



## APARTMENT LEASE

**THIS LEASE** is executed effective as of Lease Commencement Date by and between Nizamoddin khaja Shaik, Bushra Tasneem Shaik and Ansley Walk ("Lessor"), appearing through its duly authorized agent, Key Management Company LLC. ("Manager") and the undersigned Resident(s) whose names are listed in Paragraph 1.

Lessor hereby leases to Resident and Resident accepts from Lessor, the Apartment located in the Residential Community having the address described in Paragraph 1, upon the following terms and conditions:

### 1. Summary of Important Lease Terms.

<b>Apartment</b>	4101
<b>Residential Community</b>	Ansley Walk 1200 Robley Dr, Lafayette, LA 70503-5519
<b>Resident(s):</b>	Nizamoddin khaja Shaik, Bushra Tasneem Shaik
<b>Occupant(s) in addition to Residents</b>	Muhammadniyaz Shaik Nashwa Tasneem Shaik
<b>Term of the Lease</b>	Lease Commencement Date: 05/09/2021 Lease End Date: 05/08/2022
<b>Monthly Rent</b>	\$1065.00
<b>Prorated Rent</b>	\$791.00
<b>Security Deposit</b>	\$250.00
<b>Late Charges</b>	Initial Late Charge: \$100.00 Late Charge Per Day: \$10.00
<b>Resident Contact Information</b>	Mobile Phone: E-mail: asbtasneem@gmail.com
<b>Lessor Contact Information</b>	1200 Robley Dr, Lafayette, LA 70503-5519 (337) 984-9100 ansleywalk@keyrealestateco.com
<b>Rent Payments</b>	1200 Robley Dr, Lafayette, LA 70503-5519 <a href="https://ansleywalk.activebuilding.com">https://ansleywalk.activebuilding.com</a> Payee Name for Rent Payment: AMG Ansley, LLC
<b>Replacement Fee</b>	Key: \$5.00 Lock: \$50.00 + Access Device: \$50.00
<b>Turnover Fee</b>	\$125.00

### 2. Term.

- A. The Term of this Lease commences on the Lease Commencement Date and ends on the Lease End Date.
- B. No less than sixty (60) days before the Lease End Date, Resident shall give to Lessor written notice **on Manager's Notice to Vacate Form** of Resident's intent to vacate the Apartment. Failure of Resident to give such written notice within sixty (60) days before the expiration of the Term of the Lease shall cause this Lease to automatically renew on a **month-to-month basis with applicable fees**. Lessor will allow Resident a thirty (30) day written notice to terminate a month-to-month lease, which written notice shall be delivered to on Manager's Notice to Vacate Form.

### 3. Rent.

- A. **Rent Payments and Late Charges.** Beginning with the Lease Commencement Date and throughout the Term of this Lease, Resident shall pay Lessor the Rent per month listed in Paragraph 1, payable monthly in advance on or before the first day of each month (the "Rent"). Rent shall be prorated on a daily basis for partial months, if any. Lessor acknowledges receipt from Resident of the sum of the Prorated Rent, which is prorated rent for the number of days from the Lease Commencement Date to the first day of the following month, as listed in Paragraph 1. All Rent shall be paid to Lessor, without setoffs, deductions, prior notice or demand, at the office of Lessor's then current Manager or at the address listed in Paragraph 1 or to Lessor at such other address as Lessor may from time to time designate by notice to Resident. Any payment of the Rent not made **on or before the third (3rd) day of the month by 5p local time** when due will be subject to an **\$100.00 plus the \$10.00** (as listed in Paragraph 1) thereafter **until paid in full**. If Resident pays any Rent to Lessor by check and the check is not honored on presentation for any reason whatsoever, Resident shall additionally pay Lessor, on demand, the sum of **\$100.00** as a handling charge. **Late fees will also be assessed for dishonored checks.** The assessment of a late charge or a handling charge by Lessor will not constitute a waiver by Lessor of Resident's default in failing to pay the full Rent amount when due, or prevent Lessor from exercising any of its rights or remedies as a result of this default. **Payments received are applied to any and all fees before payment is applied to Rent.**

Resident's Initials

Resident's Initials

DS  
DS  
AS



If payment is returned two times (2) due to insufficient funds, i.e. an NSF check, Resident/Lessee will be required to make future payment by cashier(s) check(s) or money order(s) for a minimum of six (6) months until account NSF free.

- B. All rental payments are to be made payable to the payee listed in Paragraph 1.
- C. **Resident's Rent Liability if Resident Holds Over.** If Resident remains in possession of all or any part of the Apartment after the expiration of the Term of this Lease, all of the terms and conditions of this Lease shall continue in full force and effect, except that the Term hereof shall be month-to-month as set forth in Paragraph 2, and the Rent shall increase to an amount equal to Two Hundred Percent (200%) of the monthly Rent in effect at the end of the Term of the Lease, unless notified otherwise by Lessor, meaning that during the month-to-month term, the monthly Rent shall be double the amount of the monthly Rent in effect at the end of the Term of the Lease during this month-to-month term. Thereafter during the month-to-month tenancy, the Rent shall be subject to increase upon notice from Lessor, and Lessor may terminate this Lease at any time and in its sole discretion, by giving Resident at least ten (10) days written notice before the end of any calendar month.

4. **Security Deposit.**

- A. Resident has deposited with Lessor the sum listed in Paragraph 1 as a security deposit ("Security Deposit"). The Security Deposit will be held by Lessor, without interest, as security for the payment of all Rent by Resident and performance by Resident of all of his/her other obligations under this Lease. If Resident fails to pay any Rent or any other sum due hereunder, or to perform any of his obligations under this Lease when due, Lessor has the right, without notice to Resident, to apply or retain all or any part of the Security Deposit to pay such sum, to perform such obligation, and/or to reimburse Lessor for any and all costs, expenses, and damages incurred by Lessor as a result of Resident's failure. The failure of the Resident to live and reside in the Apartment and pay the Rent, after executing this Lease and paying the Security Deposit, is an event of default by the Resident, as a consequence of which the Lessor has the right to retain the Security Deposit. Although Lessor has the right to apply or retain the Security Deposit, the Security Deposit does not constitute liquidated damages, and Lessor has no obligation to apply or retain all or any part of it to pay any sum due by Resident or perform any of Resident's obligations. In addition, neither Lessor's application of the Security Deposit to cure a default or failure by Resident nor its failure to do so will prevent Lessor from recovering other or additional sums from Resident or from exercising its other rights or remedies. THIS SECURITY DEPOSIT IS NOT ADVANCE RENTAL, AND RESIDENT WILL NOT APPLY THE SECURITY DEPOSIT AGAINST THE MONTHLY RENTAL OR ANY OTHER SUMS DUE UNDER THIS LEASE. UNDER NO CIRCUMSTANCES WILL RESIDENT BE ENTITLED TO CANCEL THIS LEASE AND AVOID HIS OBLIGATIONS BY FORFEITING THE SECURITY DEPOSIT. If Resident has fully performed all of his obligations under this Lease through the last day of the term, has vacated the Apartment leaving the Apartment and Lessor's Contents (as defined in Paragraph 34) in the condition required in this Lease, and has otherwise complied with all of his obligations upon termination, then, within thirty (30) days after the Apartment has been vacated by Resident, Lessor will refund the balance remaining in the Security Deposit to Resident.

5. **Keys, Access Devices and Replacement Fees**

- A. Lessor provides Resident(s) with one key per leaseholder plus one spare. Depending on the property, Resident(s) will also be provided with access cards, and/or remotes, such as a personal data reader ("Access Devices") which is outlined in the **Controlled Entry Addendum**.  
  
2 key(s) to Apartment plus one spare.  
2 key(s) to Mailbox plus one spare.
- B. These Access Devices are the property of the Lessor. In the event that the Access Devices are lost, misplaced, stolen, damaged, or rendered inoperable at any time during their possession by Resident, the Resident shall pay Lessor the current replacement cost of such item plus a fee in the amount of the Replacement Fee listed in Paragraph 1 for each Access Devices so lost, misplaced, stolen, damaged, or rendered inoperable, which Replacement Fee shall be used to reimburse Lessor for any and all costs, expenses, and damages incurred by Lessor in connection with the loss, misplacement, theft, damage, or inoperability of such Access Devices. If the Access Devices are lost, misplaced, stolen, damaged, or rendered inoperable at any time during their possession by Resident, the Resident shall immediately give the Lessor written notice of such occurrence.
- C. **Lockouts are not considered an emergency and Lessor or Manager do not respond after hours for lockouts.** At the Manager's discretion, if Manager provides access to the Apartment or Residential Community to a Resident who is locked out, Resident shall pay Lessor a lockout fee of \$100.00.

6. **Utilities.** Lessor will pay for the following items if checked.

- Water / Sewer       Cable TV
- Pest Control       Internet

Resident will arrange for any and all other utility connections, and will pay all charges for these utility services directly to the utility providing the service, other than those paid for by Lessor. Resident must maintain at all times electrical service. **If Manager does not receive confirmation that the electricity has been transferred into Resident's name prior to the move in date, keys will not be released to the Resident.** Failure to maintain electrical service for three (3) consecutive days shall be deemed a breach hereunder. Further, Lessor is entitled to, but not obligated to, obtain such services to the Apartment and charge Resident the expense of obtaining and maintaining the service(s) or elect any other remedy allowed

Resident's Initials

Resident's Initials

AS



by law. In the event Lessor obtains and pays for electrical service on behalf of Resident, Lessor shall have the right to charge Resident a fee of \$65.00 per month, plus any of Lessor's out-of-pocket costs, while Lessor maintains such electrical service on behalf of Resident. **Lessor does not warrant that wireless internet, telephone, water, and any electricity, cable, air conditioning, heating, or other utility service will be free from interruptions, and no interruption or failure to furnish any utility service will be considered an eviction or disturbance of Resident's possession of the Apartment, will cause Lessor to be liable to Resident or any other person for damages, or will relieve Resident from its obligation to pay Rent or to perform any of its other obligations under this Lease, with the exception of unreasonably prolonged interruptions that render the Apartment wholly unfit for occupancy and that are caused by the willful misconduct of Lessor.**

7. **Move-In and Move-Out Procedures; Surrender of Possession.** Upon the expiration or termination of this Lease for any cause, Resident will peacefully vacate and surrender possession of the Apartment and all Lessor's Contents to Owner, clean and in good order, condition, and repair. Lessor reserves the right to establish certain hours and procedures in which move-ins and move-outs of the Apartment may be conducted, in addition to the following requirements.

A. **Move-In Procedures.** Upon execution of this Lease, Resident must schedule his or her move-in with Manager. Resident shall complete the Move-In Form and deliver it to the Manager. If there are any elevator that maybe used for the move-in, the Resident agrees that Manager cannot guarantee operation of the elevator, and Lessor and Manager will be not be liable and shall be held harmless if the elevator is out of service on Resident's scheduled move-in day.

B. **Move-Out Procedures.** At the end of this Lease, Resident agrees to schedule his or her move-out with Manager. Resident shall clean and remove all rubbish from the Apartment including, but not limited to, doors, windows, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms before moving out. The Apartment must be returned in the same condition as it was received. On or before the termination or expiration date of this Lease, Resident will deliver to Lessor all Access Devices. At the time of Resident's move out, Resident shall pay Lessor a **\$125.00** Turnover Fee as part of the Rent. Additionally, if the Apartment and Lessor's Contents are not left in good order, condition and repair, Lessor will have the right to perform all cleaning and repairs required to return the Apartment and Lessor's Contents to the same condition as when received by Resident and to replace damaged or missing Lessor's Contents, all at Resident's cost and expense. At Lessor's option, all or any part of such cost and expense may be deducted from the Security Deposit, and the Resident shall be liable to Lessor for any such deficiency. If Resident is moving out of a community with elevators, Resident understands that Manager cannot guarantee operation of the elevator, and Lessor and Manager will be not be liable and shall be held harmless if the elevator harmless if the elevator is out of service on Resident's scheduled move-out day.

8. **Permitted Occupants.**

A. The Apartment will be used only as a private residential dwelling occupied by Resident(s) and the additional Occupant(s) listed in Paragraph 1 (collectively "Occupants.") The Apartment shall be occupied, even for a permitted use, by no more than two (2) people making the Apartment his or her residence for a one (1) bedroom Apartment, by no more than four (4) people making such Apartment their residence for a two (2) bedroom Apartment and by no more than six (6) people making such Apartment their residence for a three (3) bedroom Apartment; provided, however, that minor children of an Occupant, minor children for whom an Occupant has legal custody, or minor children for whom an Occupant are in process of obtaining legal custody, shall not be including in the forgoing per person occupancy limits. However, in no event shall the number of persons occupying the Apartment exceed the maximum occupancy allowed for by law.

B. The Resident agrees not to permit any person not listed on the Lease to occupy the Apartment more than seven (7) days and nights during the Term of the Lease. Resident shall be responsible for the conduct of Resident, any and all Occupant(s) of the Apartment, as well as the Resident's agents, visitors, guests, and invitees (each, a "Visitor"). Resident further agrees that she or he will accompany any Visitors at all times while on premises of the Residential Community. In its sole discretion, the Lessor or Manager may request that any Visitor of the Resident leave the premises if Manager believes, in its sole opinion that the Visitor is creating a nuisance or otherwise violating the Community Rules. Any prior Resident or Occupant that vacate the Apartment while still owing money to the Lessor or who has been evicted from the Apartment is not permitted to return to the Residential Community. The presence of any such person shall not be permitted in Residential Community, and the Resident that permits the presence of such person shall be in material violation of this Lease. The Manager shall have the right to screen and give written approval to Resident for the addition of any new Occupant not listed on this Lease (other than any minor children otherwise permitted hereunder).

9. **Restrictions on Use of Apartment.**

A. The Apartment shall be used only as a private residential dwelling, used and occupied as a single family residence, and shall not be used for the conduct of any trade, business, commercial, educational, religious or other activity or enterprise designed for profit, altruism or otherwise, except that home offices as permitted to be maintained in a residential dwelling by any applicable law, may be included in the permitted portion of Apartment. If any Occupant intends to operate a legally permitted home office in the Apartment, the Resident shall provide written notice to the Manager of the operation of such home office and such other information requested by Manager to confirm that operation of the home office complies with all applicable laws. Resident agrees that she or he will not use the Apartment or permit the Apartment to be used for any other purpose whatsoever, for any disorderly, immoral, or unlawful activity, any activity that would injure the reputation of the Residential Community, or any activity that would increase the rate of insurance on the Ansley Walk. All Residents shall comply with all applicable governmental laws, ordinances and the regulations. Resident acknowledges that the Apartment is a part of the Ansley Walk. Resident therefore covenants and agrees that she or he, the other Occupants, and their respective Visitors will not create or unreasonably continue to create any nuisance of any

Resident's Initials DS  
Resident's Initials AS



kind, or otherwise interfere with the peaceful and quiet enjoyment of any other resident in the Residential Community. Resident further agrees that she or he will not permit any offensive odors, or any music or other sounds to emanate from the Apartment. Upon receiving a request from Lessor that any activity or practice cease, or that anything in the Apartment be removed because it is illegal, disturbs the quiet enjoyment of any other resident in the Residential Community, or is otherwise reasonably determined by Lessor to be objectionable or offensive, Resident shall immediately cease such activity or practice and/or shall remove such thing.

