

APARTMENT LEASE CONTRACT



Date of Lease Contract: July 1, 2021 (when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

Moving In — General Information

1. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract):

Rama anusha Adapa, Sri Sai Chaitanya Thota

and us, the owner: NXRT Bloom LLC

(name of apartment community or title holder). You've agreed to rent Apartment No. 02-2061 at 7075 W Gowan Rd #02-2061

Las Vegas (street address) in

Las Vegas (city), Nevada, 89129 (zip code) (the "apartment" or the "premises") for use as a private residence only.

The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written or electronic notice to or from our managers constitutes notice to or from us.

Disclosure Notice: Name and address of the person or company authorized to manage the premises: BH Management LLC

Name and address of the person or company authorized to receive service of process, demands, and notices: BH Management LLC

Name of principal or corporate owner:

In case of emergency, the telephone number to contact is:

2. OCCUPANTS. The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract):

No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than 7 consecutive days without our prior written consent, and no more than twice that many days in any one month.

3. LEASE TERM. The initial term of the Lease Contract begins on the 11th day of September, 2021 and ends at 11:59 pm the 10th day of September, 2022.

Renewal. This Lease Contract will automatically renew month-to-month unless either party gives at least 60 days written notice of termination or intent to move-out as required by paragraph 45 (Move-Out Notice).

4. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 0.00, due on or before the date this Lease Contract is signed.

5. KEYS. You will be provided 2 apartment key(s), 1 mailbox key(s), FOB(s), and/or 1 other access device(s) for access to the building and amenities at no additional cost at move-in.

6. RENT AND CHARGES. Unless modified by addenda, you will pay \$ 1198.00 per month for rent, payable in advance and without demand:

- at the on-site manager's office, or
at our online payment site, or
at Walk in Payment Solution

Prorated rent of \$ 798.67 is due for the remainder of [check one]: 1st month or 2nd month, on September 11, 2021.

Otherwise, you must pay your rent on or before the first day of each month (due date). Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks.

- 7. UTILITIES. We'll pay for the following items, if checked:
water gas electricity master antenna
wastewater trash cable TV
other

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all tenants, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding.

may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

We require do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like. If no box is checked, renter's insurance is not required.

Additionally, you are [check one] required to purchase personal liability insurance not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions, is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

9. LOCKS AND LATCHES. Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move into your apartment.

You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law.

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you or your, occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

Special Provisions and "What If" Clauses

10. SPECIAL PROVISIONS. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed Lease form.

Cash and Money Orders are not accepted at any time

See any additional special provisions.

11. EARLY MOVE-OUT. You'll be liable to us for a reletting charge of \$ 1198.00 (not to exceed 100% of the highest monthly rent during the lease term) if you:

- (1) fail to give written move-out notice as required in paragraph 45 (Move-Out Notice); or
- (2) move out without paying rent in full for the entire lease term or renewal period; or
- (3) move out at our demand because of your default; or
- (4) are judicially evicted.

The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract. See the first paragraph of page 2.

Not a Release. The reletting charge is not a lease cancellation fee or buyout fee. It is an agreed-to liquidated amount covering only part of our damages, that is, our time, effort, and expense in finding and processing a replacement. These damages are uncertain and difficult to ascertain—particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

12. REIMBURSEMENT. You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use, or negligence by you or your guests or occupants. **Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' negligence or intentional acts: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment.** We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.

13. PROPERTY LEFT IN APARTMENT. All property left in the apartment is (unless exempt under state statute) subject to disposal if found to be abandoned under Nevada law. For this purpose, "apartment" excludes common areas but includes interior living areas and exterior patios, balconies, attached garages, and storerooms for your exclusive use.

Removal After Surrender, Abandonment, or Eviction. We, our agent, or law officers may remove and/or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted

or if you surrender or abandon the apartment (see definitions in paragraph 50 - Deposit Return, Surrender, And Abandonment). Upon your request, you will be provided reasonable access to your property during the 5 days after an eviction lockout to retrieve essential personal effects (i.e., medication, baby formula, basic clothing and care items).

Storage. We or our agents will store property removed after judicial eviction, surrender, or abandonment of the apartment for a period of thirty (30) days after the abandonment, eviction, or end of the rental period. Except for essential personal effects (i.e., medication, baby formula, basic clothing and care items) subject to retrieval in the 5 days after an eviction lockout, we do have the ability to charge and collect the reasonable and actual costs of inventory, moving, and storage before releasing any property to you after your move-out.

Redemption. If we or our agent have removed and stored property as authorized by the state statute, you may redeem the property by paying the reasonable and actual charges for packing, removing, and storing. We may return redeemed property at the place of storage, the management office, or the apartment (at our option). We or our agent may require payment by cash, money order, or certified check. These redemption obligations do not apply to essential personal effects (i.e., medication, baby formula, basic clothing and care items) subject to retrieval in the 5 days after an eviction lockout.

Disposition or Sale. After complying with the notification and storage procedures for disposal of personal property abandoned or left on the premises, we or our agent may dispose of or sell personal property which was abandoned or left in the apartment in order to recover the reasonable and actual costs of packing, removing, and storing the property. We or our agent will make a reasonable effort to locate you and notify you of our intention to dispose of the property as provided by law. Notice will be mailed to you at your present address, and if that address is unknown, then at your last known address. Automobiles will be disposed of in accordance with Chapter 487 of the Nevada Revised Statutes.

14. FAILING TO PAY FIRST MONTH'S RENT. If you don't pay the first month's rent when or before the Lease Contract begins you will be in default of this Lease Contract, unless rent is abated or your tenancy is terminated due to a delay in giving you possession. We also may end your right of occupancy and recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges in accordance with State statute. Our rights and remedies under paragraph 11 (Early Move-Out) and paragraph 32 (Default by Resident) apply to acceleration under this paragraph.

15. RENT INCREASES AND LEASE CONTRACT CHANGES.

No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 10 (Special Provisions), by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 18 (Community Policies or Rules). If neither party gives proper written notice, as required by paragraph 3 (Lease Term), to terminate your tenancy at the end of the initial lease term, this Lease Contract will automatically continue month-to-month until either we or you give the other party proper written notice, as required by paragraph 3 (Lease Term), to non-renew or terminate your month-to-month tenancy. We have the right to increase the monthly rent due by giving you notice of the rent increase at least sixty (60) days in advance of the effective date of the increase. We have the right to adopt or modify rules or regulations concerning your use and occupancy of the premises in order to promote the convenience,

safety or welfare of us, you, or the other residents; or to preserve the property from abusive use; or to make a fair distribution of services and facilities held out for the residents generally by giving written notice to you thirty (30) days in advance of the effective date of the new rules and regulations. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 45 (Move-Out Notice).

16. DELAY OF OCCUPANCY. If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay, except as otherwise provided by law. The Lease Contract will remain in force subject to: (1) abatement of rent on a daily basis during delay; and (2) your right

to terminate the Lease Contract as set forth below. Termination notice must be in writing. After termination, you are entitled to a refund of all deposit(s), fees, charges, and any rent paid. Rent abatement or lease termination does not apply if delay is for cleaning or repairs that don't affect the habitability of the apartment or prevent you from occupying the apartment. If we have failed to deliver possession of the apartment to you as provided by law, you may terminate the Lease Contract by giving us at least five (5) day's written notice.

17. DISCLOSURE RIGHTS. If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

While You're Living in the Apartment

18. COMMUNITY POLICIES OR RULES. You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. We may make reasonable changes to written rules upon thirty (30) day's written notice as stated in paragraph 15 (Rent Increases and Lease Contract Changes), if they are distributed and applicable to all units in the apartment community and does not affect the resident's obligation to pay rent, utilities, or other charges.

19. LIMITATIONS ON CONDUCT. The apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or solicit business or contributions. Conducting any kind of business (including child care services) in your apartment or in the apartment community is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes and you have obtained all necessary local licensing and zoning approvals for your business. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas. You'll be liable to us for damage caused by you or any guests or occupants.

We may exclude from the apartment community guests or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community.

You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

20. PROHIBITED CONDUCT. You, your occupants or guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others.

21. PARKING. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:

- (1) has a flat tire or other condition rendering it inoperable;
- (2) is on jacks, blocks or has wheel(s) missing;
- (3) is not registered in Nevada or any other state, or if no license plate and/or registration sticker is displayed;
- (4) takes up more than one parking space;
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment or who has been ordered to vacate by any appropriate authority;
- (6) is parked in a marked handicap space without the legally required handicap insignia;
- (7) is parked in space marked for manager, staff, or guest at the office;
- (8) blocks another vehicle from exiting;
- (9) is parked in a fire lane or designated "no parking" area;
- (10) is parked in a space marked for other resident(s) or unit(s);
- (11) is parked on the grass, sidewalk, or patio;
- (12) blocks garbage trucks from access to a dumpster; or
- (13) belongs to a resident and is parked in a visitor or retail parking space.

22. RELEASE OF RESIDENT. Unless you're entitled to terminate your tenancy under paragraph 10 (Special Provision), paragraph 16 (Delay of Occupancy), paragraph 31 (Responsibilities of Owner) or paragraph 45 (Move-Out Notice), or as otherwise provided under Nevada law regarding our failure to maintain the apartment in habitable condition, failure to deliver possession of the apartment, or other proper reason provided by law, you won't be released from this Lease Contract for any reason—including but not limited to voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

23. MILITARY PERSONNEL CLAUSE. All parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member's Civil Relief Act, or any applicable state law(s), if you are seeking to terminate this Lease Contract and/or subsequent renewals and/or Lease Contract extensions under the rights granted by such laws.

24. RESIDENT SAFETY AND PROPERTY LOSS. You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke and carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and access control devices.

Smoke and Carbon Monoxide Detectors. We'll furnish smoke detectors and carbon monoxide detectors only if required by statute, and we'll test them and provide working batteries when you first take possession. After that, you must test the smoke detectors and the carbon monoxide detectors on a regular basis, and you must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report smoke detector and carbon monoxide detector malfunctions to us. Neither you nor others may disable neither the smoke detectors nor the carbon monoxide detectors. If you damage or disable the smoke detector or remove a battery without replacing it with a working battery, you may be liable to us under state statute for the actual and reasonable cost or fair and reasonable value of the work to repair or restore the smoke detector or carbon monoxide detector to working condition. If you disable or damage the smoke detector, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

Casualty Loss. We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (the appropriate temperature will depend upon weather conditions and the size and layout of your unit). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for those services.

Crime or Emergency. Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, or suspected criminal activity or other emergency involving imminent harm. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures upon the property, they are not a guarantee to prevent crime or to reduce the risk of crime on the property. You agree that no access control or security measures can eliminate all crime and that you will not rely upon any provided access control or security measures as a warranty or guarantee of any kind. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You must also furnish us with the law-enforcement agency's incident report number upon request.

25. CONDITION OF THE PREMISES AND ALTERATIONS. You accept the apartment, fixtures, and furniture as is, except for conditions which materially affect the health or safety of ordinary persons or which render the apartment uninhabitable. We disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in. You must note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided it complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke and carbon monoxide detectors, furniture, telephone and cable TV wiring, screens, locks, and access control devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

26. REQUESTS, REPAIRS, AND MALFUNCTIONS. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY-RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE RESIDENT/MAINTENANCE PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other

conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately.

If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. If your tenancy is so terminated, we'll refund prorated rent and all deposits, less lawful deductions. You may also have the right to vacate the premises immediately and notify us in writing within seven (7) days of your intention to terminate your tenancy, provided the fire or casualty were not caused by the deliberate or negligent acts of you, a member of your household, or another person on the premises with your consent.

27. ANIMALS. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment Community unless we've so authorized in writing. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. An animal deposit is considered a general security deposit. We will authorize an assistance animal for a disabled person. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal, we may require you to execute a separate animal and/or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract or as otherwise provided by law. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules.

28. WHEN WE MAY ENTER. Upon giving you any required notice, then we or our repairers, servicers, contractors, representatives or other persons listed in (2) below may peacefully enter the apartment at reasonable times during normal business hours upon giving you twenty four (24) hour advance written notice for the purposes listed in (2) below or as otherwise authorized by law. If nobody is in the apartment, such persons may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary in emergencies). We also have the right to enter your apartment without giving a 24 hour notice in case of an emergency.

- (1) In addition to any notice required by law, we will attempt to provide you written notice of the entry by leaving a copy in a conspicuous place in the apartment immediately after the entry.
- (2) We have the right to enter the apartment for any authorized reason recognized by law, including, but not limited to: responding to your request; making repairs or replacements; estimating repair or refurbishing costs; performing pest control; doing preventive maintenance; changing filters; testing or replacing smoke or carbon monoxide detectors batteries; retrieving unreturned tools, equipment or appliances; preventing waste of utilities; delivering, installing, reconnecting, or replacing appliances, furniture, equipment, or access control devices; removing or rekeying unauthorized access control devices; removing health or safety hazards (including hazardous materials); inspecting when immediate danger to person or property is reasonably suspected; allowing persons to enter as you authorized in your rental application (if you die, are incarcerated, etc.); allowing entry by a law officer with a search or arrest warrant, or in hot pursuit; showing apartment to prospective residents (after move-out or vacate notice has been given); or showing apartment to government inspectors for the limited purpose of determining housing and fire ordinance compliance by us and to lenders, appraisers, contractors, prospective buyers, or insurance agents.

29. JOINT AND SEVERAL RESPONSIBILITY. Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident

or occupant (including notices of lease termination, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Security-deposit refunds and deduction itemizations of multiple residents will comply with paragraph 50 (Deposit Return, Surrender, and Abandonment).

Replacements

30. REPLACEMENTS AND SUBLETTING. Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any license to occupy, then:

- (1) a reletting charge will not be due;
- (2) a reasonable administrative (paperwork) and/or transfer fee will be due, and a rekeying fee will be due if rekeying is requested or required; and

(3) the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease term.

Procedures for Replacement. If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; *or* (2) the remaining and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing or unless otherwise provided by law, the departing resident will remain liable for the remainder of the original lease term—even if a new Lease Contract is signed.

Responsibilities of Owner and Resident

31. RESPONSIBILITIES OF OWNER.

We'll act with customary diligence to:

- (1) maintain fixtures, furniture, hot water, heating and A/C equipment;
- (2) substantially comply with applicable federal, state, and local laws regarding safety, sanitation, and fair housing; and
- (3) make all reasonable repairs, subject to your obligation to pay for damages for which you are liable.

If we violate any of the above, you may exercise your remedies under state statute. In addition to complying with any other requirements under state law:

- (a) you must make a written request for repair or remedy of the condition, and all rent must be current at the time;
- (b) after receiving the request, we will have the time provided by law to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;
- (c) if we haven't completed the repair within the time provided by law, you may have certain rights afforded by law to make repairs yourself or terminate your tenancy. If your tenancy is properly terminated, then security deposits and prorated rent will be refunded as required by law.

32. DEFAULT BY RESIDENT. You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: (1) you don't pay rent or other amounts that you owe when due; (2) you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs; (3) you abandon the apartment; (4) you give incorrect or false answers in a rental application; (5) you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (6) any illegal drugs or paraphernalia are found in your apartment; (7) you or any guest or occupant engages in any of the prohibited conduct described in paragraph 20 (Prohibited Conduct); or (8) you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government based on a complaint that was caused primarily by the lack of reasonable care by you, a member of your household, or another person on the premises with your consent.

Lease Renewal When A Breach or Default Has Occurred. In the event that you enter into a subsequent Lease prior to the expiration of this Lease and you breach or otherwise commit a default under this Lease, We may, at our sole and absolute discretion,

terminate the subsequent Lease, even if the subsequent Lease term has yet to commence. We may terminate said subsequent Lease by sending you written notice of our desire to terminate said subsequent Lease.

Eviction. If you default, we may end your right of occupancy by giving you a seven (7) day written notice as provided by Nevada law. Notice will be delivered to you as required by Nevada law. Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other lease obligations. After giving notice to vacate or filing an eviction suit, we may still accept rent or other sums due; the filing or acceptance doesn't waive or diminish our right of eviction, or any other contractual or statutory right. Accepting money at any time doesn't waive our right to damages; unpaid past or future rent or other sums; or to continue with eviction proceedings as permitted by State statute.

Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then: (1) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (2) we may hold you liable for our actual damages; and (3) you could be held liable by the next intended occupant of the apartment if you fail to vacate the premises.

Other Remedies. We may report unpaid amounts to credit agencies. If you default and move out early, you will pay us any amounts stated to be rental discounts in paragraph 10 (Special Provisions), in addition to other sums due. Upon your default, we have all other legal remedies, including lease termination and lockout under state statute. Unless a party is seeking exemplary, punitive, sentimental or personal-injury damages, the prevailing party may recover from the non-prevailing party attorney's fees and all other litigation costs. Late charges are liquidated damages for our time, inconvenience, and overhead in collecting late rent (but are not for attorney's fees and litigation costs). All unpaid amounts bear a reasonable amount of interest not to exceed 7% per annum from due date or such other interest rate as specified or allowed by Nevada law.

Mitigation of Damages. If you move out early, you'll be subject to paragraph 11 (Early Move-Out) and all other remedies. We'll exercise customary diligence to relet and mitigate damages. We'll credit all subsequent rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

Remedies Cumulative. Any remedies set forth herein shall be cumulative, in addition to, and not in limitation of, any other remedies available to Landlord under any applicable law.

