessions, and personal property to be free and clear of bed bugs and or their eggs.

Resident(s) further agrees to the following to help assist in the prevention of a possible infestation or in the event of an infestation to perform the following actions:

1. After traveling, Resident agrees to inspect all personal property, clothing, and luggage for signs of infestation before returning to the property.
2. If Resident has guests come to visit, Resident agrees to ask guests to inspect all personal belongings before entering the property and further agrees to check all bedding and furnishings for any signs of infestation once guests have left.
3. Resident shall report in writing any signs of infestation immediately to the office and /or management. Resident agrees that once a complaint has been made the Owner/Management has seven (7) days to inspect the property or to have their pest control company inspect the property. If the infestation is indeed found, resident agrees that Owner/Management has fourteen (14) days from the time of inspection to schedule a professional pest control company to begin extermination of the bed bugs.
4. In the event the property, or any other properties adjacent to the property has become infested, Resident agrees to comply with all the recommendations and requests from the pest control company, including but not limited to:
 - Placing beddings, drapes, curtains, small rugs and clothing into plastic bags for transport to a laundry facility.
 - All items are to be removed from the floor and placed into plastic bags and sealed tight. Furnishings such as dressers, nightstands, etc must be emptied out, as well as all closets, and items placed in plastic bags and sealed tight. Items in bags must be taken to an off site laundry facility to be washed with HOT water. Once items have been washed, plastic bags must be discarded and not reused. Items that cannot be washed must either be treated by the pest control company or discarded.
 - If the pest control company deems a mattress or other furnishings as not salvageable due to the level of infestation, the mattress and or other furnishings must be discarded and replaced at the resident’s expense.
 - Once infestation is found, carpeted floors, mattresses and box springs and all furniture must be vacuumed daily. Once finished vacuuming, Resident must gently remove bag each day and place into a plastic trash bag and seal tightly. Once sealed, the resident must immediately discard the bag. This must continue daily until treatment is complete. If resident’s vacuum is a canister vacuum resident must carefully remove canister, dump contents into plastic bag and seal. Immediately remove plastic bag from the property and place in a trash can. Canister must be washed in HOT water.
 - Resident agrees that if infestation occurs any item(s) which cannot be decontaminated must be discarded.

5. Resident agrees to indemnify the Owner/Management and hold harmless from any actions, claims, losses, damages, and expenses including but not limited to attorney fees, court costs and pest control eradication fees that the Owner/Manager may incur as a result of the resident(s) or any guest occupying or using the Property.

It is further agreed that the Owner/Management shall not be liable to any loss of personal property to the resident, as a result of any bed bug infestation. Further, should any infestation occur and resident neglects to take appropriate action the resident will not only be held financially responsible for the treatment of their property but that of any other residence within the same building should the infestation migrate.

If at any time during the lease agreement including as renewed or extended resident has a bed bug infestation resident agrees to notify Owner/Management immediately in writing.

Resident agrees to be held financially responsible for the eradication of any infestation found after 10 days of taking possession of the property.

Should the resident fail to notify Owner/Management of such infestation and said infestation spreads from the property to other properties, resident also agrees to be held financially responsible for the eradication of those properties.

By signing this Addendum. Resident acknowledges receipt of the Bed Bug Brochure provided by At Home Real Estate Services. Which can be found here:

<https://tinyurl.com/y8od5eyq>

5.2 PEST ADDENDUM

Lessee shall be responsible to keep said premises free from all pests at Lessee's expense, including but not limited to: ants, wasps, mice, roaches, fleas, bedbugs, spiders, etc. **after 10 days of taking possession** of said premises and through the end of their tenancy, which shall end when possession of premises is surrendered back to Landlord, their agents and/or assigns and the move-out inspection has been completed by Management.

By initialing below, you acknowledge and agree to the terms in Section 5.

X SL
Sample Lease

6. Utility, Appliance, Yard, and Additional Information

6.1 UTILITY, APPLIANCE, YARD, AND ADDITIONAL INFORMATION

UTILITY INFORMATION:

Lessee shall, at Lessee's own expense, provide the following utilities and/or services:

Electric, Gas (if applicable), Water, and Sewer - Provided by City Utilities (417-863-9000)

Trash Service

Change air filters every 30-60 days

Keep the grass watered, alive, mowed, and trimmed/edged

Use reasonable care to preserve the aesthetics and functionality of gutters, shrubs, fence lines and flower beds

Snow Removal

All other elected services

ITEMS NOT PERMITTED:

Gas and/or Charcoal grills are not permitted within 15 feet of this property

No boats, trailers, or any vehicle will be parked on the lawn

No boats, trailers, or larger trucks parking allowed where they are visible from the street.

PERSONAL PROPERTY THAT COMES WITH THE LEASED PREMISES:

The following appliance and/or furniture are leased to Tenant(s) for the period of Tenant's rental agreement or lease on the following basis: Tenant agrees, by signing this agreement, that all appliances and/or furniture within are accepted by Tenant as being in good working order and repair. Tenant shall maintain said appliances and/or furniture in good working order at his/her expense and leave them with the property in clean and good working condition.