B. Notwithstanding the generality of the foregoing, Resident shall not (i) use the Apartment for any bed and breakfast, guest house, Short Term Rental, hotel or transient rental or occupancy in which said party receives payment or anything of value for said use and (ii) list or advertise the Apartment for any use as a bed and breakfast, guest house, Short Term Rental, hotel or transient rental or occupancy in which said party receives payment or anything of value for said use (including listings, for example, on Craigslist, VRBO, AirBnB and similar type services). In the event of a breach of this Paragraph 9, Lessor may, at his option, declare Resident in default of this Lease, and, in addition to any damages and/or remedies to which Lessor may be entitled under this Lease or the law, Resident shall pay to, and be liable to Lessor for, all amounts received or the value received in connection with the use giving rise to the violations, for example, the revenue received by any Occupant in connection with a rental that violates the terms of this Lease. In addition to the above, Lessor shall be entitled to injunctive relief against any violating party. No bond shall be required of Lessor in the event it seeks injunctive relief, including a temporary restraining order, preliminary and/or permanent injunction. Resident and any sublessee and/or Occupant breaching this provision shall be liable jointly, severally and in solido to Lessor for any obligations or amounts due hereunder.

10. **No Pets without Lessor's Consent.** No dogs, cats, or any other type of animal will be kept, even temporarily, anywhere in the Apartment or Residential Community without Lessor's prior written consent, which consent may be withheld by Lessor in its sole discretion. Only two pets per Apartment will be allowed. Lessor's consent to the pets of other Residents will not be considered to be the granting of Lessor's consent to Resident, or to obligate Lessor to grant its consent to Resident to keep pets. Lessor has the right to condition its consent on Resident's payment of increased Rent in the form of a pet rent and/or an increased Security Deposit and/or Pet Fee, as well as conditions more fully expressed Pet Addendum to this Lease and the Community Rules. Lessor's consent to Resident's keeping of pets shall be evidenced by the Pet Addendum to this Lease executed by Resident and Lessor.

11. **Condition of Apartment.** The Resident agrees to advise the Lessor of any defects or damage in the Apartment within 48 hours after you move in, using the move-in inventory condition form (the "Move-In Form") provided by the Manager. If Lessor does not receive the Move-In Form, and Resident cannot produce a copy with Lessor signature, Resident agrees that Lessor delivered the Apartment to Resident in clean, safe, and good working condition. Lessor makes no representation regarding the Apartment's condition and disclaims all warranties, express or implied under the law.

The Occupants have inspected the Apartment and the Residential Community and finds them in good condition. The Occupants accept the Apartment and the Residential Community "as is" in all respects. Prior to the commencement of the Term, the Occupants has been afforded an opportunity to conduct whatever examinations, inspections and tests with respect to the Apartment and the Residential Community that Occupants deem advisable. Occupants shall have no recourse against Owner, and Owner shall have no liability to the Occupants, on account of any matter relating to the condition or status of the Apartment or the Residential Community, including but not limited to any hidden defects therein, and further including but not limited to any aspect of the physical condition thereof, and further including by way of illustration without limitation any matters relating to termites or other pests, hazardous or dangerous substances, or environmental matters. OCCUPANTS HEREBY EXPRESSLY WAIVES ALL REPRESENTATIONS AND WARRANTIES ON THE PART OF OWNER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE APARTMENT OR THE RESIDENTIAL COMMUNITY, INCLUDING, WITHOUT LIMITATION, ALL WARRANTIES THAT THE APARTMENT AND THE RESIDENTIAL COMMUNITY ARE FREE FROM DEFECTS OR DEFICIENCIES, WHETHER HIDDEN OR APPARENT, AND ALL WARRANTIES UNDER LA. CIV. CODE ARTS. 2692-2704 OR ANY OTHER PROVISION OF LOUISIANA LAW.

No interruption of Resident's possession of the Apartment related to the condition of the Apartment or the Residential Community, including any deficiencies noted on the Move-In Form, or related to an event of force majeure, including any governmental orders or actions, will be considered an eviction or disturbance of Resident's possession of the Apartment. Any such interruption of Resident's possession of the Apartment related to the condition of the Apartment or the Residential Community shall not cause Lessor to be liable to Resident, Occupant, or any other person for damages, or will relieve Resident from its obligation to pay Rent or to perform any of its other obligations under this Lease, with the exception of the temporary abatement of Rent allowed under Paragraph 24 in the event a casualty renders the Apartment wholly unfit for occupancy. Resident shall not be entitled to any setoffs, deductions or abatement of Rent whatsoever under this Lease, with the exception of the temporary abatement of Rent allowed under Paragraph 24 in the event a casualty renders the Apartment wholly unfit for occupancy.

12. **Resident's Maintenance Obligations.** Maintenance and cleanliness of the interior of the Apartment shall be the responsibility of the Resident. Resident will not leave boxes, garbage containers (unless designated by Manager), or other items in the halls or other Common Areas (as defined hereinafter) of the Residential Community, and will deposit all rubbish and garbage on a regular, frequent, and sanitary basis, in the location and in the manner described in the Community Rules. Except for items too large to be placed in a standard trash bag and as otherwise specified by Manager, Resident shall properly bag and seal all rubbish and garbage to maintain the cleanliness of the property. Resident shall reimburse Lessor for any and all expenses incurred by Lessor for Resident's violation of its obligations to maintain the sanitary condition of the property, including, without limitation, cleanup costs and costs to repair any damage to the property resulting therefrom.

13. **Repairs.** Resident will give Lessor immediate written notice of all defects and required repairs in the areas and for the matters for which Lessor is responsible hereunder, and Lessor will act with reasonable diligence to correct such defects and perform such repairs. In addition, Lessor is not obligated to make any repairs or correct any defective condition unless it receives written notice from Resident that such repair or correction is required. Resident shall be liable for any damages caused by Resident's failure to report to Lessor any condition in the Apartment which requires

Resident's Initials DS  
Resident's Initials AS



repair. If the defect was caused or repair was necessitated by the act, negligence, or fault of Resident, any Occupant, or any Visitor, or any cause whatsoever other than normal wear and tear, Resident shall pay the Lessor full cost and expense of the repair as additional rent within ten (10) calendar days after demand by Lessor.

- 14. **Lessor's Access to Apartment.** Resident will allow Lessor and its agents, contractors, and employees access to the Apartment for the purpose of performing routine and emergency services, such as pest extermination, examining the Apartment, making repairs and alterations, showing the Apartment to prospective purchasers of the Residential Community, and, during the sixty (60) days prior to the expiration of this Lease, showing the Apartment to prospective residents. In the case of routine services, Lessor shall provide prior notice to Resident of Lessor's intended access to the Apartment. To provide both routine and emergency service and repairs, Lessor retains a pass key to the Apartment. In cases of routine repairs, service, examinations, and Apartment showings, Lessor will give Resident prior notice of its entry. In emergency situations, Lessor and its agents, contractors, and employees may enter the Apartment without prior notice whether or not Resident is present. If entry is required in an emergency and the Apartment lock has been changed by Resident without approval by Lessor, the Lessor, the Manager or its designated agent may forcibly enter the Apartment without liability for damages or trespass, provided that reasonable care is exercised. Lessor reserves the right to post in or about the Residential Community "For Sale," "For Lease" and similar signs at any time.
- 15. **Alterations.** No improvements or alterations to the Apartment may be made by the Occupants. At the sole cost and expense of the Resident, which cost shall be deemed Rent hereunder, Lessor shall have the right to shall remove all or part of any alterations or additions made by an Occupant to the Apartment made without obtaining prior written consent of the Lessor and restore the Apartment to their condition prior to such alterations or additions. At Owner's option, all or any part of such cost and expense of restoration may be deducted from the Security Deposit, and the Resident shall be liable to Lessor for any such deficiency.
- 16. **Resident's Obligation to Comply with Lessor's Community Rules.** Resident acknowledges receipt of a copy of Lessor's current rules and regulations ("Community Rules"). Resident agrees to comply with such the Community Rules and all other rules and regulations that Lessor may from time to time adopt for the safety, care, cleanliness, and orderly operation of the Apartment and the Residential Community. **The Community Rules shall form a part of this Lease, and new Community Rules promulgated by Lessor after the date of this Lease will be binding upon Resident from the date on which Resident is given notice of them.**
- 17. **Lessor's Right to Regulate Moving, Soliciting, and Deliveries.** To avoid disturbance of the other residents of the Residential Community, Lessor reserves the right to establish certain hours and procedures in which deliveries may be made and furniture and other items may be moved into and out of the Apartment. In addition, Lessor will have the option, but not the obligation, to prohibit salesmen and all door-to-door soliciting and sales within the Residential Community and to restrict and establish rules limiting the right of messengers, delivery people, and other persons to enter the Residential Community and have access to the Apartment.
- 18. **Mail / Packages.**
  - A. The Occupants hereby authorize the Manager and its agents to accept any UPS, FedEx, Airborne, post office, etc. packages or letters on behalf of the Occupants.
  - B. The Occupants shall not hold Manager of responsible for any lost, damaged or stolen packages, parcels or letters accepted on their behalf.
  - C. The Manager will accept the above referenced packages or letters only after the couriers, including but not limited to the list above, have notified the Occupant of the delivery of these packages. When picking up packages, the Occupant shall have the person collecting these items have identification ready to present in the event it is requested.
- 19. **Common Areas.** Lessor will have exclusive control and management over the roof, exterior facade, hallways, landscaping, driveways, service ways, sidewalks, parking areas, elevators, entrance halls, roof terraces, and other areas designated by Lessor from time to time for the common use and benefit of the Residents in the Residential Community (collectively, "Common Areas"). Lessor will keep the Common Areas reasonably clean, and Resident will have the right to use the Common Areas in common with others entitled to such use, subject to the terms and conditions of this Lease and Lessor's Community Rules. Lessor reserves the right to close temporarily and to increase, reduce, eliminate, or change the number, arrangement, dimensions, and locations of public entrances, sidewalks, doorways, walkways, parking areas, elevators, roof terraces, and other Common Areas without affecting Resident's obligations to pay Rent or Resident's other obligations under this Lease or incurring liability to Resident. ALL SUCH COMMON AREAS ARE TO BE USED SOLELY AT THE RISK OF THE PERSON USING THEM. Resident's permission for use of all Common Areas is a privilege and license granted by Lessor. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, any addenda hereto, and the Community Rules in effect at any given time, and such permission may be revoked by Lessor at any time for any lawful reason.
- 20. **Recreational Facilities.** Certain recreational facilities constituting part of the Common Areas and including, without limitation, roof terraces, courtyards, pet areas, playgrounds and swimming pools, have been made available by Lessor to Resident as an incidental service in connection with Resident's lease of the Apartment. No attendants or supervisors shall be provided by Lessor in connection with the use of such facilities, and Lessor makes no representations or warranties whatsoever, express or implied, that it or its agents, employees, or representatives have any expertise whatsoever in the use of these recreational facilities. Lessor hereby disclaims and Resident waives all warranties whatsoever, whether express or implied, with respect to such facilities and all equipment and other items therein, including, but not limited to, all warranties as to the physical condition and operation thereof, and all warranties that such facilities and the equipment and other items therein are free from latent or patent defects or are suitable for any use or purpose whatsoever. Resident, the other Occupants, and their Visitors shall use such facilities and the equipment and other

Resident's Initials DS

Resident's Initials AS





items therein in a prudent manner that is not offensive or dangerous and is in compliance with such policies as may be established by Lessor in connection with the operation of such facilities, but all use of additional facilities and the equipment and other items located therein shall be at Resident's own risk. Resident expressly agrees to assume all risks of every type, including but not limited to risks of personal injury or property damage, of whatever nature or severity, related to Resident's use of the recreational facilities or amenities at the Residential Community. Without limiting the generality of the provisions of Paragraph 21, Resident shall indemnify, defend, and hold harmless Lessor, Manager and their owners, agents, employees, representatives, or contractors from and against any and all liability, claims, and lawsuits for property loss, property damage, personal injury or death arising out of the use of such facilities and all equipment and other items therein by Resident, any other Occupant, or any Visitor. Resident's permission for use of all Common Areas, including the recreational facilities or amenities located at the Residential Community is a privilege and license granted by Lessor. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, any addenda hereto, and the Community Rules in effect at any given time, and such permission may be revoked by Lessor at any time for any lawful reason. Lessor reserves the right to set the days and hours of use for all use of all Common Areas, including all of the recreational facilities or amenities located at the Residential Community.

**21. Resident's Responsibilities and Liabilities.** Resident assumes full responsibility for the condition of the Apartment and the acts and omissions of Resident, the other Occupants, and their respective Visitors. Resident expressly agrees to assume all risks of every type, including but not limited to risks of personal injury and/or property damage, of whatever nature or severity, related to Resident's use of the Apartment and any other part of the Residential Community and the risks related to any event of force majeure, governmental action or order, or any other event or condition beyond the control of Lessor. Resident further agrees that she/he will be liable for all property loss, property damage, personal injury and death and will indemnify, defend, and hold harmless Lessor, Manager and their owners, agents, employees, representatives, or contractors from and against any and all liability, claims, and lawsuits (whether for property loss, property damage, personal injury or death, or for violation of any law or other governmental regulation), arising in whole or in part out of (i) the use and occupancy of the Apartment by Resident and the other Occupants, (ii) the condition of, or any occurrence, thing, or circumstance in or about the Apartment, (iii) any act, neglect, or fault of Resident, any Occupant, or any Visitor, (iv) any event of force majeure, governmental action or order, or any other event or condition beyond the control of Lessor, or (v) Resident's violation of or failure to comply with the terms and conditions of this Lease. If Resident, any Occupant, or any Visitor damages the Apartment, Lessor's Contents, the Common Areas, any other part of the Residential Community or any appliances, facilities, equipment, or property contained therein, Lessor shall have the sole right, but not the obligation, to repair such damage, and, if Lessor elects to do so, Resident will pay the full cost and expense of such repairs to Lessor within ten (10) calendar days after demand by Lessor, which cost and expense is deemed to be Rent hereunder. **In addition, if Resident fails to give Lessor immediate notice of any defect or condition that requires repair in or about the Apartment or any of Lessor's Contents, as required by Paragraph 13, then Resident shall be responsible for and shall indemnify, defend, and hold harmless Lessor, Manager and their owners, agents, employees, representatives, or contractors from and against all liability, claims, and lawsuits arising out of property loss, property damage, personal injury or death caused to Lessor, Manager and their owners, agents, employees, representatives, or contractors, or any other person by such defect or condition.**

Resident also assumes responsibility for all personal (movable) property that it, any other Occupant, or any Visitor places in and about the Apartment, the Common Areas, and any other part of the Residential Community and agrees that it is his or her responsibility to obtain insurance to protect such property. Lessor shall not be liable for, and Resident agrees to indemnify, defend, and hold harmless Lessor, Manager and their owners, agents, employees, representatives, or contractors from and against any and all liability, claims, and lawsuits for damages to any such property, including theft thereof, and any loss sustained by anyone having an interest in any such property (even if such damage or loss is caused by the negligence or fault of Lessor, Manager and their owners, agents, employees, representatives, or contractors, to extent allowed by law) and any and all liability, claims, and lawsuits arising from any property loss, property damage, personal injury or death or any other matter whatsoever caused by any such property.

