



Residential Lease Package

Sample Corp

LANDLORD

Jennifer Williams

TENANT

September 1, 2011

LEASE START DATE



RESIDENTIAL LEASE PACKAGE

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RESIDENTIAL SUB-LEASE AGREEMENT

This Residential Sub-Lease Agreement, referred to in this agreement as the "Sub-Lease Agreement" or "Lease Agreement" dated June 22, 2011, is by and between Sample Corp and Jennifer Williams:

1. SUB-LANDLORD:

The Sub-Landlord(s):
Sample Corp
will be referred to in this Lease Agreement as "Sub-Landlord" or "Landlord".

2. SUB-TENANT:

The Sub-Tenant(s) will be referred to in this Sublease Agreement as "Sub-Tenant" or "Tenant"
The Sub-Tenant(s) is/are
Jennifer Williams
DOB: 9/3/1983

3. RENTAL PROPERTY:

The Sub-Landlord agrees to rent to the Sub-Tenant the property described as a(n) house located at 1234 Sample St., Apt 42, Sampleton, NJ, 08851 USA, which will be referred to in this Lease as the "Leased Premises."

4. TERM OF SUB-LEASE AGREEMENT:

The Lease will begin on September 1, 2011 and continue monthly.

5. USE & OCCUPANCY OF PROPERTY:

- A. The only person(s) living in the Leased Premises is/are: Jennifer Williams
- B. Any change in occupancy may be subject to an adjustment in the amount of rent.
- C. The Sub-Tenant will use the Leased Premises only as a residence.

6. RENT DUE:

- A. The amount of the Rent is \$1,200.00 to be paid monthly.
- B. The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Sub-Landlord must receive the Sub-Tenant's payment.
- C. Rental payments are made payable to: Sample Corp
- D. Rental payments paid by Certified Check, Personal Check, Money Order, and/or Cash may be delivered to the Sub-Landlord at: Sample Corp, 2300 Sample Ave, SampleCity, PA 19090 USA.

7. LATE FEE:

- A. If the rent or any other charges are not received by the Sub-Landlord on or before 7 days after the rent due date, Sub-Tenant must pay a late fee of \$5.00 in addition to the rent.
- B. Payments received by Sub-Landlord when there are arrearages, shall be credited first, to any outstanding balance, and then applied to the current amount due.

8. RETURNED PAYMENTS:

- A. A returned payment fee of \$35 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
- B. If your financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

9. SECURITY DEPOSIT:

- A. The Sub-Tenant(s) have paid to the Sub-Landlord a Security Deposit of \$1,200.00.
- B. The Sub-Tenant(s) have paid the Sub-Landlord a Pet Security Deposit of \$200.00.

- C. The Security Deposit is intended to pay the cost of damages, cleaning, excessive wear and tear, and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges or attorney fees suffered by the Sub-Landlord by reason of Sub-Tenant's default of this Lease Agreement.
- D. Sub-Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Sub-Landlord by reason of Sub-Tenant's default of this Lease Agreement in accordance to state and local laws and regulations.
- E. Under no circumstance can the Security Deposit be used as payment for rent and/or other charges due during the term of this Lease Agreement.
- F. The Leased Premises must be left in good, clean condition with all trash, debris, and Sub-Tenant's personal property removed. The Leased Premises shall be left with all appliances and equipment in working order.
- G. Sub-Landlord's recovery of damages will not be limited to the amount of the Security Deposit.
- H. Provided the Sub-Tenant(s) fulfill all of the obligations of the Lease Agreement, the Sub-Landlord will return either an itemized accounting for charges with any balance of the security deposit or the entire security deposit to the Sub-Tenant within 30 days.

10. UTILITIES & SERVICES:

- A. Sub-Tenant is responsible for the following utilities and services: Electricity, Water, and Gas and is required to register the utilities and services in Sub-Tenant's name. Sub-Tenant understands and agrees that essential services are to be maintained and operational at all times.