Appliance or Furniture Description / Condition / Location:

1. Refrigerator / Working - If equipped with ice maker, ice maker is not maintained / Kitchen

2. Stove / Working / Kitchen

3. Dishwasher / Working / Kitchen

4. Fireplace / Provided - Maintained at Owner's Discretion; Resident responsible for safety inspection and cleaning before use / Living room

FIRE EXTINGUISHER INFO:

Lessee shall be responsible for providing their own fire extinguisher.

Lessee has been provided with the "General Fire Extinguisher Instructions" for use of fire extinguisher, which can be found here: <http://tinyurl.com/m6ot2t6>

ITEMS THAT MUST BE RETURNED TO THE OFFICE AT MOVE OUT:

Entry Keys: 0

Door Keys: 2

Mailbox Keys: 0

Laundry Keys: 0

Garage Openers: If applicable minimum of 1

Pool key: 0

Other: 0

Failure by Lessee(s) to turn in all keys and garage door openers will result in a charge of \$50 per opener and \$10 per key not turned in to management at move-out. Also, Lessee(s) must pay a \$10 per key and \$50 per garage door opener fee for all lost keys/openers.

By initialing below, you acknowledge and agree to the terms in Section 6.

X SL
Sample Lease

7. Maintenance Categories

7.1 MAINTENANCE INFO

Our goal is to address maintenance as soon as possible in all situations. In an attempt to manage expectations up front, we have defined the severity of specific maintenance requests and their respective categories below, along with our goal response, assign, repair and follow up times. They are not set in stone as all situations are unique and we cannot plan for all unforeseen issues, but we will keep you informed along the way. Some repairs are quick and easy, some are more complicated and require ordering of parts and require a bit more patience. The items below are not a comprehensive list and are to use more as a guide to where each unique maintenance request might fall.

EMERGENCY- Things that need to be addressed and repaired ASAP. This includes safety issues and issues that could cause harm to resident or premises if not addressed ASAP.

- Heating (when temperatures are below 50 degrees).
- Flooding
- Fire
- Leak (sewer plumbing or gas leak)
- Leak (roof)
- Some electrical
- Storm damage, natural disaster

Response from At Home – Immediately to ASAP, within 24-hours

Assign to a Contractor – ASAP, within 24-hours

Repair Completed – Goal Time: Within 24 hours – ASAP (may depend on the availability of parts, vendor and or labor)

NECESSARY- Things that need to be addressed at first available opportunity. Not an Emergency, but needs addressed within a reasonable amount of time.

- Garbage disposal- replace or re plumb
- A/C not working- recharge/replace/repair as advised by service tech
- General maintenance, broken doors, hinges, drawers, locks cabinets
- Appliance Repair
- Toilet Repair
- Brown Recluse/Termites

Response from At Home – Within 1 Business day

Assign to a Contractor – Within 1 Business day

Repair Completed –Goal Time: Within 5-7 business days or at the soonest possible time depending on availability of parts and or labor.

ELECTIVE- Requests by residents that are not 100% crucial and would be at the discretion of the Owner. If requested by the owner we will send 1-2 contractors to bid and submit the bids to the Owner for approval. It is possible that Elective maintenance requests will not be completed.

- Fixing screens
- Screen door
- Appliances that are provided, but not maintained
- Landscaping
- Ice Makers
- Fireplaces
- Some pests after 10 days of occupancy
- Items that are cosmetic

Response from At Home – Within 1 Business day.

Assign to a Contractor – Within 1 week if possible and if approved by owner.

Repair Completed – Goal time: within 2 weeks to 30 days, depending on the request.

By initialing below, you acknowledge and agree to the terms in Section 7.

X SL
Sample Lease

8. Buy Out Agreement

8.1 BUY OUT OPTIONS

Buy Out Agreement (Mark which option(s) apply:

 A. (**No Buyout**) This lease does not allow for a buy-out. The lease must be completed in its entirety or the entire balance of the original lease terms shall be due upon move out.

XB. (**Everyone Moving Early - Buyout**) At Lessor's discretion, in limited instances, if the Lessee wishes to break the lease and move prior to the agreed-upon lease end date (for any reason), this lease will allow for this provided all of the following criteria are met:

1. A 30 day written notice is given no later than the 1st day of the month the resident(s) wishes to vacate. Rent will be due for the full month even in situations where the resident moves before the last day of the month.
2. The account must be in good standing with all past due rents, fees, and charges paid in full.
3. The residents must pay the Early Lease Buyout Fee equal to 200% of the monthly rent amount. This fee is due at the time notice is given, and, if it is not paid at that time, then the Lessee(s) is required to pay a fee equal to all remaining months of this lease.
4. Lessee will forfeit all deposits, prepaid rents, and move in specials.
5. Premises will be returned in a clean, ready to rent condition.

XC. (**Removing a party from the Lease**) At Lessor's discretion, in limited instances, if one party wishes to relinquish themselves from the lease, this lease will allow for this provided the following criteria are met:

1. The remaining party or parties to the lease must re-apply and be re-approved by themselves.
2. The Lessee wishing to be removed must pay a buyout FEE equal to 200% of the monthly rent amount in advance to Manager/Lessor/Broker.
3. All parties agree in writing to allow named resident to be removed from the Lease.
 1. All parties must sign an "*Assignment of Possession and Deposit*" form.