Resident's indemnity obligations set out in this Paragraph and in the other Paragraphs of this Lease will include, but not be limited to, all payments, settlements, judgments, losses, damages, penalties, assessments, fines, interest, costs and attorneys' fees.

Lessor's furnishing of monitoring or security devices is not a guaranty of their effectiveness and does not impose any obligation on Lessor to continue them. Resident acknowledges that Resident's personal safety and security and the safety and security of the other Occupants and their respective Visitors are their own responsibility. Lessor will not be liable to Resident, any other Occupant, or any Visitor for any property loss, property damage, personal injury or death arising in whole or in part from the failure or inadequacy of or any defect or condition requiring repair in any monitoring or security device in or about the Apartment, the Common Areas, or any other part of the Residential Community.

Lessor shall not be liable to Resident, any Occupant, or any Visitor for any loss of or damage to property or any personal injury or death sustained by Resident, any Occupant, any Visitor, or any other person or caused in whole or in part by the act, neglect, or fault of any other resident or occupant of the Residential Community or any such resident or occupant's guests or Visitors, or caused in whole or in part by any theft, burglary, rape, assault, battery, arson, vandalism, fire, smoke, water, lightening, rain, flood, hail, ice, explosion, electrical shocks, tornadoes, hurricanes, wind, storm, or by any leaks in the roof, the bursting or leaking of pipes or plumbing work by freezing or otherwise, or any vice or defect (whether latent or patent and whether structural or otherwise) or condition requiring repair in the Apartment, Lessor's Contents, the Common Areas, or any other part of the Residential Community, or any occurrence, thing, or circumstance whatsoever in or about the Apartment, the Common Areas, or any other part of the Residential Community, whether arising from the negligence or fault of Lessor, Manager, or any of its agents, employees, representatives, or contractors, or any other person whatsoever.

RESIDENT HEREBY ACKNOWLEDGES THAT LESSOR IS NOT AN INSURER OF THE PROPERTY OR SAFETY OF RESIDENT, THE OTHER OCCUPANTS, OR THEIR VISITORS. RESIDENT FURTHER ACKNOWLEDGES THAT LESSOR, MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES, CONTRACTORS AND REPRESENTATIVES ARE LIMITED IN THEIR ABILITY TO PROTECT RESIDENT, THE OTHER

Resident's Initials DS  
Resident's Initials AS



OCCUPANTS, AND THEIR VISITORS FROM CRIME, ACCIDENT, AND OTHER CATASTROPHE, AND RESIDENT IS BETTER ABLE TO EVALUATE INDIVIDUAL RISK AND LOSS AND TO OBTAIN INSURANCE TO PROTECT AGAINST SUCH EVENTS. RESIDENT THEREFORE AGREES THAT LESSOR'S AND MANAGER'S LIABILITY AND THE LIABILITY OF THEIR RESPECTIVE PARTNERS, AGENTS, EMPLOYEES, CONTRACTORS, AND REPRESENTATIVES IS LIMITED AS SET OUT IN THIS PARAGRAPH, AND THAT IT IS RESIDENT'S RESPONSIBILITY TO OBTAIN INSURANCE AND TO TAKE ALL OTHER STEPS TO PROTECT AGAINST LOSSES.

RESIDENT ACKNOWLEDGES THAT SHE OR HE HAS CAREFULLY READ THE ABOVE PARAGRAPH 21 AND SPECIFICALLY AGREES TO THE PROVISIONS THEREIN.

**22. Renter's Insurance.** Resident is required to purchase and maintain a renter's insurance policy providing liability coverage for Resident(s), Occupant(s), and/or Resident's guests, for personal injury and property damage caused by Resident, Occupant(s), and/or Resident's guests to third parties (including damage to Lessor's and Manager's property) and Resident's indemnity obligations in this Lease, in a **minimum policy coverage amount of \$100,000.00**. The policy must list Lessor as an "additional interest" or "interested party." The carrier is required to provide notice to Manager within thirty (30) days of cancellation, non-renewal, or material change in Resident's coverage. Manager retains the right to hold Resident responsible for any loss in excess of Resident's insurance coverage.

**A.** If Resident fails to acquire renter's insurance prior to occupying the Apartment or if the renter's insurance policy should lapse during the term of the Lease, Resident agrees that Manager may acquire a renter's insurance policy of Manager's choosing on behalf of the Resident for the Apartment. Resident agrees to reimburse Manager for the said renter's insurance policy. Such reimbursement will be due immediately upon demand by Manager. All amounts due hereunder are deemed additional rent. Failure of the Resident to pay as required will be considered a material breach of this lease entitled Manager the remedies provided for in this Lease, including but not limited to termination of this Lease. Resident agreed to hold harmless, indemnify, and defend Lessor, Manager and their owners, agents, employees, representatives, or contractors from any and all liability arising in any way whatsoever from the procuring of said renter's insurance policy.

**B.** Resident acknowledges that the Lessor's insurance does not cover Resident possessions that are damaged or stolen. Lessor strongly recommends that Resident purchase a policy that includes "contents" insurance in order to obtain coverage for Resident's possessions.

**C.** For convenience, the Manager provide information about a convenient, affordable insurance option through eRenterPlan. eRenterPlan has a web friendly application [eRenterPlan.com](http://eRenterPlan.com) or you can call 1-888-512-4204 to speak to a representative. The policy offered by eRenterPlan meets all renter's insurance requirements under this Lease. **Note:** Lessor or Manager and its office employees are not licensed insurance agents, are not acting on behalf of eRenterPlan, and eRenterPlan is not owned by Lessor or Manager. Lessor makes no guarantees or promises regarding the insurance or services provided by eRenterPlan. **There is no obligation to purchase renter's insurance through eRenterPlan. Resident may satisfy the obligation to obtain renter's insurance by purchasing a policy that meets the coverage requirements in this Lease from any licensed insurance agent.**

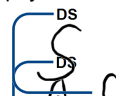
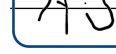
**23. Extra Services.** No employee or contractor of Lessor or Manager is authorized to perform any washing or delivery of automobiles, any handling of furniture or other articles, any cleaning, any package delivery, or any other service whatsoever for or at the request of Resident, any other Occupant, or any Visitor. If any such service is performed, the employee or contractor performing the service will be considered to be the servant of Resident, even if no payment is to be made for the service, and Resident will be responsible for and will indemnify, defend, and hold harmless Lessor, Manager and their owners, agents, employees, representatives, or contractors, from and against any and all liability, claims, and lawsuits for property loss, property damage, personal injury or death, or violation of any law or other governmental regulation arising in connection with such services.

**24. Casualty and Eminent Domain.** If all or a substantial part of the Apartment is destroyed or damaged by fire or other casualty to such an extent to render the Apartment wholly unfit for occupancy, then Lessor shall be entitled to terminate this Lease, or elect to repair the Apartment. Resident's Rent shall abate until the Apartment is fit for occupancy, and this Lease will not terminate. Lessor will repair the damage to the Apartment at its cost, provided, however, that if the damage was caused in whole or in part by any occurrence for which Resident is responsible, then Resident shall pay Lessor the full cost and expense of such repair within ten (10) calendar days after demand by Lessor and will indemnify, defend, and hold harmless Lessor as required in Paragraph 21. Resident agrees to cooperate with Lessor with respect to the casualty loss provisions of this Lease and to amend the Lease to accommodate Lessor's financing requirements to the extent such requirements are reasonable and are permitted under the terms of Lessor's financing agreements relating to the Anasley Walk.

If all or a substantial part of the Apartment is taken or condemned by state, federal, or local governmental authority, then this Lease will terminate as of the date of such taking or condemnation as if that date were the original Lease End Date. All awards with respect to any condemnation shall belong to Lessor, and Resident shall not be entitled to make claim to the condemning authority for the value of any permanent or temporary improvements constructed in the Apartment.

**25. Occupancy by Resident; Assignment and Sublease.**

**A.** Resident shall occupy the Apartment as Resident's residence during the term of this Lease. Only the Occupants permitted hereunder shall occupy the Apartment as his or her residence during the term of this Lease. The Resident shall have no right to transfer, assign or sublease the Apartment during the term of the Lease, unless such right to transfer, assign, or sublease the Apartment is granted in writing by the Lessor or the Manager, whose consent may be withheld and/or revoked at any time at the Lessor's sole discretion. The Resident shall have no right to use an Apartment for any short term rental or other occupancy in which Resident receives payment or anything of value for said use. An

Resident's Initials   
Resident's Initials 



assignment, subletting, concession, or license made or granted without Lessor's prior written consent, or any assignment or subletting by operation of law, shall be void and Lessor may, at Lessor's option, terminate this Lease in such event.

B. Resident must notify Lessor of any anticipated extended absence from the Apartment in excess of seven (7) days. During any absence of Resident in excess of seven (7) days, Lessor may enter the Apartment at times reasonably necessary. Resident's (a) unexplained and/or extended absence from the Apartment for thirty (30) days or more without payment of rent as due; or (b) nonpayment of rent for fifteen (15) days past the rental due date together with other reasonable factual circumstances indicating Resident has permanently vacated the Apartment (including but not limited to, the removal by Resident of substantially all of Resident's possessions and personal effects from the Apartment or Resident's voluntary termination of utility service to the Apartment) shall both be prima facie evidence of abandonment. If, at any time during the Term of this Lease, Resident abandons the Apartment, such abandonment shall be a default under this Lease, and Lessor may, at its option, re-enter and take possession of the Apartment and exercise all remedies to which it is entitled under this Lease and the law. If Lessor exercise its right of re-entry following abandonment of the Apartment by Resident, then any personal property belonging to Resident and left in the Apartment and any proceeds thereof shall be disposed of as set forth in Paragraph 27B hereof.

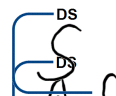
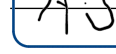
26. **Resident's Default** If any of the following events occur, Resident will be in default under this Lease: (i) Resident fails to pay any Rent or any other sum or charge due under this Lease when due; (ii) Resident, any Occupant, or any Visitor violates or fails to comply with any other term or condition of this Lease or any of Lessor's Community Rules and this violation or failure is not remedied within five (5) days after Lessor has given Resident notice of it; however, if Resident, any Occupant, or Visitor engages in unlawful activity or any other activity that would affect the health and safety of the other Residents, their Occupants and Visitors, Lessor or Manager and any of their employees or contractors, Resident will be in default under this Lease, without any notice or putting in default and without any opportunity to cure such default; (iii) Resident, any Occupant, or any Visitor violates or fails to comply with any term or condition of this Lease or any of the Community Rules within twelve (12) months after Lessor has given Resident notice of any prior violation of or failure to comply with the same or a different provision, without any notice or putting in default; (iv) Resident abandons the Apartment or removes a substantial portion of the Resident's personal property from the Apartment in detriment to the Lessor's lien; (v) Resident fails to live and reside in the Apartment after executing this Lease unless otherwise agreed to in writing by the Lessor; Resident or any Occupant attempts or begins to remove any substantial part of such person's personal (movable) property from the Apartment to the detriment of Lessor's lien; or (vi) voluntary or involuntary bankruptcy proceedings are commenced by or against Resident.

27. **Lessor's Remedies.**

A. If Resident is in default under this Lease as set out in the prior paragraph, Lessor will have the right, at its option, without notice or putting in default, of (i) proceeding for all past due Rent and damages caused by the default, reserving its right to proceed later for the remaining amounts as they become due; or (ii) proceeding for all past due Rent and damages caused by the default, accelerating and declaring immediately due and payable all unpaid installments of Rent for the entire term of this Lease, reserving its right to collect all additional sums as they become due and to enforce its other rights and remedies; or (iii) proceeding for all past due Rent and damages caused by the default and canceling and terminating this Lease by notice to Resident, effective immediately; or (iv) pursuing any other remedy available to Lessor in law or equity. In addition to Lessor's other remedies, Lessor shall be entitled to an Initial Late Charge plus the Late Charge Per Day (as listed in Paragraph 1) thereafter until paid in full for failure to pay the Monthly Rent when due. Lessor shall also be entitled to a late fee of an amount equal to ten (10%) percent of any past due amount under this lease (other than monthly Rent) if Resident fails to pay within five (5) days of the date such amount becomes due hereunder. If Lessor terminates this Lease, Lessor may re-let the Apartment upon such terms as may be available at that time, and the Resident shall be and remain liable, not only for all Rent due and obligations incurred through the last day on which Resident occupied the Apartment, but also for all damages and rental loss suffered by Lessor and all expenses incurred by Lessor in re-entering the Apartment, repossessing the Apartment, curing any default by Resident, painting the Apartment, putting the Apartment and Lessor's Contents in proper repair and re-letting the Apartment, including but not limited to attorneys' fees and brokerage fees in doing so. Lessor's rental loss will be calculated as the amount by which the total amount of all Rent that Lessor was to have received under this Lease from the last day on which Resident occupied the Apartment through the original Lease End Date exceeds the total amount of the monthly rent payable by the new replacement resident during that same period.

B. If the Occupants' personal (moveable) property is not removed from the Apartment at the time this Lease expires or is terminated, Lessor shall have the right, without any liability to Lessor for loss or injury to the property, to: (i) treat such property as abandoned by Occupants with full rights of ownership in Lessor; (ii) remove and store such property at Resident's expense in Lessor's or Resident's name, with reimbursement by Resident to Lessor upon demand; (iii) dispose of such property without delivering any proceeds to Resident, and/or (iv) sell such property, as set forth hereinafter, without delivering any proceeds to Resident. Lessor is hereby authorized to sell, at public or private sale, with or without notice, demand, advertisement, appraisal, putting in default, or other formality, any or all of the Resident's or any Occupant's property contained in the Apartment. Lessor shall further have the right to apply the proceeds of the sale, after deducting all costs, expenses and attorneys' fees, to the payment of the Rent and other sums due under this Lease, and the balance remaining after the payment of such Rent and damages shall be paid to Resident.