General Clauses

33. ENTIRE AGREEMENT. Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us.

34. NO AUTHORITY TO AMEND UNLESS IN WRITING.

Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate your tenancy or any part of it, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

35. NO WAIVER. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights, isn't a waiver under any circumstances.

36. NOTICE. Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax signatures are binding. All notices must be signed.

37. MISCELLANEOUS.

- A. Exercising one remedy won't constitute an election or waiver of other remedies.
- B. Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- C. All remedies are cumulative.
- D. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf.
- E. This Lease Contract binds subsequent owners.
- F. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- G. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- H. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- I. All lease obligations must be performed in the county where the apartment is located.
- J. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.

38. WAIVER OF JURY TRIAL. TO MINIMIZE LEGAL EXPENSES AND, TO THE EXTENT ALLOWED BY LAW, YOU AND WE AGREE THAT A TRIAL OF ANY LAWSUIT BASED ON STATUTE, COMMON LAW, AND/OR RELATED TO THIS LEASE CONTRACT SHALL BE TO A JUDGE AND NOT A JURY.

39. CONTACTING YOU. By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.

40. OBLIGATION TO VACATE. If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with paragraph 3 (Lease Term), and we accept such written notice, then you are required to vacate the Premises and remove all of your personal property therefrom at

the expiration of the Lease term without further notice or demand from us.

41. NOTICE: NRS 202.470 MAINTAINING OR PERMITTING NUISANCE: PENALTY.

Every person who:

1. Shall commit or maintain a public nuisance, for which no special punishment is prescribed; or
2. Shall willfully omit or refuse to perform any legal duty relating to the removal of such nuisance; or
3. Shall let, or permit to be used, any building or boat, or portion thereof, knowing that it is intended to be, or is being used, for committing or maintaining any such nuisance, shall be guilty of a misdemeanor.

You have the right to engage in the display of the US Flag. You may report a nuisance, or other violation of building, safety, health code, or regulation to the Code Enforcement office of the municipality for which the premises is located.

42. FORCE MAJEURE. If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

Furthermore, if such an event damages the property to materially affect its habitability by some or all residents, we reserve the right to vacate any and all leases and you agree to excuse us from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

43. PAYMENTS. Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Property Left in Apartment) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments, except as required by applicable law.

44. ASSOCIATION MEMBERSHIP. We represent that either: (1) we or; (2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.

When Moving Out

45. MOVE-OUT NOTICE. Before moving out, either at the end of the lease term, any extension of the lease term, or prior to the end of the lease term, you must give our representative advance written notice of your intention to vacate as required by paragraph 3 (Lease Term). If you move out prior to the end of the lease term, your notice does not act as a release of liability for the full term of the Lease Contract. You will still be liable for the entire Lease Contract term if you move out early (paragraph 22 - Release of Resident) except if you are able to terminate your tenancy under the statutory rights explained under paragraph 11 (Early Move-Out), paragraph 22 (Release of Resident), or any other applicable laws. All notices to vacate must be in writing and must provide the date by which you intend to vacate. If the notice does not comply with the time requirements of paragraph 3 (Lease Term), even if you move by the last date in the lease term, you will be responsible for an additional month's rent. If you fail to vacate by the date set forth in your notice, your notice is void and you must submit a new written notice. If you fail to provide proper notice and vacate, we will have all remedies available under the Lease Contract and under applicable state law.

46. MOVE-OUT PROCEDURES. The move-out date can't be changed unless we and you both agree in writing. You won't move out before the lease term or renewal period ends unless all rent for the entire lease term or renewal period is paid in full or you are otherwise permitted to move as provided by Nevada law. An improper early move-out may result in reletting charges and default under paragraph 11 (Early Move-Out) and paragraph 32 (Default by Resident). You're prohibited by law from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate the apartment before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.

47. CLEANING. You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

48. MOVE-OUT INSPECTION. You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.

49. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES. You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke and carbon monoxide detectors batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored under paragraph 13 (Property Left in Apartment); removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under paragraph 6 (Rent and Charges) and paragraph 27 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke

ADDITIONAL SPECIAL PROVISIONS

DWELLING UNIT DESCRIPTION. Unit No. 02-2061, 7075 W Gowan Rd #02-2061
 _____ (street address) in
Las Vegas (city), Nevada, 89129 (zip code).

LEASE CONTRACT DESCRIPTION. Lease Contract date: July 1, 2021

Owner's Name: NXRT Bloom LLC

Residents (list all residents): Rama anusha Adapa, Sri Sai Chaitanya Thota

COPY

Resident(s) (All residents must sign)

Date of Signing Addendum

Owner or Owner's Representative

Date of Signing Addendum



INVENTORY AND CONDITION FORM



DWELLING UNIT DESCRIPTION. Unit No. 02-2061, 7075 W Gowan Rd #02-2061 (street address) in Las Vegas (city), Nevada, 89129 (zip code).

LEASE CONTRACT DESCRIPTION. Lease Contract date: July 1, 2021 Owner's name: NXRT Bloom LLC

Residents (list all residents):

Rama anusha Adapa, Sri Sai Chaitanya Thota

You must note on this form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition. Please mark through items listed below if they don't exist. This form protects both you (the resident) and us (the owner). We'll use it in determining what should and should not be considered your responsibility upon move-out.

Resident's Name: Rama anusha Adapa
Home Phone: () _____ Work Phone: () _____

Resident's Name: Sri Sai Chaitanya Thota
Home Phone: () _____ Work Phone: () _____

Resident's Name: _____
Home Phone: () _____ Work Phone: () _____

Resident's Name: _____
Home Phone: () _____ Work Phone: () _____

Resident's Name: _____
Home Phone: () _____ Work Phone: () _____

Resident's Name: _____
Home Phone: () _____ Work Phone: () _____

Move-In or **Move-Out Condition** (Check one)

Living Room

- Walls _____
- Wallpaper _____
- Plugs, Switches, A/C Vents _____
- Woodwork/Baseboards _____
- Ceiling _____
- Light Fixtures, Bulbs _____
- Floor/Carpet _____
- Doors, Stops, Locks _____
- Windows, Latches, Screens _____
- Window Coverings _____
- Closets, Rods, Shelves _____
- Closet Lights, Fixtures _____
- Lamps, Bulbs _____
- Other _____

- Sink/Disposal _____
- Microwave _____
- Other _____

General Items

- Thermostat _____
- Cable TV or Master Antenna _____
- A/C Filter _____
- Washer/Dryer _____
- Garage Door _____
- Ceiling Fans _____
- Exterior Doors, Screens/Screen Doors/Doorbell _____
- Fireplace _____
- Other _____

Kitchen

- Walls _____
- Wallpaper _____
- Plugs, Switches, A/C Vents _____
- Woodwork/Baseboards _____
- Ceiling _____
- Light Fixtures, Bulbs _____
- Floor/Carpet _____
- Doors, Stops, Locks _____
- Windows, Latches, Screens _____
- Window Coverings _____
- Cabinets, Drawers, Handles _____
- Countertops _____
- Stove/Oven, Trays, Pans, Shelves _____
- Vent Hood _____
- Refrigerator, Trays, Shelves _____
- Refrigerator Light, Crisper _____
- Dishwasher, Dispensers, Racks _____

Dining Room

- Walls _____
- Wallpaper _____
- Plugs, Switches, A/C Vents _____
- Woodwork/Baseboards _____
- Ceiling _____
- Light Fixtures, Bulbs _____
- Floor/Carpet _____
- Doors, Stops, Locks _____
- Windows, Latches, Screens _____
- Window Coverings _____
- Closets, Rods, Shelves _____
- Closet Lights, Fixtures _____
- Other _____

Halls

- Walls _____
- Wallpaper _____

Plugs, Switches, A/C Vents _____
Woodwork/Baseboards _____
Ceiling _____
Light Fixtures, Bulbs _____
Floor/Carpet _____

Doors, Stops, Locks _____
Closets, Rods, Shelves _____
Closet Lights, Fixtures _____
Other _____

Exterior (if applicable)

Patio/Yard _____
Fences/Gates/Gate Latches or Locks _____
Faucets _____
Balconies _____
Other _____

Bedroom (describe which one):

Walls _____

Wallpaper _____
Plugs, Switches, A/C Vents _____
Woodwork/Baseboards _____
Ceiling _____
Light Fixtures, Bulbs _____
Floor/Carpet _____

Doors, Stops, Locks _____
Windows, Latches, Screens _____
Window Coverings _____
Closets, Rods, Shelves _____
Closet Lights, Fixtures _____
Other _____

Bedroom (describe which one):

Walls _____

Wallpaper _____
Plugs, Switches, A/C Vents _____
Woodwork/Baseboards _____
Ceiling _____
Light Fixtures, Bulbs _____
Floor/Carpet _____

Doors, Stops, Locks _____
Windows, Latches, Screens _____
Window Coverings _____
Closets, Rods, Shelves _____
Closet Lights, Fixtures _____
Other _____

Bath (describe which one):

Walls _____

Wallpaper _____
Plugs, Switches, A/C Vents _____
Woodwork/Baseboards _____
Ceiling _____
Light Fixtures, Bulbs _____
Exhaust Fan/Heater _____
Floor/Carpet _____

Doors, Stops, Locks _____
Windows, Latches, Screens _____
Window Coverings _____
Sink, Faucet, Handles, Stopper _____
Countertops _____
Mirror _____
Cabinets, Drawers, Handles _____
Toilet, Paper Holder _____
Bathtub, Enclosure, Stopper _____
Shower, Doors, Rods _____
Tile _____
Other _____

Half Bath

Walls _____

Wallpaper _____
Plugs, Switches, A/C Vents _____
Woodwork/Baseboards _____
Ceiling _____
Light Fixtures, Bulbs _____
Exhaust Fan/Heater _____
Floor/Carpet _____

Doors, Stops, Locks _____
Windows, Latches, Screens _____
Window Coverings _____
Sink, Faucet, Handles, Stopper _____
Countertops _____
Mirror _____
Cabinets, Drawers, Handles _____
Toilet, Paper Holder _____
Tile _____
Other _____

Bedroom (describe which one):

Walls _____

Wallpaper _____
Plugs, Switches, A/C Vents _____
Woodwork/Baseboards _____
Ceiling _____
Light Fixtures, Bulbs _____
Floor/Carpet _____

Doors, Stops, Locks _____
Windows, Latches, Screens _____
Window Coverings _____
Closets, Rods, Shelves _____
Closet Lights, Fixtures _____
Other _____

Bath (describe which one):

Walls _____

Wallpaper _____
Plugs, Switches, A/C Vents _____
Woodwork/Baseboards _____
Ceiling _____
Light Fixtures, Bulbs _____
Exhaust Fan/Heater _____
Floor/Carpet _____

Doors, Stops, Locks _____
Windows, Latches, Screens _____
Window Coverings _____
Sink, Faucet, Handles, Stopper _____
Countertops _____
Mirror _____
Cabinets, Drawers, Handles _____
Toilet, Paper Holder _____
Bathtub, Enclosure, Stopper _____
Shower, Doors, Rods _____
Tile _____
Other _____

Safety-Related Items (Put "none" if item does not exist)

Door Knob Locks _____
Keyed Deadbolt Locks _____

Keyless Deadbolts _____

Sliding Door Pin Locks _____
Sliding Door Latches _____
Sliding Door Security Bars _____
Doorviewers _____
Window Latches _____
Porch and Patio Lights _____
Smoke Detectors _____
Alarm System _____
Fire Extinguishers (look at charge level-BUT DON'T TEST!) _____

Garage Door Opener _____
Gate Access Card(s) _____
Other _____

Date of Move-In: _____
or
Date of Move-Out: _____

SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Acknowledgment. You acknowledge that you have inspected and tested all of the safety-related items (if in the dwelling) and that they are working, except as noted above. All items will be assumed to be in good condition unless otherwise noted on this form. You acknowledge receiving written operating instructions on the alarm system and gate access entry systems (if there are any). You acknowledge testing the smoke detector(s) and verifying that they are working. You acknowledge that you and management have inspected the dwelling unit and that no signs of bedbugs or other pests are present. This unit is in a decent, safe and sanitary condition.

In signing below, you accept this inventory as part of the Lease Contract and agree that it accurately reflects the condition of the premises for purposes of determining any refund due to you when you move out.

Resident or Resident's Agent: _____ Date of Signing: _____

Owner or Owner's Representative: _____ Date of Signing: _____

COPY



ANIMAL ADDENDUM
Becomes part of Lease Contract



Date: July 5, 2021
(when this Addendum is filled out)

Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your animal, you'll be held liable if it causes any damage or disturbs other residents.

In this document, the terms "you" and "your" refer to all residents listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the owner named in the Lease Contract (not to the property manager or anyone else).

1. DWELLING UNIT DESCRIPTION.

Apt. No. 02-2061, 7075 W Gowan
Rd #02-2061
_____ (street address) in
Las Vegas
(city), Nevada, 89129 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents):

Rama anusha Adapa, Sri Sai Chaitanya Thota

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. A. NO APPROVED ANIMALS. If this box is checked, you are not allowed to have animals (including mammals, reptiles, birds, fish, rodents, and insects), even temporarily, anywhere in the apartment or apartment community unless we've authorized so in writing. We will authorize support and/or service animals for you, your guests, and occupants pursuant to the parameters and guidelines established by the Fair Housing Act, HUD regulatory guidelines, and any applicable state and/or local laws.

B. CONDITIONAL AUTHORIZATION FOR ANIMAL. If this box is checked, you may keep the animal that is described below in the dwelling until the Lease Contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.

4. ANIMAL DEPOSIT. An animal deposit of \$ 0.00 will be charged. We [check one] will consider, or will not consider this additional security deposit the general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract [check one] does, or does not include this additional deposit amount. Refund of the animal deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

5. ADDITIONAL MONTHLY RENT. Your total monthly rent (as stated in the Lease Contract) will be increased by \$ 35.00. The monthly rent amount in the Rent and Charges paragraph of the Lease Contract [check one] includes does not include this additional animal rent.

6. ADDITIONAL FEE. You must also pay a one-time non-refundable fee of \$ 500.00 for having the animal in the dwelling unit. It is our policy to not charge a deposit for support animals.

7. LIABILITY NOT LIMITED. The additional monthly rent and additional security deposit under this Animal Addendum do not limit residents' liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.

8. DESCRIPTION OF ANIMAL(S). You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)—mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect—into the dwelling or apartment community.

Animal's name: _____
Type: _____
Breed: _____
Color: _____
Weight: _____ Age: _____
City of license: _____
License no.: _____
Date of last rabies shot: _____
Housebroken? _____
Animal owner's name: _____

Animal's name: _____
Type: _____
Breed: _____
Color: _____
Weight: _____ Age: _____
City of license: _____
License no.: _____
Date of last rabies shot: _____
Housebroken? _____
Animal owner's name: _____

9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Please check with the office for breed and animal restrictions

10. EMERGENCY. In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment, at your expense.

Doctor: _____
Address: _____
City/State/Zip: _____
Phone: _____

11. ANIMAL RULES. You are responsible for the animal's actions at all times. You agree to abide by these rules:

- The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
- Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.
- Inside, the animal may urinate or defecate *only* in these designated areas: **Litter Box**

- Outside, the animal may urinate or defecate *only* in these designated areas: **Designated area only**

- Animals may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards (if any) for your exclusive use.
- You must not let an animal other than support animals into swimming-pool areas, laundry rooms, offices, clubrooms, other recreational facilities, or other dwelling units.
- Your animal must be fed and watered inside the dwelling unit. Don't leave animal food or water outside the dwelling unit at any time, except in fenced yards (if any) for your exclusive use.
- You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.
- Unless we have designated a particular area in your dwelling unit or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate *anywhere* on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling unit in this Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.

12. ADDITIONAL RULES. We have the right to make reasonable changes to the animal rules from time to time upon thirty (30) days written notice if we distribute a written copy of any changes to every resident who is allowed to have animals.

13. VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must permanently remove the animal from the premises within the time period specified in our notice. We also have

all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees to the prevailing party to the extent allowed by law.

14. COMPLAINTS ABOUT ANIMAL. You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

15. OUR REMOVAL OF ANIMAL. In some circumstances, we may enter the dwelling unit and remove the animal as provided above in the case of an emergency or as otherwise provided by law. We can do this if, in our sole judgment, you have:

- abandoned the animal;
- left the animal in the dwelling unit for an extended period of time without food or water;
- failed to care for a sick animal; or
- violated our animal rules.

In doing this, we must follow the procedures of the Lease Contract, and we may board the animal or turn the animal over to a humane society or local authority. We'll return the animal to you upon request if we haven't already turned it over to a humane society or local authority. We don't have a lien on the animal for any purpose, but you must pay for reasonable care and kenneling charges for the animal. If you don't pick up the animal within the time provided by law, it will be considered abandoned.

16. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

17. MOVE-OUT. When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services.

18. JOINT AND SEVERAL RESPONSIBILITY. Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.

19. GENERAL. You acknowledge that no other oral or written agreement exists regarding animals. Except for written rule changes under paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

This is a binding legal document. Read it carefully before signing.

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(Signs below)



UTILITY ADDENDUM



This Utility Addendum is incorporated into the Lease Contract (referred to in this Addendum as "Lease Contract" or "Lease") dated July 1, 2021 between NXRT Bloom LLC

("We" and/or "we" and/or "us) and Rama anusha Adapa, Sri Sai Chaitanya Thota

"You" and/or "you") of Apt. No. 02-2061 located at 7075 W Gowan Rd #02-2061

(street address) in Las Vegas, NV 89129

and is in addition to all terms and conditions in the Lease. This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.