11. APPLIANCES:

- A. Sub-Landlord will supply and maintain: Washing Machine, Dryer, and Dishwasher.
 - I. Sub-Tenant will keep appliances provided by Sub-Landlord in good working order and shall report any malfunction to the Sub-Landlord. Any damage sustained due to the neglect or misuse by Sub-Tenant will become the full responsibility of the Sub-Tenant, either in the appliance repair or replacement.
 - II. Sub-Tenant agrees that the items specified above are the property of the Sub-Landlord and will remain with the Leased Premises at the end of this lease term.
- B. Sub-Tenant must have written approval before installing any appliance. Sub-Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Sub-Tenant. Sub-Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Sub-Tenant.

12. MAINTENANCE AND REPAIRS:

Sub-Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Sub-Tenant. Sub-Tenant will be responsible for any repairs caused by his/her negligence.

- A. It is the responsibility of the Sub-Tenant to promptly notify the Sub-Landlord of the need for any such repair of which the Sub-Tenant becomes aware.
- B. If any required repair is caused by the negligence of the Sub-Tenant and/or Sub-Tenant's guests, the Sub-Tenant will be fully responsible for the cost of the repair and/or replacement that may be needed.
- C. Sub-Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and other waste, in a clean, tidy and sanitary manner.
- D. Sub-Tenant must abide by all local recycling regulations.
- E. Sub-Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
- F. No painting, alterations, improvements or additions to the premises without first obtaining the written permission of the Sub-Landlord. The Sub-Landlord's permission to a particular painting, alteration, improvement, or addition shall not be deemed as consent to future painting, alterations, improvements, or additions.
- G. Sub-Tenant is responsible for removing snow and ice from stairs and walkways.
- H. Sub-Tenant shall maintain the lawn and landscaping by cutting grass, removing weeds and pruning trees.
- I. Sub-Tenant shall provide his or her own pest control services.

13. CONDITION OF PROPERTY:

- A. The Sub-Tenant acknowledges that the Sub-Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order.
- B. The Sub-Tenant agrees that neither the Sub-Landlord nor his agent have made promises regarding the condition of the Leased Premises.

- C. The Sub-Tenant agrees to return the Leased Premises to Sub-Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

14. PETS:

The following pets are allowed: Cats and dogs up to 20 lbs.

15. RULES AND REGULATIONS:

- A. Late fees are strictly enforced and any unpaid fees will not be waived.
- B. The Sub-Tenant will be responsible for any fine and/or violation that is imposed on the Sub-Landlord due to the Sub-Tenant's negligence.
- C. The Sub-Tenant shall abide by all Federal, State, and Local laws.
- D. The Sub-Tenant shall notify the police and Sub-Landlord of any illegal activity that is witnessed in or around the Leased Premises.
- E. The Sub-Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.
- F. The Sub-Tenant must report any malfunction with smoke detector(s) immediately to Sub-Landlord. The Sub-Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased Premises.
- G. The Sub-Tenant agrees to test carbon monoxide detector(s) periodically as well as maintain operational batteries at all times. The Sub-Tenant must report immediately to the Sub-Landlord any malfunction with carbon monoxide detector(s).
- H. The Sub-Tenant may not use or store Kerosene or space heaters at any time in or around the Leased Premises.
- I. All windows and doors must remain closed during inclement weather.
- J. The Sub-Tenant may not store or park a recreational vehicle, commercial vehicle, or watercraft on Leased Premises without Sub-Landlord's written permission.

16. ADDENDUMS:

The following Addendums, attached to this Lease Agreement, shall become part of this Lease Agreement:

- A. Tenant Pet Agreement
- B. Zero Tolerance for Criminal Activity
- C. Furnished Rental Unit Addendum
- D. Lead Based Paint Disclosure & Certification
- E. Move-In/Move-Out Walk-Through Checklist
- F. Roommate Lease Addendum
- G. Lead Paint Pamphlet - Free EPA Disclosure

17. INSURANCE:

Sub-Tenant agrees to be solely responsible for any damage to or loss of the Sub-Tenant's personal property. Accordingly, the Sub-Tenant is required to obtain personal property/renter's insurance with an insurance company properly licensed to do business in the State. This policy must become effective on or before the beginning date of this Lease Agreement.