C. Lessor will not be considered to have waived any of its rights or remedies by its failure to declare a default immediately upon its occurrence, by any delay in enforcing any of its rights or remedies as a result of such default, or by the acceptance of any Rent after the date on which it is due, Lessor reserving the right to enforce all of the terms of this Lease and all of its rights under this Lease or at law, regardless of any extension or indulgence previously granted. All of Lessor's rights under this Lease will be cumulative, and none will exclude any other rights or remedies granted in this Lease or allowed by law or equity.

Resident's Initials   
Resident's Initials 





- D. **Attorneys' Fees and Costs:** If Lessor employs counsel for advice or other representation with respect to the enforcement of this Lease, for the collection of any Rent, or for the recovery of possession of the Apartment in the hands of an attorney, Resident agrees to pay, on demand, the reasonable attorneys' fees and all other costs, expenses and fees incurred by Lessor (whether or not any suit has been or shall be filed and whether or not other legal proceedings have been or shall be instituted), all of which such costs, expenses and fees incurred by Lessor shall be deemed Rent due and payable hereunder.
- E. **Eviction Waiver of Notice:** Lessee does hereby waive any and all notices of eviction required by the Louisiana Code of Civil Procedure Article 4701, as amended.

28. **Subordination, Non-Disturbance and Attornment Agreement.** Lessor shall have the right without Resident's consent to subject Lessor's ownership interest in the Residential Community and the Apartment to the lien of one or more mortgages and to assign and pledge its interest under this Lease as security for financing. Any assignment of rents shall be honored by Resident. Resident agrees that the rights granted to the Resident herein shall be subordinate to the rights of any person now or hereafter holding a mortgage with respect to the Residential Community, and further agrees to execute any instrument reasonably required in order to make this subordination a matter of public record.

If the interest of Lessor under this Lease shall be transferred by reason of foreclosure or other proceedings for enforcement of any mortgage(s) affecting the Residential Community or any deed in lieu thereof, Resident shall be bound to the party acquiring the interest of the Lessor as a result of any such action or proceeding, its successors and assigns (the "Purchaser") under all of the terms, covenants, and conditions of this Lease for the balance of the term thereof remaining, with the same force and effect as if the Purchaser were the Lessor under this Lease, and Resident does hereby attorn to the Purchaser as the Lessor, said attornment to be effective and self-operative without the execution of any further instruments upon the Purchaser succeeding to the interest of the Lessor under this Lease. The respective rights and obligations of Resident and the Purchaser upon such attornment, to the extent of the then remaining balance of the term of this Lease and any such extensions and renewals, shall be and are the same as are set forth in this Lease, except that the Purchaser shall not be (i) liable for any act or omission of any prior Lessor; (ii) subject to any offsets or defenses which Resident might have any against any prior Lessor; (iii) bound by any rent or additional rent which Resident might have paid for more than the current month to any prior Lessor; or (iv) bound by any amendment or modification of this Lease made without the mortgagee's prior written consent.

Resident agrees to cooperate with Lessor and to agree to reasonable amendments to the Lease to meet the terms of Lessor's financing agreements relating to the Residential Community.

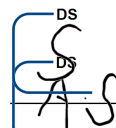

29. **Lessor's Sale of Ansley Walk.** Upon a sale or transfer of the Residential Community by Lessor or a subsequent purchaser or transferee thereof, the Resident shall be bound to such purchaser or transferee for the performance of all of its agreements and obligations under this Lease, and the Lessor shall thereupon be released from any and all liability thereafter arising under this Lease.

30. **Notices.** No notice, request, demand, consent, approval, or other communication that may be required or permitted under this Lease will be considered to have been given or made unless given or made in writing. *For a notice or other communication under this agreement to be valid, it must be in writing and signed by the sending party, and the sending party must use one of the methods of delivery described in Section 30A or Section 30B.* NOTE: **The Resident's notice to vacate at the expiration of this Lease must be signed on Manager's Notice to Vacate Form which includes Manager's counter signature.**

A. **Notice to Lessor.** All notices, requests, demands, and other communications to Lessor will be considered to have been given (i) when received by hand to the Manager's designated employee at Manager's office in the Residential Community, (ii) upon delivery by national overnight courier service, (iii) upon confirmation of delivery of a telecopy or email or facsimile, or (iv) three days after mailed by United States Mail, certified, return receipt requested, and addressed to Lessor at Manager's Office, c/o Ansley Walk, 1200 Robley Dr Lafayette, LA 70503-5519, or such other address as Lessor may designate.

B. **Notice to Resident.** All notices, requests, demands, and other communications to Resident will be considered to have been given (i) when delivered by hand to Resident or any other Occupant, (ii) when attached to or placed at the door of the Apartment, (iii) upon delivery by national overnight courier service, (iv) upon confirmation of delivery of a telecopy or facsimile, (v) at the time an email was sent by Lessor if Resident has provided Lessor with an email address, or (vi) three days after mailed by United States Mail, certified, return receipt requested, and addressed to Resident at the Apartment. Resident acknowledges that any notices, demands, or requests given to Resident by Manager or such other person or entity as Lessor may from time to time designate as authorized to give such notices will be considered to have been given by Lessor.

C. **Emergency Notices.** Resident will be allowed to request repairs in emergency situations by a telephone call to Manager's designated employee at Manager's Office in the Residential Community if this request is followed up as soon as practicable by a written request for such repairs. In addition, Lessor will be entitled to request that objectionable activities cease or objectionable things be removed from the Apartment by telephone call or verbal request made to Resident, to any Occupant, or to any person that may be at the Apartment.

Resident's Initials   
 Resident's Initials 



- 31. **Emergencies or Evacuations.** In the event of an action by a civil authority, such as an evacuation order, or an emergency situation affecting the health and safety of the occupants of the Residential Community and the Occupants, such as a casualty causing damage to the Residential Community, Resident shall be obligated to comply with such order by the civil authority, and Lessor shall have the right to restrict access to the Residential Community and the Apartment for as long as Lessor deems necessary and appropriate in its sole discretion in order to ensure the health and safety of the occupants of the Residential Community and the Occupants.
- 32. **Security Not Provided.** Lessor does not provide any security services or personnel and/or security devices at the Residential Community. The Occupants acknowledge and agree that Lessor and Manager are not required by the Lease to provide any form of security. If there are security services or personnel and/or security devices at the Residential Community, they are for the protection of Lessor's property only and do not necessarily prevent injury or theft. Lessor make no representation concerning the safety of the Residential Community's and no representation that Access Devis, security services or personnel and/or security devices are operable or provide any degree of safety.
- 33. **Military Clause.** Under the following circumstances, any Resident who is an active or reserve member of the armed forces of the United States, including the National Guard and the United States Coast Guard, or his or her husband or wife, may terminate this Lease by giving Lessor written notice if:
  - A. Resident has received initial or permanent change of station orders to depart thirty-five miles or more from the location of the Apartment.
  - B. Resident has received initial or temporary duty orders in excess of three months duration to depart thirty-five miles or more from the location of the Apartment.
  - C. Resident is discharged, released, or retires.
  - D. Resident is ordered to reside in government-supplied quarters.
  - E. Resident is notified of the availability of government-supplied quarters which were not available to the Resident at the time the lease was executed, provided that the Resident notifies the lessor in writing that the Resident has a pending request or application for government-supplied quarters at the time the Lease is entered into.
  - F. Resident is injured incidental to his service in the uniformed services, which requires hospitalization for more than fifteen days.
  - G. Resident has been killed incidental to his service in the uniform services.

If Resident qualifies to terminate this Lease pursuant to Paragraphs 33A through E, the Resident shall deliver to Lessor a written notice of termination to be effective on a date stated therein, such date to be not less than thirty (30) days after the date the notice is served on the Lessor. The termination date shall be no more than sixty (60) days prior to the date of departure necessary to comply with the official orders or any supplemental instructions for interim training or duty prior to the transfer. Prior to the termination date, the Resident shall furnish the Lessor with a copy of the official notification of orders, or a signed letter confirming the orders from the Resident's commanding officer, or a statement signed by the housing officer certifying that no government-supplied quarters were available at the time the Lease was executed.

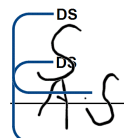
If Resident qualifies to terminate this Lease pursuant to Paragraphs 33F or G, the Resident shall deliver to Lessor a written notice of termination to be effective on a date stated therein, such date to be not less than thirty (30) days after the date the notice is served on the Lessor. Prior to the termination date, the Resident shall furnish the Lessor with clear and convincing evidence of the hospitalization or death of the service member, including but not limited to any of the following documents:

- (1) Hospitalization records or death certificate for the service member.
- (2) A statement from a casualty assistance office from the United States Department of Defense, branch of the United States Armed Forces, or the Louisiana National Guard.
- (3) A statement from the service member's commanding officer.
- (4) A media release from the United States Department of Defense, branch of service, or military installation.

In consideration of early termination of the lease, the Resident shall not be liable for more than one month's Rent if, as of the effective date of the termination, the Resident has completed less than six months of the Term of this Lease agreement or one-half of the rent for one month if the Resident has completed at least six months of the Term of this Lease. The lessee shall be entitled to the full return of any Security Deposit, subject to compliance with the requirements of this Lease.

The release of a Resident under this military clause will release the eligible Resident and such Resident's spouse or legal dependents who are Occupants, but not any remaining co-Residents who are parties to this Lease and are not eligible to terminate the Lease under this Paragraph.

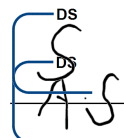
34. **Miscellaneous.**

Resident's Initials   
 Resident's Initials \_\_\_\_\_



- A. This Lease sets out the entire agreement between the parties. It will not be considered to have been modified or amended, or any of its conditions waived, unless such modification, amendment, or waiver is made in writing and signed by the parties.
  - A. This Lease will be binding upon and will inure to the benefit of Lessor, Resident, and their respective successors, heirs, and assigns (subject to Paragraphs 8 and 25).
  - B. This Lease will be governed by and interpreted in accordance with Louisiana law.
  - C. Time is of the essence in this Lease.
  - D. The headings and paragraph numbers have been included only for convenience and will not be considered to be a part of this Lease for purposes of interpretation.
  - E. All provisions of this Lease are severable, and the invalidity or unenforceability of any provision will not affect the validity or enforceability of any other provision. Furthermore, in lieu of such illegal, invalid or unenforceable provision, there shall be added automatically as a part of this Lease, a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and legal, valid and enforceable.
  - F. The terms, "Resident," "she/he," and the like, as used in this Lease, will include the plural and will apply to all persons, both male and female, as applicable.
  - G. The term "Lessor's Contents" refers to any and all movable property owned by the Lessor located in the Apartment or in the Residential Community, provided for the Resident's use, including, but not limited to appliances and fixtures. As used herein, the term "Apartment" includes the Lessor's Contents provided for the Resident's use.
  - H. LESSOR AND THE RESIDENT SHALL AND HEREBY DO WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER IN ANY MATTER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LESSOR AND RESIDENT, THE RESIDENT'S USE OR OCCUPANCY OF THE APARTMENT, ANY CLAIM OF INJURY OR DAMAGE, AND ANY EMERGENCY STATUTORY OR ANY OTHER STATUTORY REMEDY.
  - I. Any and all addenda to this Lease shall form a part of this Lease, and violations of the terms of such addenda by the Resident shall constitute a default under this Lease with respect to which Lessor shall be entitled to exercise all remedies under this Lease.
35. **Mold Disclosure.** Resident acknowledges that the Lessor has directed Resident to the mold informational pamphlets maintained on the United States Environmental Protection Agency (EPA) website at <http://www.epa.gov/iaq/molds/index.html>.
36. **Sex Offender Notifications.** The Louisiana Bureau of Criminal Identification and Information maintains a State Sex Offender and Child Predator Registry, which is a public access database of the locations of individuals required to register pursuant to LSA-R.S.15:540 et seq. Sheriff's Departments and Police Departments serving jurisdictions of 450,000 also maintain such information. The State Sex Offender and Child Predator Registry database can be accessed at [www.lsp.org/socpr/default.html](http://www.lsp.org/socpr/default.html) and contains addresses, pictures and conviction records for registered offenders. The database can be searched by zip code, city, parish or by offender name. Information is also available by phone at 1-800-858-0551 or 225-925-6100 or mail at P.O. Box 66614, Box A-6, Baton Rouge, Louisiana, 70896. You can also email State Services at [SOCPR@dps.state.la.us](mailto:SOCPR@dps.state.la.us) for more information.
37. **All Residents Solidarily Liable.** If more than one person signs this Lease as Resident, each person signing as Resident shall be jointly, severally, and solidarily liable with all other persons signing as Resident for the payment of all Rent and the performance of all other obligations under this Lease.

[SIGNATURE PAGE FOLLOWS]

Resident's Initials 

Resident's Initials \_\_\_\_\_



SIGNATURE PAGE FOR  
Ansley Walk LEASE  
UNIT # 4101

**EXECUTED** by Resident and Lessor at 1200 Robley Dr Lafayette, LA 70503-5519, on the date(s) set out below, but this Lease will be effective and binding on the parties hereto as of the Lease Commencement Date.

**RESIDENT(S):**  
DocuSigned by:

S. Muzumuddin  
Resident

**LESSOR: Ansley Walk**  
DocuSigned by:

Skylar Robicheaux  
Agent for Lessor

Date: 5/3/2021

A. S. Bukhara  
Resident

Date: 5/3/2021

Date: 5/3/2021

Resident

Date: \_\_\_\_\_

Resident

Date: \_\_\_\_\_

Resident's Initials DS  
Resident's Initials DS  
AS



### transfer / termination addendum

Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

Resident acknowledges that if all terms of this transfer/termination addendum to the Lease are not fulfilled that Resident will be responsible for all termination fees, forfeitures of Security Deposit(s) and the Rent amount due for the full term of Lease.

It is hereby agreed that the Resident may transfer to another apartment within Ansley Walk Residential Community if the following conditions are met by the Resident:

- i. Resident meets all other requirements and terms of lease and all rental accounts for the Apartment are current with no open balances.
- ii. Resident will sign a new lease agreement and transfer agreement, as requested by Lessor, and is subject to current Rent pricing and availability. Transferring residents are not considered to be eligible for new lease concessions.
- iii. Resident pays transfer/processing fee of \$500 at the time transfer agreement is signed and acknowledges that the transfer fee is non-refundable once transfer agreement or new lease is executed.
- iv. Resident must occupy their current apartment for a minimum of six (6) months and must execute a new lease with a minimum of the greater of three (3) months or the number of months remaining on the original lease term.

It is hereby agreed that this Lease may be canceled, provided all of the following conditions are met:

- i. Resident gives a sixty (60) day written notice of his/her need to cancel the lease on Management's notice to vacate Form. No pro-ration of rent of any unexpired term will be refunded.
- ii. Resident pays one (1) month's rent as a Termination Fee on the date notice is received.
- iii. Resident pays back any concessions received on the date notice is received.
- iv. Resident pays all rent and fees due through the sixty (60) day notice period. In the event that 60 days' notice is not provided, the lessee must remit payment covering the rental amount due for the insufficient notice period.
- v. Resident agrees to forfeit all of the Security Deposit as consideration of the exercise of this right of cancellation.
- vi. Resident understands that late fees will accrue on unpaid termination fees.
- vii. Resident agrees to allow parties authorized by Owner to visit the leased premises in view of renting during the (60) day notice period between hours of 8:00 a.m. and 6:00 p.m.