- a) Water service to your dwelling will be paid by you either:
b) Sewer service to your dwelling will be paid by you either:
c) Gas service to your dwelling will be paid by you either:
d) Trash service to your dwelling will be paid by you either:
e) Electric service to your dwelling will be paid by you either:
f) Stormwater service to your dwelling will be paid by you either:
g) Cable TV service to your dwelling will be paid by you either:
h) Master Antenna service to your dwelling will be paid by you either:
i) Internet service to your dwelling will be paid by you either:
j) Pest Control service to your dwelling will be paid by you either:
k) (Other) Common Area Maintenance service to your dwelling will be paid by you either:

- l) (Other) Real Estate Tax service to your dwelling will be paid by you either:
- directly to the utility service provider; or
 - bills will be billed by the service provider to us and then allocated to you based on the following formula: 4
 - If flat rate is selected, the current flat rate is \$ 11.00 per month.
 - 3rd party billing company if applicable Conservice

METERING/ALLOCATION METHOD KEY

- "1" - Sub-metering of all of your water/gas/electric use
 - "2" - Calculation of your total water use based on sub-metering of hot water
 - "3" - Calculation of your total water use based on sub-metering of cold water
 - "4" - Flat rate per month
 - "5" - Allocation based on the number of persons residing in your dwelling unit
 - "6" - Allocation based on the number of persons residing in your dwelling unit using a ratio occupancy formula
 - "7" - Allocation based on square footage of your dwelling unit
 - "8" - Allocation based on a combination of square footage of your dwelling unit and the number of persons residing in your dwelling unit
 - "9" - Allocation based on the number of bedrooms in your dwelling unit
 - "10" - Allocation based on a lawful formula not listed here
- (Note: if method "10" is selected, a separate sheet will be attached describing the formula used)

2. If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in common areas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.

If a flat fee method for trash or other utility service is used, Resident and Owner agree that the charges indicated in this Agreement (as may be amended with written notice as specified above) represent a fair and reasonable amount for the service(s) provided and that the amount billed is not based on a monthly per unit cost.

3. When billed by us directly or through our billing company, you must pay utility bills within _____ days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any new account, monthly administrative, late or final bill fees, you shall pay such fees as indicated below.

New Account Fee:	\$ <u>10.00</u> (not to exceed \$ _____)
Monthly Administrative Billing Fee:	\$ <u>5.00</u> (not to exceed \$ _____)
Late Fee:	\$ _____ (not to exceed \$ _____)
Final Bill Fee:	\$ <u>10.00</u> (not to exceed \$ _____)

If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.

4. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of \$ 50.00.
5. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the dwelling due to such outages, interruptions, or fluctuations.
7. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.
8. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
9. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
10. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities. In the event additional services or utilities are requested by you during the lease term, the parties agree to amend this addendum as needed so as to include such additional service or utilities within the Lease.
11. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.

BED BUG ADDENDUM



Date: July 5, 2021 (when this Addendum is filled out)

Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

1. DWELLING UNIT DESCRIPTION.

Unit No. 02-2061, 7075 W Gowan Rd #02-2061 (street address) in Las Vegas (city), Nevada, 89129 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents):

Rama anusha Adapa, Sri Sai Chaitanya Thota

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. PURPOSE. This Addendum modifies the Lease Contract and addresses situations related to bed bugs (cimex lectularius) which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we are relying on your representations to us in this Addendum.

4. INSPECTION AND INFESTATIONS. BY SIGNING THIS ADDENDUM, YOU REPRESENT THAT:

- YOU HAVE INSPECTED THE DWELLING PRIOR TO MOVING IN, OR PRIOR TO SIGNING THIS ADDENDUM, AND YOU DID NOT FIND ANY EVIDENCE OF BED BUGS OR A BED BUG INFESTATION;

OR

- YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN, OR WITHIN 48 HOURS AFTER SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED BUG INFESTATIONS.

You agree that you have read the information provided in this Addendum and that you are not aware of any infestation or presence of bed bugs in your current or previous dwellings, furniture, clothing, personal property, or possessions. You also acknowledge that you have fully disclosed to us any previous bed bug infestations or bed bug issues that you have experienced.

If you disclose to us a previous experience with bed bug infestations or other bed bug related issues, we can review documentation of the previous treatment(s) and inspect your personal property and possession to confirm the absence of bed bugs.

5. ACCESS FOR INSPECTION AND PEST TREATMENT.

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

6. NOTIFICATION. You must promptly notify us:

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

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

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

BED BUGS — A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

Bed bugs don't discriminate

Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

Bed bugs don't transmit disease

There exists no scientific evidence that bed bugs transmit disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease transmitting pests. Again, claims associating bed bugs with disease are false.

Identifying bed bugs

Bed bugs can often be found in, around and between:

- Bedding
- Bed frames
- Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detectors

- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do not succeed in returning to their hiding spots without leaving traces of their presence through fecal markings of a red to dark brown color, visible on or near beds. Blood stains tend also to appear when the bugs have been squashed, usually by an unsuspecting host in their sleep. And, because they shed, it's not uncommon for skin casts to be left behind in areas typically frequented by bed bugs.

Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

Bed bug do's and don'ts

- **Do not bring used furniture from unknown sources into your dwelling.** Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.
- **Do address bed bug sightings immediately.** Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.
- **Do not attempt to treat bed bug infestations.** Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- **Do comply with eradication protocol.** If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.



MOLD INFORMATION AND PREVENTION ADDENDUM



Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. That is why this addendum contains important information for you, and responsibilities for both you and us.

1. DWELLING UNIT DESCRIPTION.

Unit No. 02-2061, 7075 W Gowan Rd #02-2061

(street address) in
Las Vegas

(city), Nevada, 89129 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents):
Rama anusha Adapa, Sri Sai Chaitanya Thota

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. ABOUT MOLD. Mold is found virtually everywhere in our environment—both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter.

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. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for person with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.

4. PREVENTING MOLD BEGINS WITH YOU. In order to minimize the potential for mold growth in your dwelling, you must do the following:

- Keep your dwelling clean—particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
- Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines—especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen *before* you start showering or cooking with open pots. When showering, be sure to keep the shower curtain *inside* the tub or fully close the shower

doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.

- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.

5. IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:

- rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
- overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
- leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
- washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
- leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
- insufficient drying of carpets, carpet pads, shower walls and bathroom floors.

6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. **Be sure to follow the instructions on the container.** Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be used to help remove non-visible mold products from porous items, such as fibers in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

7. DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on *porous surfaces*, such as sheetrock walls or ceilings, or (2) *large areas* of visible mold on *non-porous* surfaces. Instead, notify us in writing, and we will take appropriate action.

8. COMPLIANCE. Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract.

If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them.

9. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(All residents must sign here)

Owner or Owner's Representative
(Signs here)

Date of Lease Contract

July 1, 2021

COOPY



LEASE CONTRACT BUY-OUT AGREEMENT



1. DWELLING UNIT DESCRIPTION.

Unit No. 02-2061, 7075 W Gowan Rd #02-2061 (street address) in Las Vegas (city), Nevada, 89129 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents): Rama anusha Adapa, Sri Sai Chaitanya Thota

3. PURPOSE OF AGREEMENT. The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease Contract early...

4. BUY-OUT PROCEDURES. You may buy out of the Lease Contract prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term if all of the following occur:

- (a) you give us written notice of buy-out at least 60 days prior to the new termination date...
(b) you specify the new termination date in the notice...
(c) you are not in default under the Lease Contract...
(d) you are not in default under the Lease Contract...
(e) you move out on or before the new termination date...
(f) you pay us a buy-out fee (consideration) of \$ 2396.00
(g) you pay us the amount of any concessions you received...
(h) you comply with any special provisions in paragraph 9 below.

5. WHEN PAYABLE. The buy-out fee in paragraph 4(f) is due and payable no later than 30 days after you give us your buy-out notice. The total dollar amount of any concessions regarding rent or other monetary lease obligations for the entire lease term is \$ 0.00 and is due and payable on the same day as the buy-out fee...

6. SHOWING UNIT TO PROSPECTIVE RESIDENTS. After you give us notice of buy-out, the Lease Contract gives us the right to begin showing your unit to prospective residents and telling them it will be available immediately after your new termination date.

7. COMPLIANCE ESSENTIAL. Our deposit of all amounts due under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If you fail to comply with any of the procedures or requirements in this agreement after we deposit such monies, your buy-out right and this agreement will be voided automatically...

8. MISCELLANEOUS. If moving out by the new termination date becomes a problem for you, contact us. An extension may be possible if we have not already relet the dwelling unit to a successor resident. We and any successor residents who may be leasing your unit will be relying on your moving out on or before the new termination date.

9. SPECIAL PROVISIONS. Your right of buy-out (check one) is or is not limited to a particular fact situation. If limited, buy-out may be exercised only if the following facts (see below) occur and any described documents are furnished to us. Any special provisions below will supersede any conflicting provision of this printed agreement.

Resident or Residents
[All residents must sign]

Owner or Owner's Representative
[signs below]

Date of Lease Contract

July 1, 2021



LEASE ADDENDUM FOR RENT CONCESSION OR OTHER RENT DISCOUNT



1. DWELLING UNIT DESCRIPTION.

Unit No. 02-2061, 7075 W Gowan Rd # 02-2061
Las Vegas
89129

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents):

Rama anusha Adapa, Sri Sai Chaitanya Thota

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract.

3. CONCESSION/DISCOUNT AGREEMENT. As consideration for your agreement to remain in your dwelling and to fulfill your Lease obligations throughout the full term of your Lease, you will receive the following rent Concession and or Discount. [Check all that apply]

One-Time Concession. You will receive a One-Time Concession off the rent indicated in the Rent and Charges paragraph of the Lease Contract in the total amount of \$... This Concession will be credited to your rent due for the month(s) of:

Monthly Discount/Concession. The rent indicated in the Rent and Charges paragraph of the Lease Contract includes a Monthly Discount of \$... per month off of the suggested rental rate for your dwelling.

Other Discount/Concession. You will receive the following discount off the rent indicated in the Rent and Charges paragraph of the Lease Contract:

Non-Monetary Concession. You will receive the following non-monetary concession during the term of the Lease.

4. CONCESSION CANCELLATION AND CHARGE-BACK. The concession and discounts indicated above are provided to you as an incentive and with the understanding that you will fulfill your obligations under the Lease Contract through the entire term of your Lease.

If your lease is terminated early due to your default (for example, if you abandon the premises without paying rent or are evicted), this Concession/Discount Agreement will be immediately terminated, and you will be required to immediately repay to the Owner the amounts of all [Check all that apply]

- Concessions
Discounts

that you have actually received for the months you resided in the Premises, and without further notice from us.

5. MARKET RENT. The market rent for this dwelling is the rent stated in the NAA Lease Contract. You acknowledge that the market rent is a fair representation of what the specific dwelling would actually rent for at the time the Lease Contract was negotiated and executed, and is reflective of the rent for a similar dwelling at comparable properties.

6. SPECIAL PROVISIONS. The following special provisions control over any conflicting provisions of this printed Addendum form or the Lease Contract.

Resident or Residents
[All residents must sign here]

Owner or Owner's Representative
[signs here]

Date of Lease Contract

July 1, 2021



**LEASE ADDENDUM
FOR REMOTE CONTROL, CARD, OR CODE ACCESS GATE**



1. DWELLING UNIT DESCRIPTION.

Unit No. 02-2061, 7075 W Gowan
Rd #02-2061
_____ (street address) in
Las Vegas
(city), Nevada, 89129 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents):

Rama anusha Adapa, Sri Sai Chaitanya Thota

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. REMOTE CONTROL/CARDS/CODE FOR GATE ACCESS.

- Remote control for gate access.** Each person who is listed as a resident on the lease will be given a remote control at no cost to use during his or her residency. Each additional remote control for you or other occupants will require a \$ 50.00 non-refundable fee.
- Cards for gate access.** Each person who is listed as a resident on the lease will be given a card at no cost to use during his or her residency. Each additional card for you or other occupants will require a \$ _____ non-refundable fee.
- Code for gate access.** Each resident will be given, at no cost, an access code (keypad number) for the pedestrian or vehicular access gates. It is to be used only during your residency. We may change the access code at any time and will notify you of any such changes.

4. DAMAGED, LOST OR UNRETURNED REMOTE CONTROLS, CARDS OR CODE CHANGES.

- If a remote control is lost, stolen or damaged, a \$ 50.00 fee will be charged for a replacement. If a remote control is not returned or is returned damaged when you move out, there will be a \$ 50.00 deduction from the security deposit.
- If a card is lost, stolen or damaged, a \$ _____ fee will be charged for a replacement card. If a card is not returned or is returned damaged when you move out, there will be a \$ _____ deduction from the security deposit.
- We may change the code(s) at any time and notify you accordingly.

5. REPORT DAMAGE OR MALFUNCTIONS. Please immediately report to the office any malfunction or damage to gates, fencing, locks or related equipment.

6. FOLLOW WRITTEN INSTRUCTIONS. We ask that you and all other occupants read the written instructions that have been furnished to you regarding the access gates. This is important because if the gates are damaged by you or other occupants, guests or invitees through negligence or misuse, you are liable for the damages under your lease, and collection of damage amounts will be pursued.

7. PERSONAL INJURY AND/OR PERSONAL PROPERTY DAMAGE. Except as specifically required by law, we have no duty to maintain the gates and cannot guaranty against gate malfunctions. We make no representations or guarantees to you concerning security of the community. Any measures, devices, or activities taken by us are solely for the benefit of us and for the protection of our property and interests, and any benefit to you of the same is purely incidental. Anything mechanical or electronic is subject to malfunction. Fencing, gates or other devices will not prevent all crime. No security system or device is foolproof or 100 percent successful in deterring crime. Crime can still occur. Protecting residents, their families, occupants, guests and invitees from crime is the sole responsibility of residents, occupants and law enforcement agencies. You should first call 911 or other appropriate emergency police numbers if a crime occurs or is suspected. We are not liable to any resident, family member, guest, occupant or invitee for personal injury, death or damage/loss of personal property from incidents related to perimeter fencing, automobile access gates and/or pedestrian access gates, unless such injury, death, damage or loss was a direct result of negligence or intentional acts by us or our employees. We reserve the right to modify or eliminate security systems other than those statutorily required. You will be held responsible for the actions of any persons to whom you provide access to the community.

8. RULES IN USING VEHICLE GATES.

- Always approach entry and exit gates with caution and at a very slow rate of speed.
- Never stop your car where the gate can hit your vehicle as the gate opens or closes.
- Never follow another vehicle into an open gate. Always use your card to gain entry.
- Report to management the vehicle license plate number of any vehicle that piggybacks through the gate.
- Never force the gate open with your car.
- Never get out of your vehicle while the gates are opening or closing.
- If you are using the gates with a boat or trailer, please contact management for assistance. The length and width of the trailer may cause recognition problems with the safety loop detector and could cause damage.
- Do not operate the gate if there are small children nearby who might get caught in it as it opens or closes.
- If you lose your card, please contact the management office immediately.
- Do not give your card or code to anyone else.
- Do not tamper with gate or allow your occupants to tamper or play with gates.

RESIDENT PARKING ADDENDUM



Date: July 5, 2021 (when this Addendum is filled out)

1. DWELLING UNIT DESCRIPTION.

Unit No. 02-2061, 7075 W Gowan Rd #02-2061 (street address) in Las Vegas (city), Nevada, 89129 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents):

Rama anusha Adapa, Sri Sai Chaitanya Thota

The term of this Parking Addendum is as follows: Begins on ... and ending on ...

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract.

RESIDENT AND OWNER AGREE AS FOLLOWS:

- 3. You agree to properly register all vehicles with management.
4. If you are provided with a parking tag or sticker it must be properly installed and prominently displayed in the location and manner we require.
5. Unless your vehicle(s) has been assigned a specific space(s) you may park in any available space(s) in the parking areas, with the exception of spaces reserved for a particular use or any marked handicap space, unless you possess a government issued handicap decal or similar signage.
6. If you are assigned a specific parking space(s) we shall assign you the space(s) and retain the right to change assigned spaces at our sole discretion.
7. You understand and accept that we have the right at any time to tow vehicles that are in violation of this Addendum, the terms of the Lease, or Community Rules, from any parking space on property, subject to the notice requirements contained in applicable statute.
8. You agree to use parking spaces in accordance with the terms of the Lease and Community Rules.
9. Any vehicles which are improperly parked or are in violation of this addendum, the terms of the Lease or Community Rules will be towed at your expense.

- 10. You understand that we will not be held liable for any damage or theft that may occur while your vehicle(s) is parked on any part of the property. Upon signing this agreement you knowingly accept the risk of parking any vehicle(s) on the property.
11. Any action by you, any occupant, guest, or visitor that violates this addendum shall constitute a violation of the Lease Contract.
12. You understand and agree that any judgment of possession entered against you shall be a judgment for possession of any parking spaces which you are entitled to under this addendum.

COST FOR PARKING

Resident agrees to pay a onetime fee of \$... per vehicle on or before the ... day of ... Alternatively, resident agrees to pay \$... monthly per vehicle due on or before the ... day of the month.

Resident understands and accepts that all-parking rights and privileges will immediately be revoked in the case that Resident is ... days delinquent in paying the required parking fee.

Resident agrees to pay \$... NSF fee for all checks returned for non-sufficient funds. Resident agrees that unpaid parking fees shall become additional rent pursuant to the Lease Contract.

VEHICLE INFORMATION:

Vehicle 1
Make:
Model & Year:
State:
License Plate:
Permit Number:
Phone Number:
Parking Space:

Vehicle 2
Make:
Model & Year:
State:
License Plate:
Permit Number:
Phone Number:
Parking Space:

Vehicle 3
Make:
Model & Year:
State:
License Plate:
Permit Number:
Phone Number:
Parking Space:

CRIME/DRUG FREE HOUSING ADDENDUM



1. DWELLING UNIT DESCRIPTION.

Unit No. 02-2061, 7075 W Gowan Rd #02-2061 (street address) in Las Vegas (city), Nevada, 89129 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents): Rama anusha Adapa, Sri Sai Chaitanya Thota

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract.