If Sub-Tenant fails to obtain personal property/renters insurance, it is a breach of this Lease Agreement. Sub-Tenant must provide proof of insurance required by this Lease Agreement. It is a breach of this Lease Agreement if Sub-Tenant fails to provide proof of insurance upon Sub-Landlord's request.

18. SECURITY NOT PROMISED:

Sub-Tenant has inspected and acknowledges that all door and window locks, fire extinguishers, security alarm systems, smoke detectors and/or carbon monoxide detectors are in sound working order. Sub-Tenant further understands and acknowledges that although the Sub-Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.

19. RIGHT OF ENTRY:

- A. Sub-Landlord and/or his agents, with 24 hours written notice have the right during the term of this Lease Agreement to enter during reasonable hours to inspect the premises, make repairs or improvements or show prospective buyers and/or tenant(s) the property.

- B. In the event of an emergency, Sub-Landlord reserves the right to enter Leased Premises without notice. It is required that Sub-Landlord have a working set of keys and/or security codes to gain access to the Leased Premises.
 - I. Sub-Tenants will not change, or install additional locks, bolts or security systems without the written permission of the Sub-Landlord.
 - II. Unauthorized installation or changing of any locks will be replaced at the Sub-Tenant's expense.
 - III. Sub-Tenant shall be responsible for any and all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of a lock.

20. ENDING OR RENEWING THE LEASE AGREEMENT:

- A. Either the Sub-Landlord or the Sub-Tenant may end or change the terms of this Lease by giving 30 day's prior written notice.

21. NOTICES:

- A. Any notice, required by the terms of this Lease Agreement shall be in writing.
- B. Notices sent to the Sub-Landlord may be sent to the following:
 - I. 2300 Sample Ave, SampleCity, PA, 19090 USA
 - II. Fax: 800-555-5513
 - III. Email: info@ezlandlordforms.com
- C. Notices may be given by either party to the other in any of the following ways, or any other manner provided for by law:
 - I. Regular mail
 - II. Personal delivery
 - III. Certified or registered mail, return receipt requested
 - IV. Fax

22. ABANDONMENT:

If Sub-Tenant vacates the Leased Premises before the end of the Lease term without written permission from the Sub-Landlord, the Leased Premises is then considered to be abandoned and Sub-Tenant is in default of this Lease Agreement. Under these circumstances, Sub-Tenant may be responsible for damages and losses allowed by federal, state and local regulations.

23. SUB-LANDLORD'S REMEDIES:

If Sub-Tenant violates any part of this Lease Agreement including non-payment of rent, the Sub-Tenant is in default of this Lease Agreement. In the event of a default, the Sub-Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Sub-Tenant removed from the Leased Premises as well as seek judgment against Sub-Tenant for any monies owed to Sub-Landlord as a result of Sub-Tenant's default.

- A. The Sub-Tenant agrees that any court costs and/or fees incurred as a result of a breach of the Lease Agreement will be paid to the Sub-Landlord or the prevailing party.
- B. All rent for the balance of the term of this Lease Agreement is immediately due to the Sub-Landlord and the Sub-Landlord may sue for the entire balance as well as any damages, expenses, legal fees and costs.

24. SUBORDINATION:

This Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, or right to possession with regards to the building or land that the Sub-Landlord is obligated to now or in the future including existing and future financing, and/or loans or leases on the building and land.

25. CONDEMNATION:

If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Sub-Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Sub-Tenant, however is responsible for all rent and charges until such time that Sub-Tenant vacates the Leased Premises.

26. JOINT AND SEVERAL LIABILITY:

The Sub-Tenant understands and agrees that if there is more than one Sub-Tenant that has signed the Lease Agreement, each Sub-Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

27. MISREPRESENTATION:

If any information provided by Sub-Tenant in application for this Lease Agreement is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of this Lease Agreement.

28. BINDING OF HEIRS AND ASSIGNS:

All provisions, terms and conditions of this Lease Agreement shall be binding to Sub-Tenant, Sub-Landlord, their Heirs, Assignees and Legal Successors.

29. SEVERABILITY:

If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of this Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Sub-Landlord, to the maximum extent of the laws and regulations set forth by local, state and federal governments.

30. GOVERNING LAW:

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Pennsylvania.