It is hereby agreed that in the event of roommates, Resident(s) may be added or deleted from the lease if the following conditions are met:

- i. All rental accounts for apartment are current with no open balances.
- ii. Not less than one of the original residents remain on the lease
- iii. Any replacement tenant/Resident has an equal or higher income and screening score than the original tenant/Resident.
- iv. Current Resident finds qualified applicant to be added to the lease "as-is". There will be no maintenance, painting, etc. performed in between the change of Residents by Lessor.
- v. Resident will be required to pay a \$100 Administrative Fee at the time a new application is submitted or the exiting Resident is removed from the Lease.
- vi. The new Resident/applicant pays the application fee(s) that apply to all applicants and application is processed and approved through property management company application process (see application policies and procedures).
- vii. Addition/Deletion Addendum to the Lease is signed and executed by both the current, exiting and/or new Resident.

**RESIDENT(S):**  
DocuSigned by:

**LESSOR: Ansley Walk**  
DocuSigned by:

S. Nizamoddin  
Resident  
5275AC85ACA74D1...

Skylar Robichaux  
Agent for Lessor  
01E7B2562846B...

Date: 5/3/2021  
A. S. Bushra  
Resident  
965448E9-0A4D-4B28-882B-02491ACDCBB1

Date: 5/3/2021

Date: 5/3/2021

Resident

Date: \_\_\_\_\_

Resident

Date: \_\_\_\_\_

Resident's Initials

Resident's Initials

AS





## mold and mildew addendum

Addendum to the Apartment Lease dated 05/09/2021 , for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

**DEFINITION:** Mold consists of naturally occurring microscopic organisms, which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air, and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects, and/or visible residue growth ranging in color from orange to green, brown, and/or black; often there is a musty odor present.

### REDUCING MOISTURE AND PROPER HOUSEKEEPING CAN REDUCE THE CHANCE OF MOLD GROWTH

**CLIMATE CONTROL:** RESIDENT(s) agrees to use all air-conditioning in a reasonable manner, and to use heating systems in moderation. Resident(s) further agrees to keep the premises properly ventilated by periodically opening windows during dry weather only, to allow circulation of fresh air. LESSOR RECOMMENDS THAT AIR CONDITIONING BE USED AT ALL TIMES.

### RESIDENT(S) AGREE TO DO ALL OF THE FOLLOWING:

- Keep the premises clean and regularly dusted, vacuumed and mopped
- Use hood vents when cooking, cleaning and dishwashing
- Keep closet doors ajar to allow for proper circulation
- Avoid excessive amounts of indoor plants
- Use exhaust fans when bathing/showering and leave the fan on for an additional hour
- Use ceiling fans, if present
- Water all indoor plants outdoors
- Wipe down any moisture and/or spillage
- Wipe down bathroom walls and fixtures after bathing and showering
- Hang shower curtains within the bathtub when showering
- Securely close shower doors, if present
- Leave bathroom and shower doors open after use
- Use dryer, if present, for wet towels
- Use household cleaners on any hard surfaces
- Remove any moldy or rotting food
- Remove garbage regularly
- Wipe down any and all visible moisture
- Wipe down windows and sills if moisture is present

- Periodically inspect for leaks under sinks
- Check all washer hoses, if applicable
- Regularly empty dehumidifier, if used
- Open blinds/curtains to allow light into premises
- Wipe down floors after any water spillage

### RESIDENT(S) SHALL REPORT IN WRITING:

- Visible or suspected mold
- All A/C or heating problems or leaks, moisture accumulations, major spillage
- Plant watering overflows
- Musty odors, showers/bath/sink/toilet overflows
- Leaky faucets, plumbing, pet urine accidents
- Discoloration of walls, baseboards, doors, window frames, ceilings
- Moldy clothing
- Refrigerator and A/C drip pan overflows
- Moisture dripping from or around any vents, A/C condenser lines
- Loose, missing or failing grout or caulk around tubs, showers, sinks, faucets, countertops
- Clothes dryer vent leaks
- Any and all excess moisture

**SMALL AREAS OF MOLD OR MILDEW:** If mold or milder has occurred on a small non-porous surface such as ceramic tile, Formica, vinyl flooring, metal, or plastic, and the mold is not due to an ongoing leak or moisture problem, RESIDENT agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non-staining cleaner such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover®, or Clorox Cleanup®.

**TERMINATION OF LEASE:** LESSOR reserves the right to terminate the Lease and RESIDENT(S) agrees to vacate the Apartment which may pose a safety or health hazard to RESIDENT(S) or other persons, and/or RESIDENT(S)' actions or inactions are causing a condition which is conducive to mold growth.

**INSPECTIONS:** RESIDENT(S) agrees that LESSOR may conduct inspections of the unit at any time, with reasonable notice.

**VIOLATION OF ADDENDUM:** IF RESIDENT(S) FAIL TO COMPLY WITH THIS ADDENDUM, RESIDENT(s) can be held responsible for property damage to the Apartment and Residential Community and any health problems that may result. Noncompliance includes, but is not limited to, failure by Resident(s) to notify LESSOR of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and LESSOR shall be entitled to exercise all rights and remedies it possesses against RESIDENT(S) under the Lease or at law or in equity and RESIDENT(S) shall be liable to LESSOR for damages sustained to the Apartment or Residential Community. RESIDENT(S) shall hold LESSOR harmless for damage or injury to person or property as a result of RESIDENT(S) failure to comply with the terms of this Addendum.

**HOLD HARMLESS:** If the premises are or were managed by an agent or the Manager, RESIDENT(S) shall hold agent or the Manager harmless and shall look solely to the Lessor in the event of any litigation or claims concerning injury, damage or harm suffered due to mold.

Resident's Initials

Resident's Initials

DS  
S  
DS  
AS



### mold and mildew addendum

**MOLD AND MILDEW ADDENDUM:** RESIDENT(S) acknowledges that the Real Estate Agent, Manager and/or Lessor has directed the RESIDENT/Resident to the mold informational pamphlets maintained on the U.S. Environmental Protection Agency (EPA) website at <http://www.epa.gov/mold/moldguide.html>.

**PARTIES:** THIS ADDENDUM IS BETWEEN THE RESIDENT(S) AND LESSOR AND/ MANAGER OR THE PREMISES. THIS ADDENDUM IS IN ADDITION TO, AND MADE PART OF, THE LEASE AGREEMENT, AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

**RESIDENT(S):**

DocuSigned by:

S. M. Zomuddin  
Resident  
06575AC85ACA74D1...

**LESSOR: Ansley Walk**

DocuSigned by:

Skylar Robichaux  
Agent for Lessor  
065E5D275528442B...

Date: 5/3/2021

A. S. Bukhara  
Resident  
0655B5465317440C...

Date: 5/3/2021

Date: 5/3/2021

Resident

Date: \_\_\_\_\_

Resident

Date: \_\_\_\_\_

Resident's Initials

Resident's Initials

AS

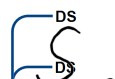



## house rules

Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

House Rules are established to benefit all residents. Our goal is to create and maintain the highest quality of life, an inspired design and a peaceful and pleasant home for all who reside in and visit the Ansley Walk. We appreciate greatly your kind cooperation, and toward this goal, the Rules are:

1. Report any damage to the Apartment, such as broken glass, water intrusion, malfunctioning appliances, damage to walls, plumbing stoppages, etc.) as soon as such damage occurs to the Owner, through its designated property manager ("Manager"). **Please follow a verbal with a notice in writing by e-mail.**
2. Follow the Manager's preventative maintenance schedule including HVAC filter changes by Manager in March, June, September, and December and biannual smoke detector battery changes.
3. Residents are completely responsible for the actions and conduct of visiting vendors, guests and any other invitees ("Visitors") at all times. It is also the responsibility of all residents to educate their guests and any other invitees ("Visitors") with the house rules. Residents must accompany all such Visitors on the property at all times. **Resident accepts liability for their occupants, guests, and Visitors' of guest/occupants, and for any damages they cause.**
4. **Resident will not have access to the roofs of buildings at any time unless otherwise specified in a Rooftop Addendum.**
5. Keep stairs, stairwells, decks, elevators, fire escapes, trash chutes, parking areas, corridors, loading docks, sidewalks, and other common areas ("Common Areas") clear of an objects other than those approved by Manager. Common Areas must not be obstructed or used for any purpose other than ingress and egress to and from Ansley Walk and individual Apartments. **No part of the Common Areas shall be used for storage.** Personal items belonging to any Resident or Visitors, including but not limited to recreation, health, sports equipment, tools, bikes, brooms, cleaning supplies, recyclables, etc. shall be kept out of view. No rugs, towels, clothing or linens, or any such items shall be placed on the exterior of Ansley Walk or in Common Areas. Mops, brooms and rugs are not to be shaken in Common Areas or from windows.
6. Neither Owner nor Manager assume responsibility for delivery of packages or telephone or other messages, Visitor access, or payments for vendor services.
7. No automobile maintenance or repair of any kind is permitted in or about Ansley Walk.
8. No trash, garbage or other waste shall be kept in Ansley Walk, except in sanitary containers in Resident's Apartment, and no trash, garbage or other waste shall be incinerated in any part of one's Apartment or the Common Areas. Resident is responsible for removing all trash, garbage and other waste from his / her / its Apartment and from the building. All trash, garbage and other waste shall be deposited with care in the trash chute, or dumpster or other area designated by Manager for this purpose and shall be in sealed garbage bags or as otherwise specified by Manager. **Failure to comply could result in a \$250 fine per violation.**
9. Balconies, patios, terraces and entryways are required to be kept in compliance with state and local fire codes, bicycles, wagons, carts, trash, or debris are not permitted to be stored in entryways. No items are to be left at the entrances or in breezeways or hallways at any time. Unattended articles will be subject to removal by management. Balconies, patios or terraces must be kept clear of items except for manager approved patio furniture or well-maintained plants. Exercise equipment, furniture of any type (other than manager approved patio furniture), storage boxes, laundry, barbeque grills, etc. are strictly prohibited from being placed on balconies patios or terraces. Barbeque grills and any other outdoor cooking or open flame device shall only be used on the ground level at a minimum of 10 (ten) feet from any building or in areas designated by the Manager. You are responsible for maintaining the cleanliness and appearance of your patio, terrace or balcony at all times.
10. If permitted by the Manager in its sole discretion, the Manager may allow Residents to reserve common rooms, or parts thereof, may be reserved for temporary events or functions by a Resident, subject to such additional rules and regulations the Manager may require from time to time. Further, the Manager may promulgate reasonable fees for the usage and cleaning of the common rooms to be assessed to any such Resident reserving the use of such area.
11. **SMOKING is prohibited throughout Ansley Walk, including all Common Areas within one's Apartment, from one's window, and on one's balcony, terrace or patio.** Smoking is permitted only in the outdoor smoking area designated by Manager. **Failure to comply could result in a \$250 fine per violation.**
12. Resident is responsible for the cost of repairs to plumbing, plumbing fixtures and appliances should damage be caused from negligence or misuse. Please do not put foreign objects in toilets. All plumbing stoppages must be reported to the Manager for correction. Resident will be charged for service calls due to plugged toilets or drains, caused by foreign materials, as well as any resulting damage.

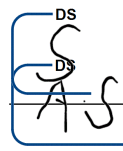
Resident's Initials 

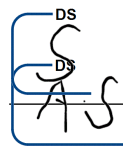
Resident's Initials 



## house rules

- 13. Resident will not tamper with outside equipment, general use appliances, fuse or circuit breaker boxes, or other electrical equipment, or plants, shrubbery or trees. No Resident, Occupant, or Visitor shall be allowed on those portions of the roof which contain mechanical equipment, such as but not limited to condensing units, or in any mechanical, electrical equipment rooms or vaults without the express permission of the Manager.
- 14. Live in a good-neighborly way, mindful of Residents' right to peace and quiet. If your audio or video equipment can be heard by other residents, it is too loud. Musical instruments shall not be played before 8:00 A.M. or after 10:00 P.M. Quiet hours are 10:00 P.M. to 8:00 A.M. Quiet hours also apply to pets. No resident or occupant shall make or permit his or her family or Visitors to make any disturbing noises that interfere with the rights, comforts or convenience of other residents or occupants. **Failure to comply could result in a \$50 fine per violation.**
- 15. Residents shall keep the Apartment in the same good, orderly, safe condition and state of repair as present on the Lease Commencement Date.
- 16. No property of Ansley Walk will be removed from the building or the Apartment without the prior written permission of the Manager.
- 17. A curfew of 10:30pm for all persons under 18 will be enforced
- 18. No waterbeds are allowed.
- 19. No personal appliances, such as but not limited to stoves, refrigerators, freezers or barbeque pits, fire pits or grills, are permitted in the Apartment, on the Apartment's balcony, patio or terrace, or on the premises under any circumstance. No hot tubs, Jacuzzi tubs, whirlpool tubs, pools, ponds, water features, fountains or any similar items shall be placed any balcony, patio or terrace.
- 20. Resident will not paint, wallpaper or renovate the Apartment in any way.
- 21. No animals or reptiles shall be raised, bred or kept in any Apartment or in the Common Areas, except that dogs, cats or other household pets may be kept in Apartments, pursuant to these House Rules and the Pet Policy and Agreement. **ALL PETS IN COMMON AREAS MUST BE KEPT ON A LEASH AT ALL TIMES.** RESIDENTS ARE RESPONSIBLE FOR CLEANING UP ANY PET WASTE IN THE COMMON AREAS AND PUBLIC PROPERTY PROXIMATE TO **ANSLEY WALK.** **Failure to comply with cleaning up their pet waste will be issued a \$250 fine per violation. As applicable, PETS ARE NOT ALLOWED IN THE COURTYARDS, COMMUNITY, COMMON OR CLUB ROOMS, FITNESS CENTER, BILLIARD ROOM, ON THE ROOFTOP, OR IN THE POOL AREA AT ANY TIME.** Pets causing or creating a nuisance or unreasonable disturbance shall be promptly removed from the Property after written notice from Manager. No dogs shall be allowed that, either by training or by breed, are aggressive or attack others. Each resident agrees to complete and submit to the Manager a Pet Agreement on the form promulgated by the Owner, at least three (03) business days prior to any pet's permitted residency at Ansley Walk.
- 22. No unauthorized group of people will be allowed to gather on the grounds or outside your Apartment at any time.
- 23. Resident may park only the number of vehicles authorized by the Lease and/or the Parking Addendum to the Lease. Vehicles may not be parked on any other portion of the property other than parking spaces designated by the Manager. No abandoned or disabled cars, trailers or trucks shall be allowed on the parking lot. No resident may use any part of Ansley Walk property to wash, polish or repair any vehicle. No oversized vehicles i.e. exceeding one (01) ton, recreational vehicles, or vehicles used in a trade or business shall be parked on the Residential Community. Violators or improperly parked vehicles will be towed at the vehicle owner's or Resident's expense. Additional rules and regulations related to parking are found in the Parking Addendum to the Lease.
- 24. **KEY FOBS OR BUILDING CODES ARE NOT TO BE SHARED WITH ANYONE, EVEN FRIENDS OR RELATIVES, OTHER THAN AN OCCUPANT OF THE APARTMENT, UNDER ANY CIRCUMSTANCES.** Failure to do so will result in code or fob change and a service charge of no less than \$50 per violation.
- 25. **Under no circumstances shall a Resident let another resident's Visitor(s) into the building. No matter how friendly you are trying to be, DO NOT open the door for any Visitor other than your own.**
- 26. Bicycles shall only be parked in areas designated by the Manager. Manager shall designate the location of bicycle racks in its sole discretion. Parking for bicycles is provided in these specifically designed areas on a "first-come, first-serve" basis.
- 27. No roller skating, skateboarding, roller blading, or scooter riding will be permitted on the premises.
- 28. Under no circumstances can a Resident alter or replace the locks or install any additional security device to the interior or exterior of any door.
- 29. If a payment is returned two (2) times due to insufficient funds, i.e. an NSF check, personal checks will be accepted only if drawn on an account with a minimum of six (6) months history free of NSF checks. When a payment is returned due to insufficient funds, Resident shall deliver to Lessor, upon demand by Lessor, payment in the amount of 100.00 as a handling charge for the returned check. Late fees will also be assessed on dishonored checks.