3. ADDENDUM APPLICABILITY. In the event any provision in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above-mentioned Lease Contract, then the provisions of this Addendum shall control.

4. CRIME/DRUG FREE HOUSING. Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident:

- A. Shall not engage in any illegal or criminal activity on or about the premises. The phrase, "illegal or criminal activity" shall include, but is not limited to, the following:
1. Engaging in any act intended to facilitate any type of criminal activity.
2. Permitting the Premises to be used for, or facilitating on the Premises any Criminal or drug related activity, by any member of the household or guest.
3. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but not limited to the State of Nevada and/or the Federal Controlled Substances Act.

- 4. Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of marijuana, regardless of state or local laws.
5. Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with his or her unit.
6. Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent, actual or substantial property damage.
7. Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with a basis for denying Resident's application due to criminal conduct.
8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.

B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT 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 default, of the parties' Lease Contract.

5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.

6. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Blank lined area for special provisions.

Resident or Residents (sign here)

Date of Signing Addendum

Owner or Owner's Representative (signs here)

Date of Signing Addendum



WASHER AND DRYER ADDENDUM



1. DWELLING UNIT DESCRIPTION.

Unit No. 02-2061, 7075 W Gowan Rd #02-2061
_____ (street address) in
Las Vegas

(city), Nevada, 89129 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents):

Rama anusha Adapa, Sri Sai Chaitanya Thota

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. **PURPOSE OF ADDENDUM.** In consideration of your agreeing to rent a washer and dryer from us and by signing this Addendum, you agree to the terms and conditions set forth herein.

4. OWNER SUPPLIED WASHER AND DRYER.

A. Washer and Dryer Rental Fees. We agree to rent to you a washer and dryer for the sum of \$ _____ per month, beginning on _____ and expiring concurrently with the above referenced Lease Contract, including any renewal periods.

You shall pay the monthly washer and dryer rental amount in advance and without demand, as additional rent, along with your monthly rent payment. If any monthly washer and dryer rent is not paid on or before the due date, we or our agent(s) reserve the right to remove the equipment, as provided by law.

B. Identification of Washer and Dryer. You are entitled to exclusive use of a:

- Full Size
- Stackable
- Other: _____

Washer Model/Serial Number: _____

Dryer Model/Serial Number: _____

The washer/dryer set will hereinafter collectively be referred to as the "equipment." You acknowledge that you have inspected the equipment, and have found the same to be in good working condition free from any defect or mechanical issue. You further acknowledge that the equipment is for your use and in consideration of your agreement to pay washer and dryer rent. We are the owner of the equipment, and you shall not remove the equipment from the dwelling. Removal of the equipment from the dwelling without our prior written

consent will constitute theft, and result in our reporting to law enforcement and pursuit of both criminal and civil penalties against you.

C. Responsibility for Damages. You agree to immediately report any and all repairs or maintenance needed to the equipment to us. You will be responsible for any damages to our property, or to the personal property of others, if you fail to promptly report needed repairs or maintenance, and such needed repairs or maintenance not being able to be carried out causes damage to our property, or to the personal property of others. Except as may otherwise be prohibited by law, (1) you are responsible for any damage caused by a leaking washer, and will be billed by us for such damage; (2) we are not liable for any damage caused by the equipment; (3) you agree to waive any and all claims, liabilities and actions of any nature you may ever have against us and our agents for the delivery, repair, maintenance or removal of equipment unless such claims arise from any proximately caused negligence or intentional act committed by us or our agents; and (4) you agree to indemnify and to hold us and our agents harmless from and/or for any and all damages of any nature or kind arising from your willful or negligent misuse of the equipment.

D. Insurance. At all times you must carry renter's insurance that provides insurance coverage for damage to your personal belongings from accidental water discharge from the equipment or other causes. The insurance must also provide coverage for any potential liability, due to your fault, for water or other damage to other units and to personal property of others. You must verify with your insurance agent that such coverages are included in your policy and must furnish us a copy of the policy upon our request.

5. ACCESS TO WASHER AND DRYER; EMERGENCIES.

You agree to allow our agent(s) access to the dwelling and the equipment for the purpose of delivery, repair, maintenance, replacement or removal of the equipment in accordance with applicable statute. You agree to make any necessary preparations, including clearing a path to the laundry closet and securing all pets. Additionally, without advanced notice, you agree to allow our agent(s) access to the dwelling and the equipment in the event of an emergency, in accordance with applicable statute.

6. RESIDENT USE AND MAINTENANCE OF WASHER AND DRYER.

You agree to use the equipment for normal household purposes, to use diligence in using the equipment, and to take proper care of the equipment. An equipment operations manual will be provided to you upon your request. You acknowledge that you know how to operate the equipment. You are liable to us for all damages to the equipment beyond normal wear and tear including, but not limited to, scratches, dents, dings and costs for repairs. You must pay us for all damages to the equipment upon demand. If not previously paid, we will assess the cost of equipment rent and damages to the equipment against your security deposit and/or final account upon move-out. If you remove the equipment from the dwelling, you shall pay us the actual cost of replacing the equipment.

7. ADDITIONAL PROVISIONS.

You agree that sums and charges owed under this Addendum are additional rent. Violation of this Addendum including, but not limited to, your failure to pay monthly equipment rent is a breach of the Lease Contract, and we shall have all remedies available including termination of the Lease Contract and eviction. In addition, upon your failure to pay equipment rent, we shall have the right to remove the equipment, as provided by law. You shall remain liable for all amounts due under this Addendum until you vacate the dwelling, including holding over or month-to-month periods, and all provisions of this Addendum will remain in full force and effect during such periods.

LEASE ADDENDUM
VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

TENANT Rama anusha Adapa, Sri Sai Chaitanya Thota	LANDLORD NXRT Bloom LLC	UNIT NO. & ADDRESS 7075 W Gowan Rd #02-2061 #02- 2061, Las Vegas, NV 89129
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This Lease Addendum adds the following paragraphs to the Lease between the above referenced Tenant and Landlord.

Purpose of the Addendum

The Lease for the above referenced unit is being amended to include the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

The effective date of this Lease Addendum is 09/11/2021. This Lease Addendum shall continue to be in effect until the Lease is terminated.

VAWA Protections

1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the Lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-5382, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified time frame may result in eviction.

_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Landlord	_____ Date

CONSTRUCTION ADDENDUM



1. DWELLING UNIT DESCRIPTION.

Unit No. 02-2061, 7075 W Gowan Rd #02-2061 (street address) in Las Vegas (city), Nevada, 89129 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: July 1, 2021
Owner's name: NXRT Bloom LLC

Residents (list all residents):

Rama anusha Adapa, Sri Sai Chaitanya Thota

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. PURPOSE OF ADDENDUM. By signing this Addendum, Resident acknowledges that existing, on-going, or future construction on the property may affect your use, view, and enjoyment of such property.

4. RESIDENT ACKNOWLEDGMENT OF CONSTRUCTION ON PROPERTY. Resident acknowledges that the property, including its common areas and apartments, may currently or in the future, be under repair, renovation, improvement, or construction. Owner does not guarantee that the repair, renovation, improvement, or construction will be completed on a set date or time and therefore, is not under any obligation to have said repair, renovation, improvement, or construction completed by a set date or time. Resident also acknowledges that the repair, renovation, improvement, or construction does not represent a breach of Owner's obligations under the Lease Contract.

5. USE OF AMENITIES AND SERVICES. Repair, renovation, improvement, or construction at the property may create conditions where Resident's use of the property's amenities and services may be limited or not available.

6. NOISE AND OTHER DISTURBANCES. Repair, renovation, improvement, or construction at or near the property may create noise or other disturbances, and the property itself, or portions thereof, may be unfinished for some time with respect to landscaping, building exteriors, interiors, amenities, walkways, lighting and the like. Resident acknowledges that these conditions may create inconveniences that may be beyond the control of the Owner. Resident agrees that despite these inconveniences, the obligations of the Resident, including payment of rent, as set forth in the Lease Contract will still be in effect.

7. RELEASE OF LIABILITY. To the extent allowed by state law or local ordinance, by signing this Addendum, Resident agrees to waive all claims related to Resident's inability to access, use, and enjoy the amenities, services, and facilities affected by existing, on-going, or future repair, renovation, improvement, or construction on the property.

The existing, on-going, or future construction at the property includes:

Title/Description:

Anticipated Start Date:

Anticipated End Date:

To the extent allowed by state law or local ordinance, Resident further agrees that any inconvenience associated with the repair, renovation, improvement, or construction, such as, but not limited to, those disclosed herein, will not be deemed to give Resident any offset to rent obligations, or other compensation, nor will they be the basis for a complaint(s) or defense(s) against Owner for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy.

8. DELAY OF OCCUPANCY. Resident acknowledges that occupancy of the apartment may be delayed due to repair, renovation, improvement, or construction of the property, including common areas and apartments. Such repair, renovation, improvement, or construction may cause unforeseen delays due to scheduling conflicts, delay in permit issuance, acts of God, and other things beyond the control of Owner. The Lease Contract will remain in effect subject to: (1) the start date of the term of the lease contract shall be changed to the first day that Owner provides Resident the apartment for occupancy, and rent shall be abated until occupancy is provided; and (2) your right to terminate as set forth in your Lease Contract under DELAY OF OCCUPANCY, and in accordance with applicable state law or local ordinance.

Resident hereby knowingly and voluntarily accepts the risks of delays and the apartment not being ready for occupancy on the date set forth in the Lease Contract. Resident agrees that Owner's failure to have the apartment ready on the set date in the Lease Contract due to a repair, renovation, improvement, or construction delay does not constitute a willful failure to deliver possession of the apartment. Resident hereby waives and relinquishes any rights, claims, or causes of action against Owner related to delays in delivering the apartment, including, but not limited to, any holdover rent, or other penalties imposed at Resident's current place of residence, provided however, that Owner agrees that rent will not commence under the Lease Contract until possession is delivered to Resident.

9. DISPLACEMENT. In the event Resident must be displaced from the apartment that is the subject of the Lease Contract due to repair, renovation, improvement, or construction in or around the apartment, Owner, at Owner's sole option, shall transfer Resident to another apartment within the apartment community that is not affected by the repair, renovation, improvement, or construction or shall provide appropriate comparable accommodations for Resident. However, in the event of Resident's displacement and subsequent re-location, the terms of the Lease Contract, including but not limited to the payment of rent shall remain in full force and effect.

10. SEVERABILITY. If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease contract and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.

11. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(signs below)

Date of Signing Addendum



**Deposit Eliminator
Lease Addendum**

BH Management Services, LLC offers a non-refundable deposit eliminator fee option for all residents in place of a security deposit. By signing below, the resident agrees to pay the non-refundable deposit eliminator fee in the amount of \$ _____ in place of a refundable security deposit. The deposit eliminator is non-refundable, and it is not applied toward any damages, amounts owed or other charges at move out. The deposit eliminator is an option you are selecting to reduce move in costs for the resident only.

The resident understands that the deposit eliminator fee is non-refundable and constitutes an elective fee, not a deposit. The resident understands and agrees that any damages or unpaid past due amounts at the time of move out are to be paid by the resident.

Resident Date

Resident Date

Resident Date

Resident Date

Resident Date

Resident Date

Owner's Representative Date

Addendum – Payment of Sales, Excise and Use Taxes

Resident shall be responsible for payment of any applicable federal, state and local taxes, including any sales, excise or use taxes, assessed on any goods or services purchased, rented, leased or otherwise utilized by Resident at such rates as may be determined by federal, state or local authorities from time to time.

OWNER:

NXRT Bloom LLC _____

Signature: _____

Name Printed: _____

Title: _____

Date: _____

RESIDENT(S):

Signature: _____

Name Printed: **Rama anusha Adapa** _____

Signature: _____

Name Printed: **Sri Sai Chaitanya Thota** _____

Signature: _____

Name Printed: _____

Signature: _____

Name Printed: _____

Signature: _____

Name Printed: _____

Signature: _____

Name Printed: _____

Apartment Number: **02-2061** _____

REQUIRED INSURANCE ADDENDUM TO LEASE AGREEMENT

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease, Lessee is required to maintain and provide the following minimum required insurance coverage:

- \$100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance").

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease and Lessor shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase Required Insurance coverage protecting the sole interest of the Lessor and seek contractual reimbursement from the Lessee for all costs and expenses associated with such purchase. This may be referred to as "force placed insurance".

Lessee may obtain Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease, then nothing more is required. If Lessee does not maintain Required Insurance, the insurance requirement of this Lease may be satisfied by Lessor, who may purchase such coverage through the Lessor's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the LLIP will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LLIP coverage shall be charged to Lessee by the Lessor as a recoverable expense under the Lease. Some important points of this coverage, which Lessee should understand are:

1. LLIP is designed to fulfill the insurance requirement of the Lease. Lessor is the Insured under the LLIP. This is single interest forced placed insurance. Lessee is not an Insured, Additional Insured or beneficiary under the LLIP. All loss payments are made to the Lessor.
2. LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does not cover the Lessee's personal property (contents), additional living expenses or liability arising out of bodily injury or property damage to any third party. If Lessee requires any of these coverages, then Lessee should contact an insurance agent or insurance company of Lessee's choice to obtain personal liability insurance or renters insurance to protect Lessee's interests.
3. Coverage under the LLIP may be more expensive than the cost of Required Insurance obtainable by Lessee elsewhere. At any time, Lessee may contact an insurance agent or insurance company of their choice for insurance options to satisfy the Required Insurance under this Lease.
4. If Lessee has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Lessor may purchase Lessor Insurance without notice and add the total cost associated therewith to Lessee's monthly rent payment.
5. Licensed insurance agents may receive a commission on the LLIP.
6. The total cost to the Lessee for the Lessor obtaining LLIP shall be \$ 12.00 per month. This is an amount equal to the actual premium charge to the Lessor including any premium taxes and fees due to state governing bodies and also includes a \$ 4.00 administrative expense fee for the expense of processing monthly payments and administering this program. There are no other fees, costs or charges added to or included within this total cost.
7. In the event that loss or damage to Lessor's property exceeds the amount of Required Insurance, Lessee shall remain contractually liable to Lessor for such amount. In the event of liability to any other party for bodily injury or property damage, Lessee shall remain liable to such other party.
8. It shall be the Lessee's duty to notify Lessor of any subsequent purchase of Renters Insurance.

As used in this Addendum: "Lease" may be interchangeable with "Lease Agreement"; "Lessee" may be interchangeable with "Resident" or "Tenant", and "Lessor" may be interchangeable with "Landlord" or "Owner".

Scheduling of the premises under the LLIP is not mandatory and Lessee may purchase Required Insurance from an insurance agent or insurance company of Lessee's choice at any time and coverage under the LLIP will be terminated by the Lessor.

Lessee Signature

Date

Lessee Signature

Date

Lessee Signature

Date

Lessee Signature

Date

Copy

**VALET WASTE
ADDENDUM**

Valet trash service will be provided for each resident Sunday-Thursday per week. The fee is \$ 25.00 per month. A container will be provided to each resident and must be used in conjunction with the valet service. **Containers with bagged trash should be placed outside front door only between the hours of** 5pm-7pm. Service will begin at 7pm. All trash must be in bags and securely tied. Bags must be placed inside the container. No trash will be collected without the use of the container. No loose trash will be collected. All boxes must be broken down and flattened. After collection, residents are required to bring containers inside by 9am the following morning. Containers are the property of Bloom. It is the responsibility of each resident to keep his or her container clean. There will be a \$ 25.00 charge to the resident if an additional or replacement container is needed or if you take the container with you when you move out.

If any resident misses service on any of the designated nights, it is their responsibility to bring trash to the designated compactor or dumpster area or keep the trash inside his or her apartment until the next collection evening. **Containers/trash may NOT be left out for any reason during non-designated times.** If not complied with, resident will receive a warning. If after the first warning the resident is again in violation, his or her container will be removed and/or a fine of \$ 25.00 per bag will be issued. Containers may be returned after a return fee is paid and with the resident's thorough understanding of the procedures for the service. If this problem continues beyond that, valet service for that resident will be terminated and disposing of trash will become the resident's responsibility.

We hope everyone will follow the rules to enjoy this amenity. By not following the rules for our community, you are in violation of your lease agreement and this will be handled accordingly.

We ask that everyone do his or her part in keeping our property clean and beautiful.

By signing this addendum you are stating that you are fully aware of the rules for the valet trash service and the penalties that may be incurred.

Resident Signature, Date

Resident Signature, Date

Resident Signature, Date

Resident Signature, Date

Resident Signature, Date

Resident Signature, Date

Property Representative, Date

PACKAGE LOCKER ADDENDUM

This Package Locker Addendum (this "Addendum") is made and entered into as of the 07/01/2021 by and between NXRT Bloom LLC

Sri Sai Chaitanya Thota (the "Owner") and Rama anusha Adapa,

Sri Sai Chaitanya Thota (the "Resident", whether one or more), the resident of apartment no. 02-2061 pursuant to the Apartment Lease Contract (the "Lease") dated 07/01/2021 by and between Resident and Owner. The purpose of this Addendum is to express the terms upon which Resident will have access to package lockers at the Owner's apartment community (the "Property") for the purpose of package delivery services.

For and in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Package Amenity Fee.** Resident shall pay a package amenity fee (the "Fee") in the amount of *(check as applicable)*:

\$ 5.00 per month

Resident acknowledges that the Fee is: (i) to be paid by Resident in the same time and manner as Resident pays rent pursuant to the Lease; (ii) considered to be additional rent; and (iii) due whether or not Resident utilizes the package locker system at the Property.