XD. (**Lease Take Over**) At Lessor's discretion, in limited instances, Lessor, upon written request and consent, may allow the resident to "replace" themselves with another Lessee if the following criteria are met:

1. The current Lessee(s) must locate and procure the potential new resident(s).
2. The potential new resident(s) must apply and be approved by all Manager/Lessor/Broker.
3. All parties must agree in writing and sign an "*Assignment of Possession and Deposit*" form.
4. All balances due must be paid in full and Lessee must be in good standing with Lessor/Manager/Broker.
5. An administrative fee equal to 100% of the monthly rent amount must be paid in advance to Lessor/Manager/Broker PLUS Lessee(s) will forfeit all deposits, prepaid rents, and move in specials.
6. Lessee(s) assumes all risk, responsibility, and costs involved in marketing and showing the unit for lease.
If a replacement is not found, and all required criteria not met by the time the original notification has expired, then the original Buy Out (Option B) will be due if it is an available option.

In the absence of Lessor's written consent and the full compliance of the above conditions, all roommates remain fully liable for all terms and conditions of the lease, even if they are no longer living on the premises.

By signing below, you acknowledge and agree to the terms in Section 8.

X Sample Lease

Lessee

IP Address: 198.40.230.186

06/10/2020 09:18am CDT

9. Move In Inspection Checklist.

9.1 MOVE IN INSPECTION CHECKLIST

The move in inspection checklist can be found and printed here: <http://tinyurl.com/kcl8p8o>

This form will be used in determining if any of the Lessee's deposit will be retained for cleaning and/or repairs after move-out.

Please be SPECIFIC and DETAILED when filling out the checklist.

Lessee certifies that Lessee has received a copy of this form (link above). Lessee understands that it is the Lessee's responsibility to conducted a walk-through inspection of the premises within the **first three days** of the lease and return this checklist to the Owner/Manager/Lessor for signature. Lessee understand that if this checklist is not returned the property will be considered in good condition and all damages at move out (less normal wear and tear) will be withheld from the security deposit. Lessee has examined each appropriate item and noted the condition. Lessee understands that the Lessee is responsible for any and all damage resulting from their negligence or the negligence of the Lessee's guests. Lessee also understands that this inspection form shall become a part of the Standard Residential Lease. (Each Party should retain a copy of the signed Checklist.)

By signing below, you acknowledge and agree to the terms in Section 9.

X Sample Lease

Lessee

IP Address: 198.40.230.186

06/10/2020 09:18am CDT

10. Pet Addendum

10.1 PET ADDENDUM

Lessor approves the Lessee(s) to keep the pet(s) described below:

Description of the Pet(s)-

- Buddy, Dog, 40.0 lbs, 3 years

In consideration for allowing the pet listed above the Lessee shall pay monthly Pet Rent of \$25.00 per pet and shall be required to keep renter's insurance that covers pet damage for the duration of the lease and any extension thereof. If the resident selects renter's insurance that does not cover pet damage a PET FEE of \$400 shall also be due before move in.

Sample Lease agree to the following conditions:

1. Keep the pet under control at all times.
2. Keep the pet restrained, but not tethered, when it is outside Lessee's dwelling.
3. Never leave the pet unattended for an unreasonable period of time.
4. Dispose of pet droppings properly and quickly.
5. Never leave food or water for the pet or any other animal outside the dwelling.
6. Never allow the pet to cause any annoyance or discomfort to others and remedy immediately any complaints made by the Lessor.
7. Remove the pet's offspring within eight weeks of birth.
8. Pay immediately for any damage, loss, or expense caused by the pet.
9. Immediately inform the Lessor if the pet(s) is no longer on the property.
10. Use air filters rated for pets and change them monthly.

A fee of \$400 will become immediately due of the Lessee replaces the above-mentioned pet with a new pet without first seeking written approval for the new pet, or if the Lessee allows their renter's insurance policy that covers pet damage lapse at any point during the lease term and any extension thereof.

Lessor reserves the right to revoke permission to keep the pet(s) should Lessee violate this agreement.

10.2 WAIVER OF LIABILITY

Lessee agrees that all owners and property managers of the leased premises (regardless of who is designated as Lessor herein) and all their agents, employees, servants, invitees, successors and assignees shall not be liable for the actions of Lessee's pets for damage to property or injury to or death of any person or pet. Further, if it is determined that an animal owned by the Lessee is adjudicated to be a vicious animal by City ordinance or Missouri statute, the Lessee is no longer allowed to keep the said animal on the premises and must remove the animal within 24 hours of the viciousness determination.

By signing below, you acknowledge and agree to the terms in Section 10.

X Sample Lease

Lessee

IP Address: 198.40.230.186

06/10/2020 09:19am CDT

11. Sign and Accept

11.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X Sample Lease

Lessee

IP Address: 198.40.230.186

06/10/2020 09:19am CDT

X Jordan Jones

Lessor

IP Address: 198.40.230.186

06/10/2020 09:19am CDT