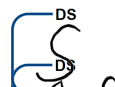
Resident's Initials 

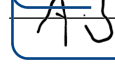
Resident's Initials 



## house rules

- 30. No awnings, blinds, shades, shutters, screens, television, satellite dishes, radio antennas, window guards, flags, decals, signs, placards, notices, advertisements, fans, air conditioning devices or other projections shall be attached by Resident or Occupants to the outside walls, windows or roofs of the building or Common Areas.
- 31. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed out of any Apartment or on any part of the common areas. No foil shall be placed in windows. Resident is not allowed to make any alterations to the existing window coverings without the Manager's prior written approval.
- 32. Satellite dishes are not permitted without permission of Lessor. Only one satellite dish or other reception device less than one meter in diameter may be professionally installed and only with prior written authorization from Manager. The Manager shall approve the method of installation and location of the satellite dish, which may be within the Apartment or in such other area designed by the Manager. Residents are liable and responsible for the safety of the satellite dish and for any damage caused to persons or property associated with the satellite dish. The Resident shall be responsible for the cost of removal of the satellite dish and any repairs related to the removal of the satellite dish. The Resident must sign a Satellite Addendum to the Lease before any satellite dish may be installed.
- 33. Supplies, goods and packages of every kind are to be delivered in such manner as the Manager prescribes. The Manager shall not be responsible for the loss or damage of any such property. All damage to the building or common areas caused by the moving or carrying of any article therein shall be paid by the Resident responsible for the presence of such article.
- 34. No Resident or Occupant shall use or permit to be brought into the building any flammable oils or fluids or other materials or articles deemed hazardous to life, limb or property.
- 35. All blinds, shades or curtains must be contained within the Apartment at all times. Residents shall not affix, post or otherwise attach any item to the windows, including, without limitation, stickers, posters, and decals.
- 36. No signs or advertising materials will be permitted to be posted anywhere on the property, and no solicitation is allowed.
- 37. Moving Policies: Move In and Out Dates must be scheduled with Management.
- 38. The Manager, its vendors, employees, contractors, and other authorized agents shall have the right to access each Apartment for pest extermination, to correct any condition originating in an Apartment and threatening damage to other Apartments or the Common Areas, or to install, alter, replace or repair any portion of the building accessible from that Apartment.
- 39. Any resident who drinks excessively, uses the premises for illegal activity or commits a nuisance will be subject to eviction. Under no circumstances shall illegal drugs or other contraband be possessed, consumed or distributed in or about Ansley Walk including any of the Common Areas, by Resident or Residents' Visitors. If the Owner or Manager of the building learns of such activity, appropriate governmental authorities will be informed immediately.
- 40. The **Lessor** may terminate Resident's Lease based on the following criminal activity engaged in by the **Resident**, or occupants, guests, invitees or visitors in his/her Apartment or in and about the Ansley Walk:
  - Drug-related criminal activity in or near the Ansley Walk. "Drug-related criminal activity" shall mean the illegal manufacture, sale, distribution, use or possession with the intent to manufacture, sell, distribute, or use an illegal or controlled substance as defined in the Controlled Substance Act, 21 U.S.C. 801, et. seq. or similar provisions of state or local law; or
  - Any activity that threatens the health and safety of, or right to peaceful enjoyment at the Ansley Walk of other Residents
  - Any activity that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises
  - Any activity that threatens the health or safety of the Lessor, the manager, their guests or vendors.
  - Any act of violence or threats of violence, including but not limited to the unlawful discharge of firearms on or near property premises.
  - **It is explicitly understood that even a single violation of the above provisions shall be a material violation of the Lease and good cause for termination of the Lease.** Unless otherwise provided by law, proof of violation for the purposes of this Lease shall not require criminal conviction but shall be by a preponderance of the evidence.

Resident's Initials 

Resident's Initials 





house rules

41. Residents shall comply with all the then-current laws and statutes, ordinances and the regulations of the City of Lafayette and United States of America.

WITH MY SIGNATURE BELOW, I REPRESENT THAT I HAVE READ AND UNDERSTAND THE RULES STATED HEREIN AND AGREE TO ABIDE BY THEM. I UNDERSTAND THAT THE VIOLATION OF THESE RULES MAY RESULT IN FINES, AS NOTED, OR THE TERMINATION OF MY LEASE.

The rules and regulations in this Addendum constitute an essential part of the House Rules and your Lease. This addendum expires upon Resident terminating residency Ansley Walk or until a new addendum is executed.

RESIDENT(S):

DocuSigned by:

S. Muzumuddin

Resident ID: 85ACA74D1...

LESSOR: Ansley Walk

DocuSigned by:

Skylar Robideaux

Agent ID: 2550834B...

Date: 5/3/2021

A. S. Bukhara

Resident ID: 65317440C...

Date: 5/3/2021

Date: 5/3/2021

Resident

Date:

Resident

Date:

Resident's Initials S AS  
Resident's Initials



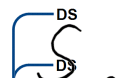
## parking rules and regulations


Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

- The Ansley Walk Resident Parking Lot is available for the Resident and occupants of the Apartment to use for parking motor vehicles on a first come first serve basis in any unreserved parking spaces. In order to lease a reserved space, Resident(s) must sign a Reserved Parking Addendum to the Apartment Lease.
- Anyone (i) parking more than the authorized number of vehicles or (ii) parking in a space that is not assigned to them and labeled as reserved is subject to having their vehicle towed at vehicle owner(s) expense. Management, or a representative of management, may tow away vehicles that are parked in an unauthorized space.
- The Ansley Walk reserves the right to immobilize, tow, or relocate any vehicle parked in violation of these regulations at the Lessor's expense. This may happen with no warning, even if the Lessor has no previous violations.
- The Ansley Walk is not responsible for damage to any vehicle resulting from towing, immobilization, automatic gates, burglary, or vandalism.
- Parking is at the Resident's risk, Ansley Walk is not responsible for the safety or condition of any vehicles parked in the lot, or any items left within the vehicles.
- Residents may park only the greater of (i) two (2) motor vehicles per one bedroom Apartment, (ii) three (3) motor vehicles per two bedroom Apartment, or (iii) four (4) motor vehicles per three bedroom Apartment.
- Lessor, in its sole discretion, may also designate a number of parking spaces for Visitor parking only and/or for temporary pick-up and drop-off of vehicles. If there are no designated Visitor parking spaces, the Visitors of the Resident shall park in any unreserved parking space. No more than two (2) vehicles of Visitors per Apartment shall be allowed park at any one time. Visitor parking shall be used on a temporary basis only.
- Residents shall be allowed to park only automobiles, small, non-commercial trucks, motorcycles and sport utility vehicles. All such vehicles shall be operational and able to be moved by Resident upon request.
- The Association shall have the authority to issue (i) decals, tags, or other documents to identify which vehicles are authorized to park in the Residential Community, and/or (ii) such access devices to facilitate the ability of the Resident and occupants to self-park, such as keys, access cards, and/or garage door openers. Such access devices shall be the property of the Lessor. Lessor shall have the right to charge the Resident a fee for the replacement of such access devices.
- Lessor reserves the right (i) to deny access to the Residential Community to any vehicle not displaying the approved identification or in possession of an appropriate access device, and (ii) to fine or tow vehicles parked in violation of these Parking Rules and Regulations.
- No part of a parking space may be used for storage or for the placement of any objects, or for any other use other than the parking of motor vehicles.

### PARKING GATES

- **Resident agrees that Lessor cannot guarantee the operation of gates at all times.**
- **If burglary, vandalism, or property damage arise from an open gate, Residents, Occupants, and Visitors agree that their insurance protects them against such events and Resident, Occupants, and Visitors therefore agree that Lessor and Manager assume no liability.**
- **If any Resident, any Occupant, or any Visitor's vehicle is damaged by an automatic gate, Resident agrees that their insurance protects them against such events and Resident, Occupant, and Visitor therefore agree that Lessor and Manager assume no liability.**
- **Any Resident, any Occupant, or any Visitor who makes contact with a parking gate and causes damage will be charged \$300 maintenance charge plus the cost of repairing or replacing the gate and/or operator within (10) calendar days after demand by Lessor. It is responsibility of the Resident, and Resident will be charged accordingly, if any Resident's Visitor causes damage to the gate.**

Resident's Initials 

Resident's Initials 



### parking rules and regulations

The undersigned Resident(s) hereby indemnifies, defends and holds Ansley Walk, and/or its Lessor(s) and Lessors(s) agents harmless from and against any actions, claims, and suits (including all legal fees and expenses incurred) arising from damage or injury caused to any person(s) or property related to use of the parking spaces or Resident parking area by Resident or any occupants or Visitors.

**RESIDENT(S):**

DocuSigned by:

S. Muzumuddin  
Resident

85ACA74D1...

**LESSOR: Ansley Walk**

DocuSigned by:

Skylar Robicheaux  
Agent

18256890B...

Date: 5/3/2021

A. S. Bukhara  
Resident

65317440C...

Date: 5/3/2021

Date: 5/3/2021

Resident

Date: \_\_\_\_\_

Resident

Date: \_\_\_\_\_



Resident's Initials

Resident's Initials

DS  
S  
DS  
A S



## pool regulations

Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

The following rules and regulations are intended to ensure a pleasant, high quality of life environment for all residents utilizing Pool, Spa and Pool Area (the "Pool"). Please abide by them at all times. They are:

01. The Pool will be open and accessible to resident seven days each week, except as provided herein for events, cleaning, repairs and inclement weather. Use of the Pool beyond these hours is prohibited.
02. The Pool hours will be 9 am to 10 pm, 7 days a week. Use of the Pool beyond these hours is strictly prohibited.
03. **Residents are allowed two (2) Visitors per Apartment to the Pool only.** Any resident wishing to have more Visitors must have written permission by management. The Visitors must be escorted by a Resident who is eighteen (18) years of age or older. Visitors will not be admitted to the Pool without being accompanied at all times by the Resident inviting such Visitor. The conduct of Visitors is the responsibility of the escort. Failure to comply could result in a fine.
04. Children are not permitted unless accompanied by an adult at least eighteen (18) years of age.
05. **Glass containers are prohibited in the Pool. Failure to comply will result in a fine.**
06. Intoxicated persons or persons under the influence of drugs will not be allowed in the Pool at any time.
07. **NO LIFEGUARD IS ON DUTY AT THE POOL.** Residents and their guests using the Pool do so at their own risk. The Lessor and the Manager assume no responsibility for accident or injury or stolen or damaged articles.
08. The Manager may, at any time for any reason, close the Pool.
09. Diving is not permitted.
10. For your own safety, please do not swim during rain, lightning storms or any other dangerous weather conditions.
11. Ansley Walk, its Lessor and its Manager are not responsible for the actions of any persons in the Pool. **The Lessor, with its Manager as agent, reserve the right to immediately eject anyone from the Pool if he or she constitutes a threat to safety of patrons or personnel, or causes damage to the facilities, to be determined in the sole opinion of the Lessor or Manager, without liability.**
12. Boisterous activity such as running, jumping, unnecessary noise and splashing of water is prohibited.
13. Proper bathing attire is required for use of the Pool at all times.
14. Radios or devices with external speakers shall only be played at a volume that does not disturb others.
15. No pets are permitted.
16. The use of bicycles, roller-skates, rollerblades, skateboards, and the like are not permitted in the Pool area.
17. If you should move any furniture, please return it back to its original place.
18. There shall be no throwing of debris or other extraneous material into the Pool.
19. Please clean up after yourself and guests and use the trash receptacles provided.
20. These rules and regulations have been established for the protection of the property and the residents and occupants of Ansley Walk. Please adhere to them. The rules and regulations in this Addendum constitute an essential part of the House Rules and your Lease.

Resident's Initials

Resident's Initials

DS  
DS  
AS



### pool regulations

The undersigned Resident(s) hereby indemnifies, defends and holds Ansley Walk, and/or its Lessor(s) and Lessors(s) agents harmless from and against any actions, claims, and suits (including all legal fees and expenses incurred) arising from damage or injury caused to any person(s) or property related to use of the Pool by Resident or any occupants or Visitors.

**RESIDENT(S):**

DocuSigned by:

*S. Muzumuddin*

Resident  
5275AC85ACA74D1...

**LESSOR: Ansley Walk**

DocuSigned by:

*Skylar Robichaux*

Agent for Lessor  
09E7B2562844B...

Date: 5/3/2021

*A. S. Buhna*

Resident  
061B5465317440C...