2. **Package Delivery Lockers.**

- a. Resident acknowledges that the Owner provides package delivery lockers (collectively the "Lockers") at the Property which shall be serviced by a locker vendor (the "Locker Vendor"). Resident and authorized occupants may use the Lockers to receive deliveries from licensed parcel carriers (including, but not limited to, UPS, Fed-Ex, and DHL) and for over-sized USPS mail (provided that the carriers and USPS elect to utilize the Lockers).
- b. Resident acknowledges in order to use the package delivery lockers, Resident must register and create an account with the Locker Vendor. The current Locker Vendor is Parcel Pending (website: parcelpending.com).
- c. Resident acknowledges that Resident will retrieve any packages delivered to a locker no later than 5 days after being notified that the package has been delivered. If Resident fails to timely pick up a package, Resident will pay a storage fee of \$ 2.00 per day to the Locker Vendor beginning on the 6th day after the package has been delivered, as agreed to by the Resident during registration with the Locker Vendor.
- d. Owner reserves the right to change the Locker Vendor with 30 days' notice to Resident. Resident must agree to the terms of use of the Lockers of both Owner and the Locker Vendor (as expressed in this Addendum and on the Locker Vendor's website) before utilizing the Lockers. Owner and the Locker Vendor may modify or update the terms of use at any time in Owner's or the Locker Vendor's sole discretion. Owner may remove the Lockers or prohibit or restrict Resident's and Resident's authorized occupants' use of the Lockers at any time and with or without cause.
- e. Resident acknowledges that packages will no longer be accepted in the office on behalf of the resident effective the January 1 2021.
- f. Resident acknowledges that packages that do not fit inside the locker will not be accepted in the office.

g. Resident acknowledges that lockers are not temperature controlled and perishable items should be retrieved immediately, upon notification of delivery from the licensed parcel carrier.

3. **Use and Authorized Users.** Resident and Resident's authorized occupants will use the Lockers solely for legal purposes and in accordance with federal, state, and local laws. Lockers may be used only by residents and authorized occupants of the Property during their tenancy at the Property. Lockers may not be used by non-residents or guests. Resident will not allow any party other than the appropriate carrier and Resident and Resident's authorized occupants to use the Lockers, nor will Resident accept delivery of any item to the Lockers on behalf of any third party.

4. **Release and Indemnity.** Lockers are provided by Owner as an amenity to residents, without assuming any obligation or liability by Owner or Owner's affiliates, employees or agents ("Owner Parties"). To the extent allowed by law, if Resident chooses to use the Lockers, Locker use is at the sole risk of Resident and authorized occupants, and Resident agrees to assume all risk of harm, and waives all claims against Owner and the Owner Parties, resulting from use of the Lockers, Resident agrees to defend, with counsel of Owner's choice, indemnify and hold Owner and Owner Parties harmless from any liabilities, actions, damages, claims, demands, judgments, losses, costs, expenses (including reasonable attorneys' fees), suits, or actions relating to or resulting from Resident's or Resident's authorized occupants' use of the Lockers. Owner is not responsible for the action or inaction of the Locker Vendor.

OWNER:

RESIDENT(S):

By: _____

Signature: _____

Name: _____

Name Printed: **Rama anusha Adapa**

Title: _____

Signature: _____

Name Printed: **Sri Sai Chaitanya Thota**

Signature: _____

Name Printed: _____

Signature: _____

Name Printed: _____

Signature: _____

Name Printed: _____

Signature: _____

Name Printed: _____

RESIDENT HANDBOOK AND COMMUNITY POLICIES

 **MANAGEMENT SERVICES**

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Welcome to Your BH Management Services Managed Residential Community!

At BH, we know you want more than just a place to live, you want a lifestyle you love, and a BH managed community delivers. With numerous communities nationwide, we've grown to become one of the country's largest management companies through our commitment to our residents. From the very first visit of a prospective renter, through the life of their residency with us, BH Management's daily commitment is to deliver unsurpassed service. Never just a number, our residents represent our purpose. In our quest to be an elite property management company, we are continually evaluating and improving the services that we offer to make our communities a great place to call home.

YOUR MANAGEMENT TEAM

We Are Here to Serve

Thank you for choosing to call us home. We know you have many options for apartment living, and we are pleased that you have put your trust in us. From our office staff to our maintenance and facilities team, we are here to make your living experience the best it can be. If you need information, please reach out to the office team. If you have a service request, please enter it into the Resident Portal/Resident Portal App, call or visit us. Should a serious maintenance problem arise when the office is closed, please enter an urgent request in the Resident Portal/Resident Portal App or call the office phone number and select the Resident Services/urgent request. This will allow you to leave your message and notify the on-call maintenance team member.

Changes to this Handbook

We reserve the right to modify these policies, with or without notice, as necessary. Unless local law provides otherwise, any violation of the policies contained herein will constitute a breach of your lease. If there is a conflict between these policies and the lease, the lease will govern. You agree to abide by the rules and regulations established in this handbook.

YOUR COMMUNITY

Barbecue/Grills/Smoker

The use of any outdoor cooking devices and barbecues are prohibited on balconies at any time. In some communities, barbecues, grills and smokers can be stored only on the patio or balcony but not used. The use of outdoor cooking devices and barbecues may be permitted only in Community provided picnic areas or 10 ft from any building, based on NFPA 10.11.7. We ask that all residents use the grill in the correct capacity. If it is a charcoal grill, only use charcoal. If it is a gas or propane grill, you are only allowed to use portable gas or propane tanks.

Some communities (per local and/or state law) may not allow barbecue grills to be stored or used. Before bringing a grill or outdoor cooking device onsite, check with the leasing office to confirm if the storage and/or use of these items is allowed.

Common Areas

We work hard every day to ensure your Community is a pleasant place to live. You can help by keeping your balcony, patio and breezeway tidy and free of clutter. The use of sidewalk chalk is not allowed in common areas, amenities, breezeways/sidewalks or the parking lot. When enjoying the common areas, do not leave bikes, scooters, skateboards, toys, etc. unattended. Biking, skateboarding, and skating are permitted in designated areas only. Locked gates or doors should not be propped open. If a lock is malfunctioning or is damaged, please place an URGENT request in the Resident Portal/Resident Portal App or contact the leasing office.

Common Area Maintenance Fee

Your Community may charge a reasonable common area maintenance fee upon move in and renewal. Refer to your lease contract for specific charges.

Community Considerations

When you live in an apartment, it is important to be considerate of your neighbors. One of the easiest things you can do to help avoid disturbing your neighbors is to keep your televisions, stereo units, radios and musical instruments at a low volume both in and outside of your home. City and Local Ordinances will determine when quiet hours are enforced.

Courtesy Patrol

We may, from time to time, provide courtesy patrol services at your Community. If courtesy patrol services are present at your Community, such measures should not be interpreted as providing additional security or protection from criminal activities.

Criminal Activities

As a reminder, always keep your doors and windows locked and be aware of your surroundings, especially at night. No one can ensure your personal safety, but by being alert and taking sensible precautions, you can minimize the likelihood that a criminal act will occur. If you have been the victim of a crime, suspect a crime is occurring on the Community, or notice anything unusual or suspicious, please contact law enforcement authorities immediately. Once you have notified law enforcement personnel, be sure to also notify the leasing office.

Electronic Billing

Your Community may participate with a third-party billing company for monthly rent, fees and utility billing. You may be charged a monthly billing fee for this service regardless if payment is made online or in person. Refer to your lease contract for details. Past due charges, applicable federal, state and local taxes, including any sales, excise or use taxes or other charges from your Community's leasing office may not be listed on this bill. Please check your Resident Portal/Resident Portal App for the most up-to-date balance due.

Elevators

If your building is equipped with elevators, do not use the elevators in the event of a power outage, fire or other emergency. If you must evacuate the building because of an emergency,

refer to your evacuation plan and use the appropriate emergency exits. Please refrain from holding elevator doors open for prolonged periods as this may damage the elevator.

Employee Requests

Our management team is here to make your apartment living an enjoyable experience. However, staff members are prohibited from performing errands or personal business on your behalf.

Flyer Distribution/Solicitation

Except in areas designated for such purpose, you are not allowed to post or distribute flyers, notices or any type of advertising on or under doors, in common areas, on cars or anywhere else in the building or throughout the Community. Any such display must comply with local laws. Door to door solicitation is strictly prohibited.

Illegal Drug Activities

Any known or suspected illegal or criminal drug activities observed at or within your residence will be reported immediately to the proper authorities. We do not tolerate the possession, use or distribution of illegal drugs or drug paraphernalia. We cooperate fully with local authorities in order to prohibit illegal drug activities at our properties and we will assist local authorities in the arrest and conviction of those persons guilty of such illegal or criminal activity. You will be given a notice to vacate for being involved in any of the above activities. An eviction will be filed if you do not vacate after being asked to do so.

Limited Access Gates

Some communities may have limited access gates. If you or your guest(s) hit or damage the gate(s) or the gate access box, you will be financially responsible for the repair or replacement. Riding on gates, attaching anything on the gates or following another vehicle through the gates is prohibited. Locked gates should not be propped open. We are not responsible for any vehicle damages caused by the gates. If a limited access gate is stuck in the closed position, please place an URGENT request in the Resident Portal/Resident Portal App or call the leasing office.

Motor Vehicles

All State regulations that apply to vehicles on the street will apply on the Community. All vehicles, including motorcycles and minibikes, must be properly licensed. Only those individuals who are licensed to operate a motor vehicle may operate the same on the Community grounds. Individuals who are not properly licensed may NOT operate any type of motor vehicle on the Community grounds at any time. All motorcycles and minibikes must be parked in the parking lot and MAY NOT be placed in or near the apartment. Repair or washing of any vehicle in the parking lot or common area, unless specifically designated for is prohibited.

Package Acceptance

As a courtesy to residents, some communities may accept packages or offer package service systems such as package rooms, package lockers or off-site on demand package delivery. Communities may impose strict size, weight or characteristic restrictions to the packages accepted. If your Community accepts packages on your behalf, by signing this handbook, you authorize us to accept packages and you assume all risks associated with our acceptance of such packages.

If your Community has a package service system and you experience any issues with delivery of your package, or a package that may be lost or damaged, please contact the delivery courier directly. Notification of package delivery will be sent by the package service system provider via text, email or phone call according to your enrollment specifications.

If your Community accepts packages on your behalf, packages need to be picked up by the 3rd day after delivery. If the package is not picked up within this time period, we reserve the right to charge you a reasonable storage fee or to return the package to the sender. Please note that you may be asked to confirm your identity when picking up packages. Packages will only be accepted for Residents and Residents' authorized occupants as stated in the lease contract. If your Community utilizes a package service system, please refer to your agreement for specific pick updates and charges.

If you are expecting a delivery of furniture, appliances, or repairs to these items, you must be present. We will not provide keys to a service provider. Onsite team members will not be able to assist with the delivery of large furniture, appliances, or the like due to liability and risk. We will not be able to accompany any service provider to the Apartment nor are we able to provide Community equipment for assistance.

Parking/Traffic Control

If your Community offers reserved or assigned parking, you can use the number of parking space(s) identified on your Lease Contract. If we do not assign you a parking space, parking at the Community is on a first come, first serve basis. Residents or visitors who park in a reserved parking space not identified on your lease contract are subject to tow at the owner's expense. Please inform your visitors of the parking rules and instruct them as to where they can park. Vehicles not conforming to these rules and regulations may be towed at the owner's expense. Management is not responsible for any damages caused to your vehicle in the event your vehicle is towed in violation of any applicable parking rules.

To better accommodate our residents, we have implemented rules concerning parking. Keep your vehicle registered, licensed and in good operating condition. You may not use any parking space for recreational vehicles, boats, storage pods, trailers or similar non-passenger vehicles unless the Community has a designated parking area for such vehicles. Whether your parking space is on a first come basis, or you have an assigned garage or parking space, it may only be used for parking a passenger vehicle. You may not use any parking space for storage of any kind.

Vehicles, including motorcycles, are not allowed to be parked on the grass, in front of dumpsters, in a fire lane or in any other area not appropriately marked for vehicle parking. You may not park in a marked handicap space unless the legally required handicap placard or license plate is properly displayed on the vehicle. You may not use any parking space to park a vehicle that is abandoned, inoperable, leaks fluid onto the pavement, is unsightly, is a safety hazard, or has an expired license plate or vehicle registration/inspection sticker (if required by law). A vehicle will be deemed inoperable if not "street legal". You may not use any parking space to wash or repair vehicles, to change oil in vehicles or for any purpose other than parking. Vehicles not conforming to these rules and regulations may be towed at the owner's expense. Management is not responsible for any damages caused to your vehicle.

If permits are required, they are to be placed in the front windshield and visible (not in the tint) of the registered vehicle. Permits cannot be transferred between vehicles. If you obtain a different vehicle, a new permit must be issued. Parking permit replacement fee is \$20. Your Community may issue temporary visitor permits. Contact the office for details.

Only electric vehicles are permitted to park in spaces with electric charging stations. When using the charging station be mindful of other residents waiting for the charger and promptly move your vehicle once it has fully charged to allow others access.

All traffic signs and traffic control devices throughout the Community or parking facility must always be obeyed. The maximum speed throughout the Community is ten (10) mph, unless otherwise posted. Please drive carefully and watch for pedestrians.

Pets/Assistance Animals

No pets are permitted on the premises, at any time, without our specific written permission and payment of all the applicable pet fees. Your Community may have a policy that is more restrictive than the policy described below, including a "No Pet" policy.

If your Community allows pets, you must abide by the Community's pet policies. Please check with the leasing office to see which pets are allowed and which are prohibited, as well as to find out about any additional fees, and other charges that may be associated with the privilege of having a pet in your Community. We may, at our discretion, deny any pet from entering or residing at the Community if we believe it to be a threat to others.

The pets listed below are allowed at BH communities, subject to certain restrictions that are described below:

- Cats
- Dogs
 - The following breeds are prohibited and not permitted at BH communities:
 - Pit Bull Terriers
 - Chows
 - Doberman Pinschers
 - Rottweilers
 - Huskies
 - Any other dog breed that has been deemed aggressive by state or local officials.
- Birds
 - Cage size limited to 36"W x 24"D x 36"H
 - The bird(s) must be caged at all times.
- Fish
 - Tank volume is limited to 20 gallons.
- Reptiles
 - Prohibited: pythons, boa constrictors, anacondas and venomous reptiles.
 - Tank/cage volume/size is limited to 20 gallons/36"W x 24"D x 36"H.
 - Reptiles must be caged at all times.
- Small Mammals
 - Rodents and ferrets are prohibited.
 - Tank/cage volume/size is limited to 20 gallons/36"W x 24"D x 36"H.
 - Small mammals must be caged at all times.

At our discretion, you may be required to have a licensed veterinarian verify your pet(s) weight and breed. We may also request a photograph of your pet(s) for your resident file. Other prohibited pets include rodents and ferrets.

If you or any occupant has a disability that requires the assistance of an animal, please contact the leasing office. If you acquire or require an assistance animal after your move in, please contact us beforehand to make arrangements and sign the appropriate lease documentation.

All pets and assistance animals must have required licenses. In addition, all tags and inoculations must be current. If you decide to acquire a pet after your move in, contact us beforehand to make arrangements, pay the required fees (if any) and sign the appropriate lease documentation.

Pets must always be on a leash and under your control when outside of your apartment home and in all common areas. Never leave your animal on the balcony or patio unsupervised or while you are away. You are responsible for any damage and injury your animal may cause.

You are responsible for immediately picking up and disposing of all animal waste. Allowing an animal to relieve itself on a balcony or patio is strictly prohibited.

Pets are prohibited in the pool areas unless you have an approved assistance animal.

You are responsible for all costs we incur to repair damage, remove odors or treat for pests such as fleas and ticks.

We may make reasonable changes to the animal rules from time to time. If we do, we will distribute a written copy of the changes.

Resident shall attest to the truthfulness of all documentation provided or required in connection with the Community's pet policies.

Recreational Amenities

We provide certain amenities and amenity packages to you, the resident, as a service to make your stay with us more comfortable and convenient. However, the resident and their accompanied guest(s) are required to follow specific Rules and Regulations for each amenity provided by the Community.

Copies of the Rules and Regulations for each amenity, as noted below, are attached to the Addendum. Each amenity may or may not be available at your Community.

Amenities are provided solely for the use of our residents and their accompanied guests. Additionally, the applicable Rules and Regulations are posted at each amenity location. Failure to follow any of the posted Rules and Regulations by the resident or their accompanied guests will result in immediate termination of the resident's ability to use the amenity.

The resident understands, warrants and agrees that any use of the Community's amenities by the resident and/or their accompanied guest(s) is done so at their own risk and peril.

The resident understands, warrants and agrees that the neither the Community nor its Management Company shall assume any responsibility, nor shall they be liable in any way, for injuries, accidents, illness or other damages that may occur to the resident or their accompanied guest(s) while utilizing any of the amenities available at the Community, including but not limited to those injuries, accidents, illness, or other damages caused by the negligence of another resident or employee. Furthermore, the resident covenants not to sue and shall indemnify and hold harmless the Community and Management Company, along with their officers, directors and employees, for any claim of damage due to an injury, accident, illness or other damages suffered by the resident, and/or their accompanied guest(s), arising out of or in connection with any use of the Community's amenities.

The resident acknowledges and agrees to follow all posted Rules and Regulations for each amenity at the Community and confirms that the resident read and fully understands the language, along with the legal rights and remedies contained herein. Furthermore, the resident warrants that they understand, are aware of and appreciate all risk of injury, accident, illness, known or unknown, and other damages associated with the use of the Community's amenities by the resident and/or their accompanied guests(s).