Date: 5/3/2021

Date: 5/3/2021

Resident

Date: \_\_\_\_\_

Resident

Date: \_\_\_\_\_



Resident's Initials

Resident's Initials

DS  
*S*  
DS  
*AS*





## fitness center regulations

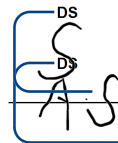
Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

The following rules and regulations are intended to ensure a pleasant, high quality of life environment for all residents utilizing Fitness Center (the "Fitness Center"). Please abide by them at all times. They are:

01. The Fitness Center will be open and accessible to Resident seven days each week, 24 hours a day, except as provided herein for events, cleaning, and repairs. Use of the Fitness Center beyond these hours is prohibited.
02. **Residents are allowed two (2) Visitors per Apartment to the Fitness Center only.** The Visitor must be escorted by a Resident who is eighteen (18) years of age or older. Visitors will not be admitted to the Fitness Center without being accompanied at all times by the Resident inviting such Visitor. The conduct of Visitors is the responsibility of the escort. Failure to comply could result in a fine.
03. Children are not permitted unless accompanied by an adult at least eighteen (18) years of age.
04. **No food is allowed in the Fitness Center – only non-alcoholic beverages in unbreakable containers are permitted. Failure to comply will result in a fine.**
05. Intoxicated persons or persons under the influence of drugs will not be allowed in the Fitness Center at any time. Do not use the equipment under the influence of alcohol or drugs.
06. There is no supervision at the Fitness Center or personnel on site at the Fitness Center. Residents and their Visitors using the Fitness Center do so at their own risk. The Lessor and the Manager assume no responsibility for accident or injury or stolen or damaged articles.
07. The Manager may, at any time for any reason, close the Fitness Center.
08. Radios or audio devices with external speakers are not permitted in the Fitness Center. The only exception to this rule is personal audio devices with earphones played at a volume that does not disturb others.
09. Ansley Walk, its Lessor and its Manager are not responsible for the actions of any persons in the Fitness Center. **The Lessor, with its Manager as agent, reserve the right to immediately eject anyone from the Fitness Center if he or she constitutes a threat to safety of patrons or personnel, or causes damage to the facilities, to be determined in the sole opinion of the Lessor or Manager, without liability.**
10. Proper attire is required at all times.
11. No pets are permitted.
12. The use of bicycles, roller-skates, rollerblades, skateboards, and the like are not permitted in the Fitness Center.
13. Do not move any stationary equipment.
14. Each user is requested to wipe off the equipment after each use.
15. No dropping or banging of weights.
16. Do not use the equipment if you are sick, contagious or in poor health.
17. While users are waiting, the time limit on each piece of equipment is 30 minutes.
18. All equipment shall be utilized in accordance with manufacturer's instructions.
19. The use of cameras or recording devices of any type are strictly prohibited anywhere in the fitness center.
20. Please clean up after yourself and guests and use the trash receptacles provided.
21. These rules and regulations have been established for the protection of the property and the residents and occupants of Ansley Walk. Please adhere to them. The rules and regulations in this Addendum constitute an essential part of the House Rules and your Lease.

Resident's Initials

Resident's Initials

DS  
DS  




# fitness center regulations

The undersigned Resident(s) hereby indemnifies, defends and holds Ansley Walk, and/or its Lessor(s) and Lessors(s) agents harmless from and against any actions, claims, and suits (including all legal fees and expenses incurred) arising from damage or injury caused to any person(s) or property related to use of the Fitness Center by Resident or any occupants or Visitors.

**RESIDENT(S):**  
DocuSigned by:

S. M. Z. Amadin  
Resident  
B27FAC85ACA74D1...

**LESSOR: Ansley Walk**  
DocuSigned by:

Skylar Robichaux  
Agent for Lessor  
06FE0225528442B...

Date: 5/3/2021

A. S. Bukhara  
Resident  
06555465317440C...

Date: 5/3/2021

Date: 5/3/2021

Resident

Date: \_\_\_\_\_

Resident

Date: \_\_\_\_\_

Resident's Initials

Resident's Initials

DS  
S  
AS



## pet policy and agreement

Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

This Pet Agreement provides Resident consent to house only the Pets explicitly listed herein. No other pets are permitted by this consent. Pets must be pre-approved PRIOR to being permissible on the property. Fees and approvals are for the specific pet(s) only. In the event that the pet no longer resides in the Apartment, Resident must advise Management. Additionally, if Resident chooses to add another pet, additional fees and approval in writing are required.

- A. Ansley Walk reserves the right to deny residency to any animal deemed aggressive whose breed is not explicitly and any pet not explicitly listed. Should your pet injure any other pets, Residents, or any other Ansley Walk associates, you will be asked to remove the pet from the premises immediately.
- B. Pet(s) are limited to common household pets which are exclusively defined as domestic animals such as a dog or cat that are traditionally kept in the home for pleasure rather than commercial purposes.
- C. **BREED RESTRICTIONS:** The following breeds are restricted from being on the property. This includes all animals whether they are purebred or mixed breed.

- |                                 |                             |
|---------------------------------|-----------------------------|
| Akita                           | Fila Brasileros             |
| Alaskan Malamutes               | German Shepard              |
| American Bull Dogs              | Pit Bulls                   |
| American Staffordshire Terriers | Presa Canarios              |
| Argentine Dogos                 | Rottweiler                  |
| Bull Mastiffs                   | Staffordshire Bull Terriers |
| Cane Corso                      | Tosa Inus                   |
| Doberman Pinschers              | Wolf Hybrids                |

- D. **PETS THAT ARE ALSO RESTRICTED:** Monkeys, Ferrets, Snakes, Rabbits, Livestock, and Reptiles.
- E. There is a limit of two pets per Apartment; and the weight limit for all pets is 80 pounds at full maturity. At garden style communities, all pets over 45 pounds at full maturity are only permitted in first floor apartments and are restricted from upper floors.

**A total non-refundable fee of \$0.00 (the "Pet Fee"). Pet Fee is for the privilege of having the pet and will not be applied to any damages that may occur. In addition, Resident shall pay a monthly pet rent in the amount of \$0 per month additional rent (the "Monthly Pet Rent").**

If Lessor, in its sole discretion, determines that the Pets are destructive to the Apartment or the Ansley Walk Apartments or that the Pets are disturbing or menacing to any other resident of the Ansley Walk Apartments, Lessor shall have the right to enforce this Pet Agreement by: (01) imposing fines listed below and / or (02) revoking permission to keep Pets in the Apartment by requiring Resident to permanently remove the Pets from the Apartment immediately or not later than five (05) calendar days after requisite notice ("Notice") is delivered to Resident by Lessor.

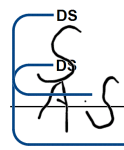
Resident shall remove Pets from the Apartment, pursuant to Notice, and shall not thereafter have Pets at any time in the Apartment or within Ansley Walk Apartments. Enforcement, including revocation, of this Pet Agreement shall neither affect the Lease nor Resident's obligation to pay Rent or other charges agreed to in the Lease or cause Lessor to be liable to Resident for damages or otherwise.

Resident assumes all responsibility for the Pets. Lessor will not be liable to Resident or any other person for any loss of or injury to the Pets, even if such loss or injury is caused by the negligence or fault of Lessor, Manager, or their respective partners, agents, employees, representatives, or contractors. Resident will be liable for all property loss or damage and all personal injury or death and will indemnify, defend, and hold harmless Lessor and its Manager, partners, members, agents, employees, and representatives from and against any and all liability, claims, and lawsuits (whether for property loss or damage, personal injury or death, or violation of any law or governmental regulation), arising in whole or in part out of such Pets' presence and/or actions in or about the Apartment. Resident's indemnity obligations will include, but not be limited to, all payments, settlements, judgments, losses, damages, penalties, assessments, fines, interest, costs, and attorneys' fees.

Resident is responsible for full replacement and or repair costs of carpet, walls, blinds, flooring or any other items damaged in any way by the Pet. Resident may also be responsible for the full cost of any exterminating that may be required because of the Pet.

Resident represents that the Pets are quiet and housebroken and will not cause damage or be a nuisance to other Residents. Resident also agrees to abide by the following rules while residing at the Ansley Walk Apartments:

- 01. All pets must be licensed and vaccinated in accordance with local and state ordinances.
- 02. Pet waste must be picked up timely and disposed of properly. Residents failure to comply with cleaning up their pets' waste in all common areas will be issued a \$250 fine per violation.
- 03. Cats must be kept inside the Apartment at all times, and a sanitary pan must be available for the cat within the Apartment. If a cat is prone to scratch furniture, structural columns or other property belonging to the Lessor, a scratching post shall be provided by the Resident.
- 04. Birds shall not be let out of the cage to roam the Apartment nor any common areas.

Resident's Initials 

Resident's Initials \_\_\_\_\_



# pet policy and agreement

- 05. All pets must remain on a leash while outside the Apartment. Pets are not allowed to run loose at any time. Pets are not permitted to be tied or kept outside any door, or in the hallways. This include leaving pets unattended on balconies or in any common area. Pets shall not be tethered to any building component, plant material or other object outside of the Apartment. Pets shall not be left unattended on balconies, patios, or other outdoor areas.
- 06. Residents is responsible for the control of their pet at all times by a leash, cage or restraining device. This applies if the Resident is home or away.
- 07. Pets are not permitted on any rooftop or pool areas.
- 08. Quiet hours for humans are 10:00 PM - 8:00 AM every day. **These hours also apply to pets.**
- 09. Be mindful of Residents who might be allergic or uncomfortable around animals, and supervise your pet at all times.
- 10. Pets may NOT urinate in the halls, elevators, decks, terraces, or any other common areas. If your Pets leaves waste in a common area, you are required to clean and sanitize the area to "as new" condition.
- 11. Resident shall keep their Apartment and surrounding areas free from pet odors, insect infestation, waste and litter and maintain their Apartment in a sanitary condition at all times.
- 12. If a complaint is made regarding your pet, Management reserves the right to enter the Resident's Apartment for inspection, if a complaint is received. Notice will be given to Resident after such entry is made stating the reasons for entry.
- 13. Fish tanks/aquariums over 10 gallons will only be permitted with written permission from the management.

Resident has paid the Lessor a Pet Fee sum of \$0.00 dollars (the "Pet Fee"). The full amount of the Pet Fee shall be non-refundable and is not a Security Deposit. Resident is responsible for separate payment of all costs, expenses, and damages caused by Pets to the Apartment or any other part of Ansley Walk, or any appliances, facilities, or property contained within the Apartment, Ansley Walk, including any Common Areas or reasonable compensation to other Residents for nuisance. Resident has also agreed to pay the Monthly Pet Rent in the amount of \$0 per month that will be added on to monthly rent.

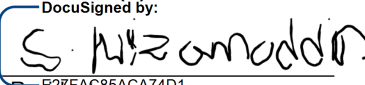
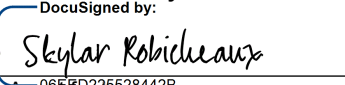
Resident is encouraged, in the most constructive sense, to be a conscientious protector of the Ansley Walk Apartments and the Apartment, as well as a good neighbor who is mindful of the quality of life that other Residents. Should the terms of this agreement be violated, the following consequences will result:

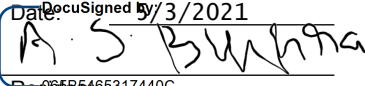
- 1<sup>st</sup> offense: \$250 fine
- 2<sup>nd</sup> offense: \$500 fine
- 3<sup>rd</sup> offense: \$500 fine and Revocation of Pet Agreement

It is understood that this document contains the full understanding of the Lessor and Resident relative to Pets and may only be modified in writing and signed by both parties below.

The rules and regulations in this Addendum constitute an essential part of the House Rules and your Lease.

Management reserves the right to alter or amend any of the above stated policies. In the event of a change to this addendum, Management will provide written notice.

<b>RESIDENT(S):</b> DocuSigned by:  Resident ID: 85ACA74D1...	<b>LESSOR: Ansley Walk</b> DocuSigned by:  Agent for Lessor ID: 2552844B...
---	---

Date: <u>5/3/2021</u>  Resident ID: 65317440C...	Date: <u>5/3/2021</u>
---	-----------------------

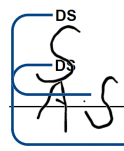
Date: 5/3/2021

Resident

Date: \_\_\_\_\_

Resident

Date: \_\_\_\_\_

Resident's Initials 

Resident's Initials \_\_\_\_\_





### bed bug addendum

Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

This acknowledges that all parties are aware of Cimex Lectularius (known by the name bedbugs) issues and will cooperate throughout the tenancy to deal with potential issues.

Resident(s) hereby agree to prevent and control possible infestation by adhering to the following list of responsibilities for the duration of the Lease:

- A. Resident(s) agree to perform inspections of items entering their Apartment. Check for hitch-hiking bedbugs. If Resident(s) stay in a hotel or another home, they will inspect their clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering Resident(s) apartment.
- B. Resident(s) understand that purchases of used furniture and other personal items (clothing, luggage, etc.) are the major source of new infestations. Resident(s) agree that all purchases made of used furniture, bedding, luggage, clothing and other personal belongings will not be brought in to the Residential Community or Apartment after inspection and written certification that such items are bedbug free.
- C. Resident(s) agree to report any problems immediately to Lessor. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units. Resident(s) agree to cooperate with pest control efforts.
- D. Resident(s) must comply with recommendations and requests from the pest control specialist prior to professional treatment.
- E. Any default of this Addendum or of the Lease by Resident shall entitle Lessor to pursue all rights and remedies available under this Addendum, the Lease, or applicable Law including, but not limited to terminating the Lease, and/or withholding part or all of the Security Deposit to pay for treatments.
- F. Resident agrees to include bed bug coverage in their renter insurance coverage.
- G. Remediation for such bed bug infestation will be the responsibility of the Resident.

The following will be considered material non-compliance of the Lease and Addendum:

- A. Any misrepresentation by the Resident in this Addendum.
- B. Refusal to execute the Bed Bug Treatment Agreement in the event of a bedbug infestation and permit Lessor to conduct remediation and treatment of the bed bug infestation at Residents' expense as determined necessary by Lessor in its sole discretion.
- C. Failure to promptly notify the Landlord/Owner of the presence of bedbugs.
- D. Refusal to allow the Landlord/Owner to inspect the Apartment.
- E. Any action that prevents treatment of the Apartment or potentially exacerbate or increases the bedbug issue.  
In the event of a bedbug infestation, much of the burden falls on Resident(s) to help us prevent the spread to other units and to eliminate the problem in Resident(s) Apartment.

**RESIDENT(S):**  
DocuSigned by:  
S. Nizamoddin  
Resident  
B27FAC85ACA74D1...

**LESSOR: Ansley Walk**  
DocuSigned by:  
Skylar Robichaux  
Agent for Lessor  
A06F60225528442B...

Date: 5/3/2021  
A. S. Bushra  
Resident  
065B5465317440C...

Date: 5/3/2021

Resident  
Date: \_\_\_\_\_

Resident  
Date: \_\_\_\_\_

Resident's Initials AS

Resident's Initials AS





## fire + smoke detector addendum

Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

**NOTICE: THIS DOCUMENT PLACES A DUTY UPON THE RESIDENT TO REGULARLY TEST THE SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S) AND REPORT ALL MALFUNCTIONS TO LESSOR OR MANAGER IN WRITING.**

1. **FIRE EXTINGUISHER:** The Resident acknowledges that as of this date, the Apartment is equipped with one or more fire extinguishers. The Resident has inspected the fire extinguisher(s) and finds it/them to be in good working order.

2. **SMOKE DETECTOR:** The Resident acknowledges that as of this date, the Unit is equipped with one or more smoke detectors. The Resident has inspected the smoke detector(s) and finds it/them to be in good working order.