Bark Park and Pet Washing Station

- All persons using the bark park and pet washing stations do so at their own risk. Owners and Management are not responsible for injuries, accidents, or loss suffered for any reason.
- Bark park and pet washing stations are for the use of residents only.
- Bark park and pet washing stations are to be used for intended purposes only.
- According to local and state regulations, all pets must be on a leash, unless within the confines of the fenced area.
- Residents using the bark park shall not allow their pet to jump on or be aggressive towards people or pets. Any residents who, in the sole judgment of the owner's representative, allow their pet to pose a potential threat or risk to other pets or people may be excluded from the bark park.
- Resident shall properly dispose of all pet waste in the receptacles provided.
- Only non-breakable containers are permitted in the bark park and pet washing stations.
- No smoking/e-cigarettes/vaping is allowed in the bark park and pet washing stations.
- All noise devices must be used responsibly and may not disturb or offend the rights and conveniences of others.
- All trash must be disposed of in the appropriate receptacles.
- Violation of these Rules and Regulations may result in a loss of privileges, and any other actions allowed under the lease.
- Please report any misuse of the bark park and pet washing stations or any damage or malfunctioning equipment to Management immediately.

Body of Water

- Residents acknowledge that Owners and Management are not responsible for injuries, accidents, or loss suffered for any reason. Anyone participating in activities in or around bodies of water located on or around the Community does so at their own risk.
- All Residents acknowledge that multiple bodies of water may be on or around the Community and there are risks associated with bodies of water.
- Residents will be responsible for informing occupants and guests about the bodies of water and enforcing their compliance with the Body of Water rules and regulations.

- Residents, occupants and guests will not enter any part of any body of water that is not designated as a swimming pool.
- Residents, occupants and guests will not boat on any body of water where boating is prohibited.
- Residents, occupants and guests will not fish on any body of water unless otherwise specified and proper license is obtained.
- Residents, occupants and guests will not ice skate or conduct any other type of sport in or on any such body of water where prohibited.
- Residents, occupants and guests will not swim in and/or play near such bodies of water nor allow pets to swim in and/or play near such bodies of water.
- Residents, occupants and guests will maintain a safe distance from such bodies of water as they may hide jagged rocks, broken glass or other hazards.
- Residents, occupants and guests will not dispose of garbage in or near any such bodies of water.
- Residents, occupants and guests acknowledge that dangerous wildlife could be in or near such bodies of water and all precautions should be taken to avoid such wildlife.

Business Center/Wi-Fi

- Business Center is for Resident use only. ID may be requested at any time.
- Software of any kind may not be loaded on Business Center computers.
- Documents are to be saved on Resident's own disk/flash drive and not on the computer's hard drive.
- Documents saved on the computer's hard drive will be deleted at the end of every day.
- Complimentary copy and local fax services are available; however, Resident shall incur an additional charge for any long-distance fax.
- Resident will be responsible for any damage to equipment during his or her time spent in the Business Center.
- No smoking/e-cigarettes/vaping is permitted in the Business Center.
- No food or drink is permitted in the Business Center.
- Resident is responsible for the actions of his or her occupants and guests.
- Violation of these rules or regulations may result in a loss of privileges, and other actions allowed under the lease.
- Please report any misuse of equipment, or any damaged or malfunctioning equipment to Management immediately.
- Please limit use of equipment to one (1) hour if others are waiting.
- Business Center may have closed circuit cameras in this area to prevent vandalism.
- Business Center is not available for rental and/or parties.
- Do NOT use the computer to view offensive or sexually explicit content. Any such use will terminate the resident's ability to use the Business Center/Wi-Fi.
- Wi-Fi in this area is provided through a qualified third-party provider. The common area Wi-Fi is for our residents' use only. This is not a secure Wi-Fi signal.
- Please use caution when inputting personal information.
- Owners and Management are not responsible for lost or unsecure data on the computer and or personal devices.
- Users are responsible for logging out of all personal accounts after use of Business Center computers.

Fitness Center

- Please remember, a physician should be consulted prior to beginning any fitness program.
- All persons using the fitness center and its provided fitness equipment do so at their own risk. Owners and Management are not responsible for injuries, accidents, or loss suffered for any reason.
- No more than two (2) guests per apartment are permitted to use the fitness center.
- Resident must always accompany guests.
- All fitness equipment is to be used for intended purposes only.
- Only non-breakable containers are permitted in the fitness facility.
- No smoking/e-cigarettes/vaping is allowed in fitness center.
- No animals are permitted in the fitness facility unless they are assistance animals.
- Residents are responsible for the actions of their occupants and guests.

- All noise devices must be used responsibly and may not disturb or offend the rights and conveniences of others.
- All trash must be disposed of in the appropriate receptacles.
- Please wipe down machines after use.
- Any person, who in the sole judgment of the owner's representative, is impaired or poses a potential threat or risk to themselves or others may be excluded from the fitness facility.
- Violation of these Rules and Regulations may result in Resident's loss of privileges.
- Please report any misuse of equipment, or any damaged or malfunctioning equipment to Management immediately.

Laundry Facilities

- Laundry facilities are for resident use only.
- All persons using the laundry facilities do so at their own risk. Owners and Management are not responsible for injuries, accidents or loss suffered for any reason.
- Laundry facilities are on a first come basis. Reservations cannot be accepted.
- Please use equipment in the manner for which it is intended.
- Only non-breakable containers are permitted in the laundry facilities.
- Residents are responsible for the actions of their occupants and guests.
- All noise devices must be used responsibly and may not disturb or offend the rights and conveniences of others.
- All trash must be disposed of in the appropriate receptacles.
- Any person who, in the sole judgment of the owner's representative, is impaired or poses a potential threat to themselves or others may be excluded from the laundry facilities.
- No smoking/e-cigarettes/vaping is permitted in the laundry facilities.
- Violation of these Rules and Regulations may result in a loss of privileges, and other actions allowed under the lease
- Operating instructions are posted at each location for your safety. Please comply with all safety precautions.
- Remove your clothing from the machines promptly after the cycle has completed.
- Do not remove other persons' clothing from the machines.
- Please report any misuse of equipment or any damaged or malfunctioning equipment to Management immediately.
- Direct any refund requests directly to the service provider.

Picnic/Grills/Firepit Amenities

- Picnic Areas, Grills and Firepits are for resident use only.
- All persons using the picnic/grill/firepit amenities do so at their own risk. Owners and Management are not responsible for injuries, accidents or loss suffered for any reason.
- All amenity areas are on a first come basis. Reservations cannot be accepted.
- Please use equipment in the manner for which it is intended.
- Only non-breakable containers are permitted in the picnic/grill/firepit areas.
- Residents are responsible for the actions of their occupants and guests.
- All noise devices must be used responsibly and may not disturb or offend the rights and conveniences of others.
- All trash must be disposed of in the appropriate receptacles.
- Any person who, in the sole judgment of the owner's representative, is impaired or poses a potential threat or risk to themselves or others may be excluded from the picnic/grill/firepit amenities.
- No smoking/e-cigarettes/vaping is permitted in the picnic/grill/firepit areas.
- Violation of these Rules and Regulations may result in Resident's loss of privileges, and any other actions allowed under the lease
- Operating instructions are posted at each location for your safety. Please comply with all safety precautions.
- Please report any misuse of equipment or any damaged or malfunctioning equipment to Management immediately.

Resident Events/Activities

Our Goal is to provide our residents with Community Activities throughout the year. These activities are available to residents and their guests. There may be events that are limited to residents only and a photo ID maybe requested.

Activities include, but are not limited to bounce houses, food trucks, picnics, outdoor/indoor movies, career workshops, holiday parties, pool events, face painting, etc. Attendance and participation in Resident Events and/or Activities is optional and undertaken at the resident and/or their accompanied guest(s) own risk. Additionally, the resident and/or their accompanied guest(s) agree to and understand the following:

- Residents are responsible for the actions of their occupants and guests.
- The resident and/or their accompanied guest(s) agree that the company is not responsible for property that is lost, stolen, or damaged while on or about the premises.
- Resident agrees to comply with all rules imposed by the company regarding the event and all items available at the event.
- All equipment must be used in the manner in which it was intended
- Any person who, in the sole judgement of the owner's representative, is impaired or poses a potential threat to themselves or others may be excluded from the resident activity.
- Team members, courtesy officers, or representatives of the company are authorized to ask a resident or their guest to vacate the activity if there are any violations of the above policy.

Furthermore, the resident understands, warrants and agrees that any attendance and/or participation by the resident and/or their accompanied guest(s) during any Resident Events or Activities is done so at their own risk and peril.

Sports Courts / Other Recreational Amenities*

- Sport Court and other recreational amenities are for resident use only. Residents are responsible for the actions of their occupants and guests.
- All persons using the Sports Court and other recreational amenities do so at their own risk. Owners and Management are not responsible for injuries, accidents, or loss suffered for any reason.
- No more than 2 guests per apartment are permitted to use the recreational amenities. Resident must accompany guests at all times.
- Sports Courts and other recreational amenities are to be used for intended purposes only.
- Only non-breakable containers are permitted in the Sports Court and other recreational amenities area.
- No smoking/e-cigarettes/vaping allowed in the Sports Court or other recreational amenities area.
- No animals are permitted in the Sports Court or other recreational amenities area, unless they are assistive animals.
- All noise devices must be used responsibly and may not disturb or offend the rights and conveniences of others.
- All trash must be disposed of in the appropriate receptacles.
- Any person who, in the sole judgment of the owner's representative, is impaired or poses a potential threat to themselves or others may be excluded from the Sports Court and other recreational amenities area.
- Violation of these Rules and Regulations may result in a loss of privileges.
- Please report any misuse of the Sports Court and other recreational amenities or any damage or malfunctioning equipment to Management immediately.
- Refer to individual amenity rules posted at the amenity areas.

* Other Recreational Amenities may include areas such as Playground, Volleyball Court, Basketball Court, Putting Green, Shuffleboard and any other amenity area not specified.

Swimming Pool/Hot Tub

Some of our communities require a pool pass. If your Community requires a pool pass(es), it must be presented in order to enter the swimming pool area. If a pool pass is lost or stolen, you will need obtain a replacement pass(es) at the cost of \$10.00 each. Any pool pass that is not returned at the time of move-out will result in the Resident incurring a \$10.00 charge for each.

- **Warning:** No lifeguard on duty! Swim at your own risk!
- All persons using the pool and hot tub areas do so at their own risk. Owners and Management are not responsible for injuries, accidents or loss suffered for any reason.
- Do not swallow pool water, it is recirculated.
- Any person unable to fully comprehend these risks should be supervised by a competent person.
- No diving, running, or rough play is permitted in the pool and hot tub areas.
- Safety equipment is for emergency use only. Removal or use for any other reason is not permitted.
- Appropriate swimwear is required: no cut-offs, thongs or diapers are allowed.
- Persons with an infectious or communicable disease, open wounds, excessive sunburn, or bandages are not permitted in the pool or hot tub.
- No more than 2 guests per apartment are permitted to use the pool and hot tub areas. Resident must always accompany guests.
- Only non-breakable containers are permitted in the pool and hot tub areas.
- No animals are permitted in the pool and hot tub areas unless they are assistive animals.
- Residents are responsible for the actions of their occupants and guests.
- All noise devices must be used responsibly and may not disturb or offend the rights and conveniences of others.
- All trash must be disposed of in the appropriate receptacles.
- Any person, who in the sole judgment of the owner's representative is impaired or poses a potential threat to themselves or others may be excluded from the pool and hot tub areas.
- No smoking/e-cigarettes/vaping is permitted in the pool/hot tub areas.
- Violation of these Rules and Regulations may result in a loss of privileges.
- Please report any misuse of equipment, or any damaged or malfunctioning equipment to Management immediately.

Recreational Vehicles/Remote Controlled Devices

Unless otherwise permitted in designated areas of the Community (via signage), the use of any unauthorized recreational vehicle or remote-controlled device is strictly prohibited. Examples include, but are not limited to, ATVs, dirt bikes, bicycles, skateboards, roller blades, scooters, skis, drones, etc.

Resident Portal/Resident Portal App

The Resident Portal/Resident Portal App is used by residents to make payments, sign lease contracts and additional documents, upload proof of insurance or pet records/information and/or submit service requests. The Resident Portal App is a convenient app that can be downloaded to any iOS or Android device. The Resident Portal can be accessed through the Community website. Resident acknowledges that management may communicate announcements via the Resident Portal/Resident Portal App.

Sales Tax

You shall be responsible for payment of any applicable federal, state and local taxes, including any sales, excise or use taxes, assessed on any goods or services purchased, rented, leased or otherwise utilized by you at such rates as may be determined by federal, state or local authorities from time to time.

Smoking

Many of our communities have been designated as smoke-free properties or participate in our Pure Air Pledge. We will comply with all applicable local smoking laws. If smoking is allowed in your apartment home, we ask that you be considerate of your neighbors and refrain from allowing the level of smoke coming from your apartment to become bothersome to others. Please refrain from smoking in the lobbies, hallways, elevators and stairwells and do not

dispose of cigarette butts in common areas, including areas with mulch. If your Community restricts smoking in your apartment or other areas of the Community, e-cigarettes, including vaporizers, are also restricted. Cigarettes are to be extinguished and disposed of properly. Discarding cigarette butts off the balcony and other irresponsible smoking practices will not be tolerated. Refer to your lease contract for additional details.

Trash Removal/Recycling Disposal

Trash receptacles are conveniently located throughout the Apartment Community. If you live in a mid-rise or high-rise, trash chutes are located throughout the building. Please ensure that your trash is placed in plastic bags and securely tied before placing it inside the receptacle or down the chute. Please make sure that you break down boxes before placing them in dumpsters. The disposal of furniture, Christmas trees and other large items in the receptacles or down the chutes is prohibited. All other large or bulk items should be taken to the local city dump. If you need help finding the nearest location, please reach out to the Community office.

Some communities have valet trash service. You will be responsible for a monthly fee as outlined in your lease contract. When using this service, please make sure trash is secured in a closed trash bag and that the bag is placed in the valet trash can when placed outside your front door. You may only place your trash cans outside of your door during specific designated hours notated on the Valet Trash Addendum. Trash bags found outside authorized time frames and/or not in trash cans will be inspected by onsite maintenance to determine who the trash belongs to and violations will be sent accordingly. Empty receptacles need to be brought back in by the specific time notated on the Valet Trash Addendum. You must break down any boxes before setting them out for pick up. If you have multiple trash bags, one needs to be stacked on top of the other and both need to be within the weight (under 25lbs.) and size restrictions. Trash bags left on the ground are prohibited at any time. For your safety and the safety of the valet trash employees, please do not include needles or any sharp objects in the trash bags. Please be sure to bundle newspaper and magazines and to double bag any pet waste to prevent leaks and stains outside of your home.

Your Community may also participate in a recycling program. If so, recycling receptacles are provided, and we strongly encourage you to use them. At some communities, you may be required by local laws to recycle certain items. We reserved the right to pass through any fines or other costs associated with your failure to comply with such requirements.

Vehicle Theft and Vandalism Precautions

Consider these simple tips to help prevent vandalism or theft when parking your vehicle: (1) Always lock your vehicle; (2) Never leave the keys in an unattended vehicle and do not hide a set of keys inside or outside of your vehicle; (3) Do not leave valuables in plain sight; (4) Do not keep your vehicle registration and title documentation inside the vehicle; (5) Do not affix your name and address to your keys. If your vehicle is vandalized or broken into, please contact law enforcement personnel. Once you have notified law enforcement personnel, please notify the office. Management is not responsible for theft or damage to vehicles.

YOUR APARTMENT

Alarm Systems

Your premises may be equipped with an alarm system. Some alarm systems only have audible alarms, and some are monitored by an alarm system company. Please check with your Community team to find out what type of alarm system you may have. Activation, monitoring and permit fees may apply.

Balconies, Patios, Hallways, Breezeways, Stairways and Yards

All balconies, patios, hallways, breezeways and stairways should be kept clean and free of debris. The balconies and patios may be used for the display of outdoor furniture and decorative planters only. These items should not be displayed in common areas of the Community, including porches and entryways. Trash bags, trash cans, cleaning supplies, mops, brooms, boxes, coolers or plastic storage tubs are prohibited from being stored on the patio or balcony.

Clothing, garments, towels, rugs, or other laundry items are also prohibited from being hung on the patio or balcony. When observing a holiday, decorations are welcome to be displayed within your designated areas or balcony for a maximum of 30 days. The use of tiki torches, propane heaters, or open flames are strictly prohibited. We reserve the right to require you to remove any items from your patio/balcony or any common area such as the hallways, breezeways, stairways, etc. Animals should not be left unattended at any time. Your animals are not allowed to urinate or defecate on patios or balconies. If your patio or balcony needs maintenance attention, please place a request in the Resident Portal/Resident Portal App or contact the leasing office.

Some communities may have yards. You are required to pick up and dispose of animal waste properly. Animals should not be left unattended in the yard. If a gate has been installed, you may utilize a lock on the gate. However, you will be required to have the gate unlocked on scheduled dates of landscape maintenance. Any damage to the yard/fence (holes, broken fence areas or grass replacement due to pet waste and/or urine, etc.) will be billed at time of incident or upon move-out.

Bed Bugs

Bed bugs are prevalent across the country and we need to work together to keep them out of our Community. Bed bugs travel from place to place in the seams and folds of luggage, overnight bags, folded clothes, bedding, furniture, and anywhere else they can hide. You certify that, to your knowledge at move-in, you did not bring bed bug infested items into your apartment. Refrain from bringing furniture or other items that may be infested with bed bugs into your home.