3. **REPAIR:** The Resident agrees that it is his/her duty to regularly test the smoke detector(s) and fire extinguisher(s) and agree to notify Lessor immediately in writing or any problem, defect, malfunction, or failure of the smoke detector(s)/fire extinguisher(s). Within seven (7) days of receipt of such written notification by Lessor, Lessor shall repair or replace the smoke detector(s)/fire extinguisher(s)/fire extinguisher(s), assuming the availability of labor and materials.

4. **MAINTENANCE:** A. The Resident agrees to replace the smoke detector(s) battery, if any, at any time the existing battery becomes unserviceable. B. If after replacing the battery, the smoke detector will not operate, you must inform the Lessor immediately in writing of any deficiencies.

5. **REPLACEMENT:** The Resident agrees to reimburse Lessor, upon request, for the cost of a new smoke detector(s)/fire extinguisher(s) and the installation thereof, in the event the existing smoke detector(s)/fire extinguisher(s) becomes damaged by the Resident, occupants or Visitors or in the event they are removed from the Apartment after being supplied by Lessor.

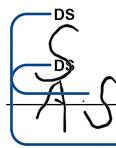
6. **DISCLAIMER:** THE RESIDENT(S) ACKNOWLEDGES AND AGREES THAT LESSOR IS NOT THE OPERATOR, MANUFACTURER, DISTRIBUTOR, RETAILER OR SUPPLIER OF THE SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S); THAT THE RESIDENT ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR ALL RISK AND HAZARDS ATTRIBUTABLE TO, CONNECTED WITH OR IN ANYWAY RELATED TO THE OPERATION, MALFUNCTION OR FAILURE OF THE SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S), REGARDLESS OF WHETHER SUCH MALFUNCTION OR FAILURE IS ATTRIBUTABLE TO, CONNECTED WITH, OR IN ANY WAY RELATED TO THE USE, OPERATION, MANUFACTURE, DISTRIBUTION, REPAIR, SERVICING, OR INSTALLATION OF SAID SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S). NO REPRESENTATION, WARRANTIES, UNDERTAKINGS, OR PROMISES, WHETHER ORAL OR IMPLIED, OR OTHERWISE, HAVE BEEN MADE BY LESSOR, ITS MANAGER, AGENTS OR EMPLOYEES TO YOU REGARDING SAID SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S), OR THE ALLEGED PERFORMANCE OF THE SAME. LESSOR NEITHER MAKES NOR ADOPTS ANY WARRANTY OR ANY NATURE REGARDING SAID SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S) AND EXPRESSLY DISCLAIMS ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, OF HABITABILITY, OR ANY AND ALL OTHER EXPRESSED OR IMPLIED WARRANTIES. LESSOR SHALL NOT BE LIABLE FOR DAMAGES OR LOSSES TO PERSON OR PROPERTY CAUSED BY (1) THE RESIDENT'S FAILURE TO REGULARLY TEST THE SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S); (2) THE RESIDENT'S FAILURE TO NOTIFY LESSOR OF ANY PROBLEM, DEFECT, MALFUNCTION, OR FAILURE OF THE SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S); (3) THEFT, TAMPERING OR REMOVAL OF THE SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S) OR ITS SERVICEABLE BATTERY; AND/OR (4) FALSE ALARMS PRODUCED BY THE SMOKE DETECTOR(S)/FIRE EXTINGUISHER(S).

7. **ENTIRE AGREEMENT:** The parties acknowledge that this written addendum is the entire agreement of the parties relative to the smoke detector(s)/fire extinguisher(s) in the above referenced Apartment. Any agreement that in any way varies the terms of this Addendum shall be unenforceable and completely void unless such agreement is in writing and signed by both parties.

8. **TERM:** The term of this Addendum shall be the same term as Agreement of any renewal or extension of the Apartment Lease.

9. **ACKNOWLEDGEMENT:** The undersigned Resident(s) acknowledges I(we) have read this Addendum and it places a duty upon me/us to regularly test the smoke detector(s) and fire extinguisher(s) and report all malfunctions of the same to Lessor in writing.

[SIGNATURE PAGES FOLLOWS]

Resident's Initials   
Resident's Initials \_\_\_\_\_



fire + smoke detector addendum

RESIDENT(S):

DocuSigned by:

S. Muzomuddin

Resident

LESSOR: Ansley Walk

DocuSigned by:

Skylar Robicheaux

Agent for Lessor

Date: 5/3/2021

A. S. Bunkha

Resident

Date: 5/3/2021

Date: 5/3/2021

Resident

Date:

Resident

Date:



Resident's Initials

Resident's Initials

Handwritten initials AS and AS with DS labels



### common area amenities addendum

This Common Area Amenities Addendum is incorporated into the Apartment Lease (referred to in this Addendum as the "Lease") dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

To the extent that the terms of this Common Area Amenities Addendum conflict with those of the Lease, this Common Area Amenities Addendum shall control.

1. To provide for the maintenance and operation of the Common Areas and other amenities available for the use of the Residents of the Residential Community, the undersigned Resident will be responsible for payment of a monthly Common Area Amenities Charge in the amount of **\$25.00** per month. The Common Area Amenities Charge will be paid by you as additional Rent along with your Rent payment each month.
2. The late payment of the Common Area Amenities Charge 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. If you breach the Lease, you will be responsible for the Common Area Amenities Charge for the time period you were obligated to pay Rent under the Lease. We at our sole discretion may amend the Common Area Amenities Charge upon written notice to you.
3. The Common Areas and other amenities available to the Residents of the Residential Community may not be open to the Residents at all times due to maintenance, repairs, or other closures in the Lessor's sole discretion. Lessor is not liable for any losses or damages you incur as a result of interruptions or unavailability of the Common Areas and other amenities available to the Residents of the Residential Community, and the Common Area Amenities Charge is due in full each month. 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 Apartment due to interruptions or unavailability of the Common Areas and other amenities available to the Residents of the Residential Community.
4. The Common Area Amenities Charge under this Lease shall be considered additional Rent, and if partial payments for the Common Area Amenities Charge are accepted by the Lessor, they will be allocated first to charges for the Common Area Amenities Charge and to Rent last.
5. If any provision of this addendum of 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 the Common Area Amenities Addendum and the terms of the Lease, the terms of the Common Area Amenities Addendum shall control.

**RESIDENT(S):**  
DocuSigned by:

S. Nizamoddin  
Resident  
9275AC85ACA74D1...

**LESSOR: Ansley Walk**  
DocuSigned by:

Skylar Robicheaux  
Agent for Lessor  
96E7021563442B...

Date: 5/3/2021

A. S. Bushra  
Resident  
9156465317440C...

Date: 5/3/2021

Date: 5/3/2021

Resident

Date: \_\_\_\_\_

Resident

Date: \_\_\_\_\_

Resident's Initials

Resident's Initials

DS  
AS  
DS



### water service addendum

Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

To the extent that the terms of this Water Service Addendum conflict with those of the Lease, this Water Service Addendum shall control.

1. You will be responsible for payment of the cost of water and sewer service to your Apartment, the cost of which is based on your usage measured by the sub-meter for your Apartment. The cost of water and sewer service to your Apartment will be paid by you as additional Rent along with your Rent payment each month. In addition to charges for usage, the Resident will be subject to a **\$5.00** administrative fee.
2. When billed by us directly or through our billing company, you must pay water bills with the Rent on the following Rent due date, or the Rent payment will be late. If a payment is late, you will be responsible for a late fee as indicated in the Lease. The late payment of a bill or failure to pay any water 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. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or water charges on the Apartment. If you breach the Lease, you will be responsible for water charges for the time period you were obligated to pay Rent under the Lease, subject to our mitigation of damages. We at our sole discretion may amend these fees upon written notice to you.
3. When you move out, you will receive a final bill which may be estimated based on your prior water usage. This bill must be paid at the time you move out or it will be deducted from the Security Deposit.
4. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in water services provided to the Apartment 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 Apartment due to such outages, interruptions or fluctuations.
5. You agree not to tamper with, adjust, or disconnect any water sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction, claims for damages, or other remedies available to us under your Lease and this Water Service Addendum.
6. All utilities, charges and fees of any kind under this Lease shall be considered additional Rent, and if partial payments are accepted by the Lessor, they will be allocated first to charges for water service and to Rent last.
7. If any provision of this addendum of 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 the Water Service Addendum and the terms of the Lease, the terms of the Water Service Addendum shall control.

**RESIDENT(S):**  
 DocuSigned by:  
 S. Nizamoddin  
 Resident  
 E27EAC85ACA74D1...

**LESSOR: Ansley Walk**  
 DocuSigned by:  
 Skylar Robicheaux  
 Agent for Lessor  
 08E7D275528442B...

Date: 5/3/2021  
 DocuSigned by:  
 A. S. Bushra  
 Resident  
 06595465317440C...

Date: 5/3/2021

Resident  
 Date: \_\_\_\_\_

Resident  
 Date: \_\_\_\_\_

Resident's Initials AS

Resident's Initials AS





## summary of fees and move out addendum

### MOVE OUT FEES

**A Mandatory \$125 TURNOVER FEE is due and payable upon move out.** Please note that the below is not a complete list of possible charges that you may incur when your apartment is inspected, and additional labor cost may be considered. Please also note that these charges are estimates only to give you an idea of the charges you may incur for particular items. You may be charged more than the maximum, depending upon the cost or charges we incur.

#### Full Cleaning Schedule

Bedrooms x Bathrooms	Full Cleaning Cost
0 x 1	\$150
1 x 1	\$200
2 x 1	\$250
2 x 2	\$300
3 x 2	\$350

#### Carpet Replacement Fee Schedule

Location	Replacement Cost
Entryway	\$100
Dining Room	\$200
Living Room	\$300
Bedroom	\$300
Dining Room + Living Room	\$500

Replace Window Glass	\$50.00 - \$150.00 +	Unreturned Garage or Gate Remote	\$50.00 per remote
Replace Door	\$150.00 + each	Replace Patio Glass Door	\$150.00 - \$450.00 +
Replace Light Fixtures	\$50.00 + each	Replace Window Screens	\$45.00 + each
Replace Patio Screens	\$140.00 + each	Replace Refrigerator Crisper Cover	\$50.00 +
Replace Door or Mailbox Keys	\$5.00 + each	Replace Stove Drip Pans	\$5.00 each
Replace Garbage Disposal	\$150.00 +	Woodwork Replacement	\$50.00 +
Replace Window Blinds	\$50.00 +	Replace Refrigerator Shelves	\$40.00 - \$65.00 +
Replace Hard Surface Flooring	Actual Cost	Replace Fire Extinguisher	\$50.00 +
Replace Cabinets	Actual Cost	Cleaning Kitchen	\$50.00 +
Replace Countertops	Actual Cost	Cleaning Bathrooms	\$50.00 + each
Repair Countertop Edging	\$15.00 +	Cleaning Light Fixtures	\$15.00 + each
Re-caulk Kitchen Countertops	\$25.00 +	Cleaning Inside Cabinets	\$15.00 + each
Replace Window Shade Drive Chains	\$20.00 +	Cleaning Ceiling Fans	\$15.00 + each
Replace Medicine Cabinet	\$100.00 +	Cleaning Toilets	\$10.00 + each
Remove Rust from Sink	\$20.00 +	Cleaning Microwave	\$15.00 +
Replace Doorknobs	\$15.00 + each	Cleaning Patio/Entryways	\$25.00 +
Replace Mirrors	\$75.00 - \$250.00 +	Sweeping/Mopping Floors	\$10.00 + each
Re-caulk Bathtub	\$25.00 + each	Cleaning Shower / Tub	\$30.00 + each
Repair Countertop Edging	\$15.00 +	Cleaning Inside Oven	\$50.00 +
Replace Closet Shelves	\$30.00 +	Cleaning / Dust Blinds	\$15.00 each
Replace Switch Covers	\$15.00 + each	Cleaning the Dishwasher	\$15.00 +
Replace Ice Maker	\$85.00 +	Cleaning the Washing Machine	\$15.00 +
<b>Smoke Removal</b>	<b>\$180.00 +</b>	Cleaning the Dryer	\$15.00 +
<b>Pet Odor Removal</b>	<b>\$85.00 +</b>	Cleaning the Freezer	\$20.00 +
<b>Steam Clean Carpets</b>	<b>\$85.00 per room</b>	Cleaning the Refrigerator	\$40.00 +
<b>Excess Painting</b>	<b>\$125.00 +</b>	Removal of Trash	\$25.00 per bag
<b>Sheetrock Damages</b>	<b>\$50.00 +</b>	<b>Removal of Furniture</b>	<b>\$100.00 per item</b>

[SIGNATURE PAGE FOLLOWS]





summary of fees and move out addendum

DocuSigned by: **RESIDENT(S):** S. Muzumuddin DocuSigned by: **LESSOR: Ansley Walk** Skylar Robichaux  
 Residant AC85ACA74D1... Agent ID: 2550142B...

Date: 5/3/2021 Date: 5/3/2021  
 DocuSigned by: A. S. Bukhria

Date: 5/3/2021

Resident  
Date: \_\_\_\_\_

Resident  
Date: \_\_\_\_\_

Resident's Initials   
 Resident's Initials \_\_\_\_\_



## washer + dryer addendum

Addendum to the Apartment Lease dated 05/09/2021, for the lease of Apartment 4101 ("Apartment") at 1200 Robley Dr Lafayette, LA 70503-5519 (the "Ansley Walk") between **Ansley Walk** ("Lessor") and Nizamoddin khaja Shaik, Bushra Tasneem Shaik ("Resident").

In consideration, you are agreeing to rent a washer and dryer and by signing this Addendum, you agree to the terms and conditions set forth herein.

**Washer and Dryer Rental Fees.** We agree to rent to you a washer and dryer for the sum of **\$40.00** per month.

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.

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 criminal and civil penalties against you.

**1. Responsibility for Damages.** You agree to report immediately 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. A rental agreement may not provide that the tenant agrees to the exculpation or limitation of any liability of the landlord arising under law or indemnify the landlord for that liability or the costs connected therewith.

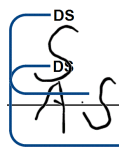

**2. Insurance.** At all times you must carry renter's insurance that provides insurance coverage for damage to your personal belongings from accidental water discharge from the equipment or other causes. The insurance must also provide coverage for any potential liability, due to your fault, for water 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.

**3. 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. 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, as provided by law.

**4. 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.

[SIGNATURE PAGE FOLLOWS]

Resident's Initials   
Resident's Initials 



washer + dryer addendum

RESIDENT(S):

LESSOR: Ansley Walk

DocuSigned by:

DocuSigned by:

S. Muzumuddin

Skylar Robicheaux

Resident

Agent for Lessor

Date: 5/3/2021

Date: 5/3/2021

A. S. Bukhara

Resident

Date: 5/3/2021

Resident

Date:

Resident

Date:

Resident's Initials AS  
Resident's Initials AS