Bed bugs are small, flat, parasitic insects that feed on the blood of people and animals. A newly hatched bedbug is semi-transparent, light tan in color and about the size of a poppy seed. Adult bed bugs are reddish-brown in color, wingless, about the size of an apple seed, and can live several months without eating. Bed bugs are usually found near the areas where people sleep. They can be found in mattress or box spring seams and tufts, sheets, pillowcases, headboards, dresser tables, upholstered furniture, baseboards, stuffed toys or any other clutter or objects around a bed.

Bed bug infestation can be controlled with pest control management. Notify us immediately if you believe you have bed bugs. Once you report an infestation, we will schedule a pest control professional to inspect your apartment and confirm that bed bugs are present. It is extremely important that you provide us access to the apartment so that we can promptly address the issue. If a bed bug infestation is confirmed, we will provide you with instructions about preparing your apartment and belongings for the pest control application. Failure to follow these instructions may result in ineffective treatment. In some cases, multiple treatments will be required.

Please note that you may be held responsible for pest control expenses incurred to address a bed bug infestation in your apartment or any surrounding apartments if you: (1) fail to notify us immediately of your discovery of the bed bugs; (2) are found to be responsible for the introduction of bed bugs to your apartment and the Community; (3) obstruct or inhibit our prompt access to the apartment to inspect and treat the infestation; and (4) fail to fully comply with the pest control preparation and treatment instructions. Your failure to follow instructions or to allow us access to your apartment hinders our ability to effectively treat your apartment for bed bugs. If you fail to cooperate with us in addressing these issues, we may act to recover possession of your apartment up to and including eviction. Repeated occurrences of bed bug infestation in your apartment may be considered a default under your lease.

Cabinets, Doors and Woodwork

Cabinets and woodwork should be cleaned with mild soap and warm water. Paneled accent walls, if any, should be cleaned and polished using products specifically formulated for use on paneling.

Countertops/Tub Surfaces

Please wipe up spills on your countertops promptly to avoid stains and use hot pads to protect kitchen counter surfaces. Do not cut items directly on your countertop with a sharp knife or other utensil.

If you have granite or natural stone countertops, they have been sealed prior to your move-in. It is recommended that such countertops be sealed regularly to avoid staining. Our facilities team will be contacting you from time to time during your tenancy to schedule re-sealing. Avoid using harsh chemicals, especially acidic or alkaline products, on marble, granite or natural stone countertops, as they can cause damage to polished stones. Granite and natural stone countertops should be cleaned using only warm, soapy water.

Countertops, sinks, vanities, toilet bowls, bathtubs and bathtub enclosure walls should be cleaned using a liquid or spray cleaner. Abrasive powder cleaners (such as Comet, Ajax and Bar Keepers Friend) should never be used.

Bathtubs should be cleaned daily or after each use to prevent buildup that necessitates extra scrubbing. Never use a non-skid mat that has many small suction cups to hold it in place, as that could pull the finish off the tub. Mats that do not have suction cups are fine to use but should be removed after each use to allow the mat and tub to dry adequately and prevent microbial growth between the mat and the tub. When cleaning the tub, use a liquid detergent and a soft cloth. Do not use S.O.S., Brillo pads or steel wool. Do not use petroleum base cleaner such as Paint Thinner, Lacquer Thinner, Acetone or other harsh solvents. If the tub faucet starts to leak, put a service request in the Resident Portal/Resident Portal App or contact the leasing office.

Fire Prevention

We urge you to make a regular inspection of your apartment for potential fire hazards. Please take the following precautions to help eliminate fire hazards. Immediately replace worn or frayed cords, plugs or wiring (or have them repaired by a qualified electrician).

Rearrange lamps, media equipment, mechanical equipment (including furniture) and minor appliances to minimize use of extension cords and avoid overloading outlets with too many appliances or plugs. Do not smoke in bed and do not empty ashtrays into wastebaskets. Never leave burning candles unattended. Do not leave food cooking on the stove or in the oven unattended. Never throw water on a grease fire; rather, pour baking soda or salt into the pan to extinguish the fire. Do not store any combustible goods or materials that could increase the risk of fire or damage in your apartment or in any storage space. In case of a fire, call 911 first, and once you are safe, call the office.

Your apartment may be equipped with one or more smoke detectors and/or carbon monoxide detectors. You should test each smoke detector and/or carbon monoxide detector on a monthly basis and immediately replace dead or low batteries. Please place an URGENT request in Resident Portal/Resident Portal App or call the leasing office to report smoke detector and/or carbon monoxide detector malfunctions or deficiencies. Neither you nor anyone else may remove, tamper with or disable any smoke detectors or carbon monoxide detectors in your apartment.

If your building or apartment is equipped with automatic sprinklers, please refrain from hanging items from the pipes or sprinkler heads, as this can damage the sprinkler system and cause flooding. You are responsible for any damage caused by tampering with or hanging items from any such sprinkler system.

Your home may be equipped with a Fire Avert system and/or anti-tip device. The Fire Avert device will interrupt the power to your stove when a smoke alarm is activated. When installed, the anti-tip device, through a chain, connects a bracket on the rear of the stove to an anchor mounted to a wall-stud behind the stove. The chain connecting the two points helps to prevent your stove from tipping over should the door be opened, and weight is placed on the door when opened. In the event that the Fire Avert has been activated, your stove will not be operational. Please submit a service request stating your stove does not work and one of our friendly maintenance team members will respond to your request.

Fireplaces

Never leave a fireplace unattended while it is in use. Some communities are equipped with fireplaces. Prior to using the fireplace ensure the damper is open. Fireplaces are to be used for their intended purpose only. If your apartment has a wood burning fireplace, please refrain from overloading the fireplace with too much wood. Do not use the fireplace as an incinerator to burn paper or other items not intended for use in a fireplace.

The fireplace should not be used as a cooking device or to burn trash or newspaper. Duraflame types of logs may only be used as directed on the package in wood burning fireplaces. Ashes need to be cleaned out after each use and disposed of properly. Placing live ashes in the trash receptacles, or on your patio or balcony, is prohibited. Do not store more than 1/4 cord (2ft x 2ft) of wood on your patio or balcony.

Natural gas fireplaces are Clean-Air gas. Do not add any logs to a natural gas fireplace. Do not leave a burning fire unattended. If you are experiencing any airflow issues within your fireplace, please stop using it immediately and place an URGENT request in the Resident Portal/Resident Portal App or call the leasing office. You will be held liable for any and all property loss proven to be due to negligence.

Fireworks

Fireworks are strictly prohibited anywhere on the Community.

Floors

Care and maintenance of your carpet is your responsibility. The carpet should be vacuumed frequently. If you have spots on your carpet, call the office first before attempting to remove them and we will suggest the best method. Tile and plank/vinyl flooring should be cleaned with mild soap and water. Wax based products should not be used.

Garages

If you are renting a garage or one is provided to you, only motor vehicles and bicycles shall be parked in the garages. Perishable items and toxic, flammable and/or explosive materials, including fireworks, are strictly prohibited from being stored in the garages. Garages cannot be used for any other purpose (i.e. business, commercial) than a private garage and shall not be used in a way that will disturb other residents of the Community. If the garage door breaks or a garage is damaged due to accident or negligence, including the frame, walls, motor, sensors, etc., you will be responsible for the cost of repairs or replacement. The garage will be inspected for cleanliness and damages upon move-out. Items left in garage after move-out will be considered abandoned.

Grievances

BH Management Services, LLC will attempt to communicate and resolve complaints and grievances to the satisfaction of all parties involved.

Guest Policy

Any guest staying longer than three (3) days will be considered an unauthorized occupant and must apply for residency, be approved and sign the lease agreement. If guest is unwilling to apply or does not meet our qualifications and continues to reside on site, management may proceed with eviction on all parties residing in the apartment.

Keys, Access Cards, Remotes, and Locks

We will supply each resident with an apartment key, access code (applicable for smart connected communities), and a mailbox key. We may also provide remotes and other access devices. Extra/replacement door keys, mailbox keys, key fobs, remotes or key cards can be provided for you at an additional cost as outlined below.

- Standard Lock Replacement - \$50
- Smart Lock Replacement - Actual Cost + \$25
- Mailbox Key - \$15
- Door Key - \$15
- Key Fob/Remote - \$40
- Key Card - \$25

You are not allowed to change your locks or install a security system without our permission.

All keys and other access devices must be returned to the office when you vacate your apartment.

Please notify the office immediately if any key, access card or remote is lost, damaged or stolen. Please keep all doors, windows, and other openings, such as sliding glass doors, locked at all times.

If you happen to find yourself on the wrong side of your locked door, during normal business hours, you may call the office for help. A locksmith will need to be called for all after-hours lockouts. Locksmith services are at your expense. If your locks are changed by a locksmith or anyone else, you must provide a copy of the key to the office within 24 hours or as outlined in your lease contract.

Lease Violations

If you or your guest(s) violate any of the rules put forth in this handbook, in your lease contract or posted onsite, lease violations will be issued accordingly:

- First lease violation will include a warning.
- Second lease violations will include a \$25 fine.
- Third and subsequent lease violations will include a \$75 fine.
- Three or more lease violations may result in a 30-day notice to vacate.

Lights

All interior lighting fixtures are in good working order when you move in. It is your responsibility to replace light bulbs with bulbs of the same type and wattage as needed. A service request can be submitted in the Resident Portal/Resident Portal App for any bulb replacement that requires a ladder to access. Resident is responsible for having the replacement bulb available at the time the service request is to be performed. Submit an urgent service request in the Resident Portal/Resident Portal App for any exterior lights that need to be repaired/replaced.

Maintenance

Service Requests should be submitted in the Resident Portal/Resident Portal App or contact the leasing office. Maintenance requests will be completed Monday – Friday during the office hours posted at your Community. In case of a maintenance emergency, place an URGENT request in the Resident Portal/Resident Portal App or call the leasing office. Maintenance emergencies consist of the following: fire, door locks not secured (lockout is not an emergency), gas leak, no hot water, refrigerator not cooling, entry gate broken (closed only), clogged toilet (if only one toilet in apartment), flood, electrical shortage, sewer back-up, no heat (if outside temperatures are under 55° unless otherwise dictated by city ordinance) and no air conditioning (if outside temperatures are above 85° unless otherwise dictated by city ordinance). For the safety of our employees HVAC calls received after dark or during inclement weather will be schedule for the next day. **It is not our policy to make appointments for maintenance work.**

Microbial Growth Prevention

It is our goal to maintain the highest quality living environment for our residents. You can help minimize microbial growth build-up, most commonly mold, in your apartment by taking the following actions. Open windows frequently to allow air and sunlight in when the weather is dry or run the fan on your furnace to circulate fresh air throughout your apartment. Move large objects just a few inches away from the inside of exterior walls to provide good air circulation.

In damp or rainy weather conditions, keep windows and doors closed. Please always maintain a temperature between 50- and 80-degrees Fahrenheit within your apartment. Clean and dust your apartment on a regular basis. Regular vacuuming, mopping and use of environmentally safe household cleaners are important to remove household dirt and debris that microbial growth feed on. Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows and patio doors using a common household disinfecting cleaner.

On a regular basis, wipe down areas where moisture sometimes accumulates, like countertops, windows and windowsills. Use the pre-installed bathroom fan when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom. Use the exhaust fans in your kitchen when cooking or while the dishwasher is running; and, allow the fan to run until all excess moisture has vented from the kitchen.

Limit houseplants to a reasonable number to keep the moisture level in your apartment at a minimum. If you have a clothes dryer, ensure that the vent is properly connected and be sure to clean the lint screen before every use. When washing clothes in warm or hot water, watch to make sure condensation does not build up within the washer and dryer closet; if condensation does accumulate, dry with a fan or towel. If you live in a humid climate, the use of a personal dehumidifier will help regulate humidity levels in your apartment and create a more comfortable environment.

Thoroughly dry any spills on carpeting. Do not overpack closets or storage areas. Do not allow damp or moist stacks of clothes or other cloth materials to lie in piles for an extended period.

Place an URGENT service request in the Resident Portal/Resident Portal App or to the leasing office if you see any of the following: evidence of a water leak, excessive moisture or evidence of microbial growth in your apartment, storage room, garage, or any common area, failure or malfunction with your heating, ventilation or air-conditioning system, inoperable windows or doors and musty odors in your apartment. Do not block or cover any of the heating, ventilation or air-conditioning ducts in your apartment. You are responsible for damage to the premises and your property as well as damage, loss or injury to you, your occupants and guests resulting from your failure to comply with the terms of this paragraph.

Occupancy Standards

In the absence of a local ordinance addressing occupancy limits, said occupancy limits will not exceed two people per apartment bedroom plus one (2+1). Efficiency and studio apartments are considered one (1) bedroom for occupancy purposes. Apartments with dens can accommodate one (1) additional person. People over the age of 24 months old will be included in the occupancy number for the apartment. The following standards lay out the max occupancies for the apartment units available at the Community:

- 1BR occupancy – no more than three (3) individuals may reside in the unit;
- 2BR occupancy – no more than five (5) individuals may reside in the unit;
- 3BR occupancy – no more than seven (7) individuals may reside in the unit.

Pest Control

Your unit will be exterminated as scheduled on your Community's pre-determined dates or upon request. If you have a specific problem with pests, please place a request in the Resident Portal/Resident Portal App or call the leasing office. To help keep pests under control, we ask that you assist by maintaining a high standard of housekeeping. If you have a pet and it becomes necessary to spray for fleas, you are responsible for paying the additional charge. To maintain decent, safe and sanitary conditions, refusals of service will be re-scheduled within thirty (30) days and are subject to a charge. You may be responsible for a monthly fee billed on the first (1st) of every month as outlined in your lease contract.

Pipe Freeze Prevention

During freezing months, thermostats should be set with heat at a minimum of 50 degrees. If you will be away for an extended period, let faucets drip. Make sure that all drains are free of blockage. If your drain is clogged or draining slowly, please place a request in the Resident Portal/Resident Portal App or by calling the leasing office.

Plumbing

If you have any of the following issues with your apartment unit's plumbing, please place an URGENT service request through the Resident Portal/Resident Portal App or contact the leasing office:

- The water in your apartment unit is not hot;
- Faucets in your apartment begin to leak;
- The toilet tank is continually running.

If the caulked areas around your bathtub and tiles become cracked, broken, or chipped, place a service request through the Resident Portal/Resident Portal App or contact the leasing office.

Paper towels, disposable diapers, sanitary napkins, tampons, moist towelettes (even if advertised as flushable) and other similar items should never be flushed, as they inhibit normal drainage and cause damage to the sewer system.

Should your toilet overflow, immediately turn off the water supply to the tank by turning the handle, located under the tank, clockwise. If the water supply cannot be turned off, lift the cover off the tank, reach inside, and push the flapper firmly into the hole in the bottom of the tank and place an URGENT service request through the Resident Portal/Resident Portal App or contact the leasing office.

In cold weather, you must provide appropriate climate control and take measures to avoid freezing pipes in your apartment. If you control the climate in your apartment, always maintain a temperature of at least 50 degrees Fahrenheit. During freezing weather (i.e., when the outdoor temperature falls below 32 degrees Fahrenheit), you should keep sink cabinet doors open and leave faucets dripping when requested by the management office. If there is evidence of a water leak or excessive moisture in your apartment, any storage room, garage or other common area, and any failure or malfunction in the heating system on the premises, place an URGENT service request in the Resident Portal/Resident Portal App.

Privacy Policy

BH Management Services, LLC is dedicated to protecting the privacy of your personal information, including your Social Security or other governmental identification numbers. We have adopted a privacy policy to help ensure that your information is kept secure. We follow all federal and state laws regarding the protection of your personal information.

How we collect information:

You will be furnishing some of your personal information (such as your Social Security or other governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to an apartment locator service, either on paper or electronically.

How and when information is used:

We may use this information in the process of verifying statements made on your rental application, such as your rental, credit and employment history. We may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for any money you may owe us in the future.

How the information is protected and who may access:

In our company, only authorized persons have access to your Social Security or other governmental identification number. We keep all documents containing this information in a secure area, accessible only by authorized persons. We limit access to electronic versions of the information to authorized persons only.

How we dispose of the information:

After we no longer need your Social Security or other governmental identification numbers, we will store or destroy the information in a manner that ensures that no unauthorized person will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information.

Locator Services:

If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees—even though they may initially process rental applications and fill out lease forms. You should require any locator services you use to furnish you their privacy policies, as well.

Resident hereby understands and agrees that any personal information gathered or retained is subject to and governed by the full terms and conditions of the BH Management Services, LLC Privacy Policy which is available upon request.

Renter's Insurance

As a condition of your lease, all residents are required to maintain a minimum of \$100,000 of renter's liability insurance coverage for the entirety of the resident's lease term and occupancy. For additional information, please see your lease and attached addenda directly addressing any renter's insurance requirements.

Rental Payment

Rent is due on the first (1st) day of each month and must be in the form of a credit, debit, ACH or the companies provided walk in payment method. Rent received after the initial grace period has expired must include the late fee specified in the Lease Agreement and must be in the form of a credit, debit or companies provided walk in payment method. We do not accept cash payments at any time. In order to accept your payment, the balance must be paid in full. Please note that all funds will be deposited the same day they are received. It is our policy that after two payments are returned due to non-sufficient funds ACH payments will no longer be accepted.

Roommates

Unless local law provides otherwise, everyone who lives in your apartment must be named on your lease. Check with the office if you wish to acquire a roommate after moving in; additional fees may apply including a \$25 administrative fee to add/remove any roommate. Only those persons listed in the lease may reside in the apartment. Roommates are 100% responsible for the lease and payments.

Satellite Dishes, Antenna and Cable/Internet

Satellite dishes and antennas are allowed within the term listed in the Satellite Dish and Antenna Lease Addendum in your lease contract. This addendum must be signed, and a \$150 deposit must be paid in order to install a satellite dish or antenna. You are required to be home during installation. We are unable to accompany any service provider or provide installation assistance. Management reserves the right to remove any satellite dish (at the resident's expense) that has been improperly installed or does not meet specified Community requirements. You are solely responsible for ensuring that the dish is properly and safely installed and in compliance with all applicable laws. You are also responsible for the proper maintenance of the satellite dish, as well as its removal upon your move-out.

If you are having cable and/or internet installed, you are required to be home during installation. We are unable to accompany any service provider or provide installation assistance. If access is needed to the Community phone room, LAN room or cable room, you will need to make sure installation has been scheduled during office hours. This is not considered an emergency and maintenance is unable to stay after hours.

Smoke/Carbon Monoxide Detectors/Fire Extinguishers

Tampering with, disabling or removing smoke, carbon monoxide detectors or fire extinguishers is prohibited.

Space Heaters

Space heaters with exposed heating elements are prohibited. Make sure to keep any approved space heaters away from curtains, upholstered furniture and other combustibles.

Storage Space and Storage of Personal Items on the Community

You may be provided with additional storage space with your apartment. Please do not place any goods or materials of any kind or description that are combustible, would increase fire risk, or present a potential risk of any type in the storage areas or apartments. Heating/air conditioning or water heater closets are not to be used for storage purposes.

The resident understands, warrants and agrees that any storage or utilization of personal items at the Community by the resident and/or their accompanied guest(s) is done so at their own risk and peril.

The resident understands, warrants and agrees that the neither the Community nor its Management Company shall assume any responsibility, nor shall they be liable in any way, for losses or damage to the personal property of a resident or their guest(s) while stored or utilized at the Community, including but not limited to those losses or damage caused by the negligence of another resident or employee, unless caused by the sole negligence of the Community or its Management Company.

Furthermore, the resident covenants not to sue and shall indemnify and hold harmless the Community and its Management Company, along with their officers, directors and employees, for any claim of loss or damage to the personal property of another resident or their guest(s) while it is being stored or utilized at the Community.

Thermostat Controls

Most apartments are controlled by an individual thermostat. To ensure comfort and conserve energy, please set and maintain the thermostat at a consistent temperature. Keeping heating and air conditioning (“HVAC”) equipment, along with their associated vents, free of obstructions and personal property will help ensure peak performance of the systems. Failure to keep your apartment’s HVAC equipment and their associated vents free of obstructions and personal property could impair circulation, prevent proper venting of exhaust which may constitute a safety hazard, result in higher electric bills, and cause permanent damage to the premises. We will replace or clean your filters regularly or as requested.

Utility Transfers

Upon move-in, you are responsible for the payment of all utilities as set forth in your lease. You must make arrangements to have the service transferred to your name and service to start by the first (1st) day of move in. The names and phone numbers for utility providers are available to the resident in the Community’s leasing office. If any utility for which you are responsible for payment under the terms of your lease is transferred back into the Community’s name before you move out or surrender the apartment, you will be liable for charges in accordance with your current lease contract and those charges will be added to your resident ledger for payment.

Walls

Other than hanging pictures, you may not install any fixtures, major appliances, devices, signs, or make alterations or other additions to your apartment without our express written permission. Any decorations, alterations, additions or fixtures that are undertaken by the resident will be done so at the resident’s own expense and in accordance with the Community’s standards and specifications. Any such decorations, alterations, additions or fixtures undertaken by the resident shall remain as part of the apartment at the end of your lease term unless otherwise agreed to by the Community in writing. Any decorations, alterations, additions or fixtures that are made without the Community’s express, written permission will be removed at the resident’s expense at the end of their lease term. You will not, without our permission, install or use any electrical equipment that will overload the existing wiring installations in your apartment or building.

Mirror tiles, contact paper, wallpaper and other wall coverings with adhesive backing are not permitted. The resident is responsible for any damage, including but not limited to holes, caused to the walls of their apartment during the term of your occupancy.

Water Beds

Waterbeds are allowed only on ground floor apartments and are acceptable only with proof of insurance for any damages that may occur. Anyone not complying with this regulation faces possible eviction and will be responsible for any damage caused by the waterbed.

While You Are Away

We recommend some simple tips before leaving on a trip or vacation. Uncollected newspapers and an overflowing mailbox are indicators that you are absent. It is a good idea to suspend your newspaper delivery and request your local post office to hold your mail while you are away. If you use social media to communicate with others, be cautious about advertising your absence from home. Dispose of your garbage and unwrapped food in your cupboards. Close and lock all windows and doors. Ensure your coffee maker, toaster, and other countertop appliances are unplugged or off.

To avoid frozen pipes while you are away in the winter, please set your thermostat to at least 50 degrees Fahrenheit. If a rent payment is due while you are away, make arrangements to ensure timely payment. As a reminder, you can sign up for automatic recurring rent payments or make payments via our Resident Portal/Resident Portal App.

Windows

Your apartment may have drapes, miniblinds, and/or vertical blinds. The louvers should be in the open position when operating to prevent damage. Continuous loop pull cords on mini blinds or vertical blinds should not be tied together. Loops pose a safety hazard to small children. If any of your pull cords are looped together, please submit a service request in the Resident Portal/Resident Portal App or contact the leasing office.

If you wish to install your own window coverings, you must first obtain our written permission and return the Community's window coverings in the manner specified by the management staff. All drapes, shades and other window coverings must have a white backing. This provides a standard appearance from the outside. Except as otherwise permitted by law, signs in windows are not permitted. Residents are responsible for the replacement of damaged blinds.

APPLIANCES

Never leave an appliance unattended while it is in use. Appliances provided by the Community will be repaired if they stop working. However, before you submit a service request or notify the office, check the electrical cord to ensure it is firmly plugged into the outlet and check the circuit breaker to see if it is tripped to the off position. If these appear in order, submit a service request in the Resident Portal/Resident Portal App or call the leasing office.

Community Supplied Washers and Dryers

Check and clean the lint trap on your dryer before each use. Do not dry plastic items. Do not store anything on top of or near the dryer or obstruct dryer vents. Inspect your washer and dryer hoses and vents on a regular basis and report any maintenance issues to management. If you are experiencing any airflow issues or believe there may be a blockage in the dryer vent from the exterior wall to the interior unit connection point, please stop using immediately and contact the Community office by placing a service request in the Resident Portal/Resident Portal App or call the leasing office. When using your washer or dryer, follow manufacturer's requirements on load limitations. Never loosen any water connection to the washing machine box without our prior permission. You are responsible for any damage, including, without limitation, flooding, caused by tampering with any water connection.

The Dishwasher

Food particles left on dishes will jam the dishwasher. Please scrape and rinse every dish under running water before loading it in the dishwasher. Do not crowd dishes, cups and glasses, or silverware so the water can freely circulate. For maximum efficiency, avoid covering the center hole in the drawer rack. Use only dishwasher detergent products. Do not use regular dish soap or laundry detergents, as they will cause the dishwasher to overflow.

You can save power and reduce your electric bill by waiting to run your dishwasher until you have a full load. However, do not leave dirty dishes in the dishwasher for a long period of time.

The Disposal

Your apartment may or may not be provided with a garbage disposal. A garbage disposal is a convenient appliance if used properly. Do not overload it. The safety overload on the motor will engage if the disposal is overloaded and it will turn off the disposal. To reset the safety overload, wait three or four minutes for the motor to cool and push the reset button located on the garbage disposal.

Keep your hands and any other objects out of the disposal when it is running. For best operation, follow these steps: Push, but do not stuff food refuse through the splash guard into the disposal. A mixed load of hard and soft waste works best. Turn cold water on to full flow. Flip starting switch "on." Allow disposal to operate until grinding sound diminishes and becomes a humming sound. Turn switch off and run cold water for a few moments longer.

Do not discard the following items in your disposal: metal, glass, string, coffee grounds, olive or fruit pits, plastic, grease, paper, cigarettes, bones, banana peels, oyster or clam shells, egg shells, dish rags, celery, corn husks, or other nonfood items. If a spoon, bottle cap or other item becomes lodged in the disposal, make sure the disposal is turned off before you attempt to retrieve the object. The disposal is self-cleaning. Do not use caustic drain cleaners at any time. A lemon or orange rind or baking soda will keep the disposal odor-free.

The Oven and the Range

Never leave the oven or the range unattended while it is in use. Your range is equipped with separate controls for the oven, broiler and each of the top burners.

If you have never used an electric or gas range before, please let us know. We will be happy to instruct you on its proper use. Cooking is only allowed in the kitchen area. No cooking equipment of any kind is allowed in the living areas of your home.

Clean the top burner drip pans with mild soap and water, appliance or glass cleaner on a regular basis. If your burner drip pans become spotted with grease or burned-on food, use a scouring pad to clean them. If they need a more thorough cleaning, drip pans can be lifted out of the range by raising the burner.

Clean your oven regularly. A dirty oven and broiler area greatly reduce the efficiency of your oven and could result in improperly cooked foods. Using the broiler tray will greatly reduce the cleaning and maintenance needed in the oven. Make sure to keep the stove areas free of newspapers, mail and other combustible materials. Make sure not to place electrical wiring too close to the stove.

Use a good oven cleaner and follow directions. Wear rubber gloves and make sure the cleaner does not come in contact with your skin, the floor, countertop or any other surface. Never use any sharp instruments to clean the oven. If you have a self-cleaning oven, follow the cleaning instructions enclosed with the range.

Remove vent hood filters regularly and clean them in hot, soapy water. Clean the outside with a non-abrasive appliance or glass cleaner.

If your apartment is equipped with a fire safety device, such as Fire Avert or similar, tampering with or removal is prohibited.

The Refrigerator

The temperature control dial may be set at whatever position best suits your needs. If your refrigerator is not frost-free, please consult the office for defrosting instructions.

Clean the outside of your refrigerator with appliance or glass cleaner. Abrasive cleaning powders and metal sponges should be avoided. Wipe down the shelves and interior surfaces using mild soap and water. Regular cleaning and a fresh, open box of baking soda placed on a shelf and changed monthly will keep your refrigerator odor-free.

MOVING OUT

When it's time for you to move out, we have a few simple requirements:

You must fulfill all the terms and conditions of your lease and leave owing no money to the Community.

You must give us formal written notice, within the timeframe stated in your lease, of your intention to move out. You must vacate and remove all your personal property and return all keys, access cards, and remotes to us on or before your scheduled move-out date.

You must provide us with a valid forwarding address.

If you would like to be present for a move-out inspection of your apartment, please contact the office prior to your scheduled move-out date. If no prior arrangements are made for you to be present, we will conduct an inspection of your vacant apartment after you move out. A copy of the move out inspection form may be obtained by contacting the Community.

As required by your lease, you must leave your apartment in the same clean, undamaged and ready-to-rent condition as when you moved in, taking ordinary wear and tear into account.

By way of example, ordinary wear and tear would include such things as traffic wear across the carpet, but not cigarette burns or stains.

When you vacate your apartment, any personal property left in your apartment will be considered abandoned and may be disposed of, without liability to us, subject to applicable laws.

If we incur costs for cleaning and/or repairing your apartment or for removing trash or other items left behind after you move out, we will pass those costs through to you.

Emergency Numbers

FOR ANY LIFE-THREATENING EMERGENCY, CALL 911, then call the leasing office.

For maintenance emergencies, submit an URGENT service request in the Resident Portal/Resident Portal App or contact the leasing office.

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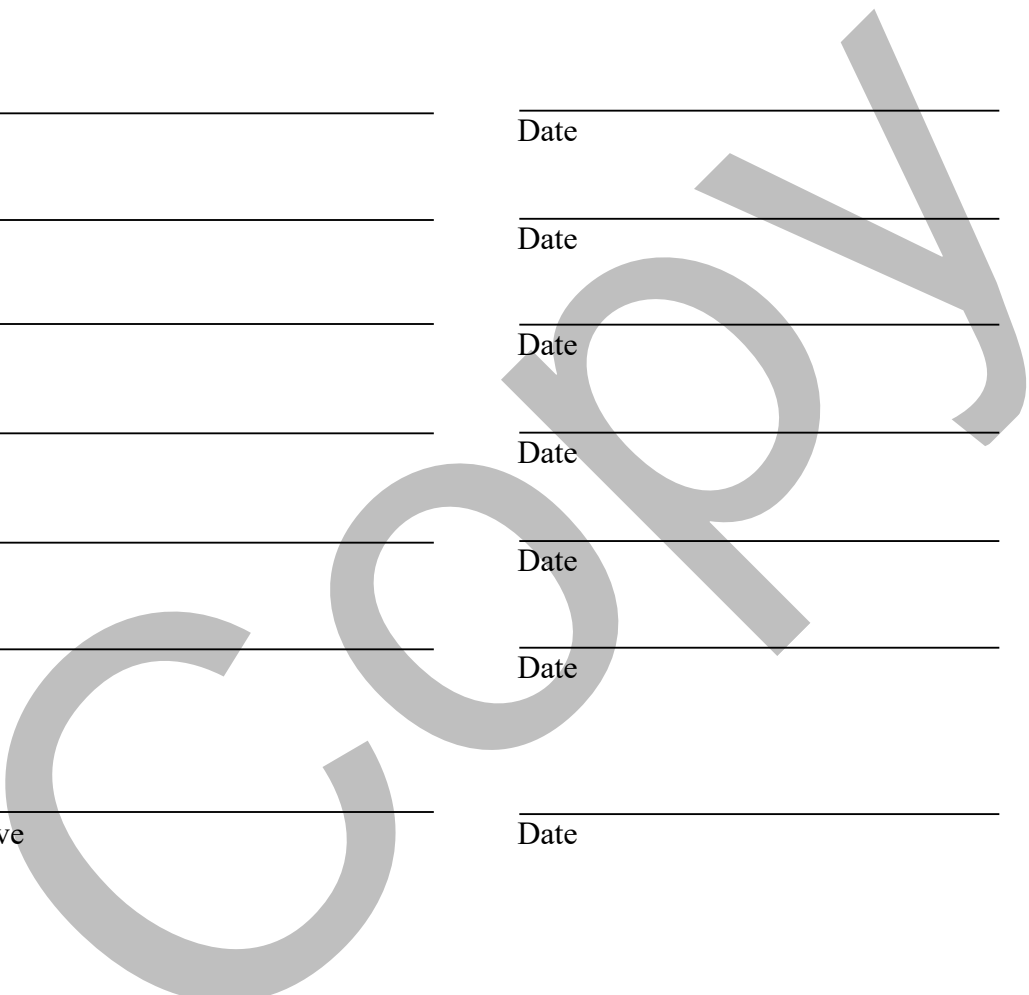
RESIDENT HANDBOOK ACKNOWLEDGMENT

You are required to read and review the Resident Handbook prior to moving into your residence. Through your signature below, you are agreeing and attesting that you have read, understand and agree to abide by the policies, procedures, rules and be bound by any such legal rights or remedies outlined in the Resident Handbook. You further acknowledge that your signature, as set forth below, warrants and confirms that you fully understand your responsibilities created by this acknowledgment, along with its purpose and effect.

BH Management Services, LLC, may modify or amend the policies, procedures and rules set forth in the Resident Handbook, without notice. You understand that any previously issued Resident Handbook or Community Policy has been revised and is included in the Resident Handbook.

Through evidence of your signature below, you understand, warrant and agree that any use of the amenities available at the Community, or outlined within the Resident Handbook, by you and/or your accompanied guest(s) is done so at your/their own risk and peril and that the neither the Community nor its Management Company shall assume any responsibility, nor shall they be liable in any way, for injuries, accidents, illness or other damages that may occur to you or your accompanied guest(s) while utilizing any of the amenities available at the Community, including but not limited to those injuries, accidents, illness or other damages caused by the negligence of another resident or employee. Furthermore, you and/or your accompanied guest(s) covenant not to sue and shall indemnify and hold harmless the Community and Management Company, along with their officers, directors and employees, for any claim of damage due to an injury, accident, illness or other damages suffered by you and/or your accompanied guest(s), arising out of or in connection with any use of the Community's amenities.

_____	_____
Resident	Date
_____	_____
Resident	Date
_____	_____
Resident	Date
_____	_____
Resident	Date
_____	_____
Resident	Date
_____	_____
Resident	Date
_____	_____
Owner's Representative	Date



The following information states that the identified document has been signed electronically by the parties detailed below:

Signee Details	Role	Signature	Initials	Date Signed
Email ID: adapa.ramaanusha@gmail.com	Resident	<i>A. Ranganatha</i>	<i>RA</i>	
Email ID: tsschaitanya@gmail.com	Resident	<i>tsschaitanya</i>	<i>CT</i>	
	Manager	<i>Megan Casey</i>	<i>MC</i>	

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Document Information




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Document Name: Apartment Lease Form, Additional Special Provisions, Inventory and Condition Form, Animal Addendum, All-In-One Utility Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Lease Contract Buy-Out Agreement, Addendum for Rent Concession, Remote Control, Card or Code Access Gate Addendum, Parking Addendum, Crime/Drug Free Housing Addendum, Washer and Dryer Addendum, Violence Against Women Act Lease Addendum, Construction Addendum, Deposit Eliminator Lease Addendum, Payment of Sales, Excise and Use Taxes Addendum, Required Insurance Addendum to Lease Agreement, Valet Waste Addendum, Package Locker Addendum, Resident Handbook Addendum

Signature Summary	Signature	Initials	Timestamp	Signing Status
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Megan Casey		MC	07/10/2021 05:23:31 AM PST	Completed
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Signature Details	Page	Signature/Initials	Signing Status	Tracking Details
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