31. ADDITIONAL CLAUSES:

- A. **WAIVER OF NOTICE:** The Sub-Tenant waives the right to receive a Notice of Default from the Sub-Landlord unless such notice is required by state or local regulations.
- I. You are waiving your right to have a notice sent to you before the Sub-Landlord starts court action to recover possession for nonpayment of rent or any other reason.
- B. Sub-Landlord's acceptance of rental payments is not a waiver of any default by the Sub-Tenant.

32. PARAGRAPH HEADINGS:

Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Sub-Landlord or Sub-Tenant.

33. ENTIRE AGREEMENT:

- A. Sub-Landlord and Sub-Tenant agree that this Lease Agreement and any attached Addendums, Rules and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between the Sub-Landlord and Sub-Tenant regarding the Leased Premises.
- B. Sub-Tenant acknowledges the receipt of any disclosures required by the State of Pennsylvania as well as any disclosures required by federal, state, and local jurisdictions.

NOTICE: This is an important LEGAL document.

- You may have an attorney review the Lease Agreement prior to signing it.
- You are giving up certain important rights.
- If the Landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.
- Time is of the essence in this Lease Agreement.

By signing this Lease Agreement, the Sub-Tenant certifies that he/she has read, understood and agrees to comply with all of the terms, conditions, Rules and Regulations of this Lease Agreement including any addendums and that he/she has received the following:

1. Copies of all Addendums, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Key(s), Garage Door Opener(s), Security Card(s), and/or Auto Sticker(s) to the Leased Premises.

Sub-Tenant's Signature: _____

Date: _____

Sub-Landlord Signature: _____

Date: _____



PET ADDENDUM

Landlord: Sample Corp
Tenant: Jennifer Williams
Lease Premises: 1234 Sample St., Apt 42, Sampleton, NJ 08851

This LEASE ADDENDUM is incorporated into and made part of the lease executed by the Landlord and the Tenant referring to and incorporating the leased premises.

Type of Pet: _____ Name: _____ Breed: _____

Weight / Size: _____ Age: _____ Other: _____

All dogs and cats must wear vaccination tags attached to a collar that is worn at all times. The Tenant will maintain a valid rabies vaccination certificate issued by a licensed veterinarian. It must include the animal's name, description, age, date and type of vaccination. The Tenant must renew all pet registrations annually, and provide a copy of the registration to the Landlord.

Cats and dogs must be neutered/spayed. Any reptile, fish or pet that is considered a poisonous species is prohibited. The Tenant cannot maintain exotic animals or livestock in the rental home, grounds or community property. The breeding of privately owned animals is prohibited.

Any damage to the leased premises caused by a pet or an aquarium leak must be immediately repaired, cleaned and/or replaced at the Tenant's expense (including but not limited to stained carpets, broken window shades or blinds, and scratched and chewed cabinetry). The Tenant must protect all carpeting from odor, infestation and stain by cleaning it annually. The Landlord reserves the right to inspect the Leased Premises (while providing proper notice) periodically in order to assess any possible damages.

Continual reports of excessive animal noise (such as a barking dog or loud bird) will be grounds for the Landlord's withdrawal of permission, after which the Tenant will have to remove the pet(s) from the premises immediately. Pet owners must ensure the proper disposal of a deceased animal according to state and local regulations. Burial of the deceased pet on the property grounds is strictly prohibited. When outdoors, all pets must be on a leash and under the control of a mature and responsible individual. Pets may not be tethered or left unattended outside at any time. Pets are barred from any community area such as playgrounds, pools and game courts.

The Tenant agrees to clean and properly dispose of all pet waste, both inside and outside the rental property, on a daily basis. No excrement is to remain on the grounds. Security and/or pet deposits are only refunded after the property has been vacated and examined by the management.

Service Animals are not pets, but provide assistance to disabled residents. By law, the Landlord must allow service animals for Tenants who have an apparent or verified need that they require them in order to afford a disabled Tenant fair use and enjoyment of the facilities. Additional deposits and or pet rent are not required for service animals, but Tenant(s) are responsible for cleaning up after the animal. Tenant(s) are also responsible for any damage done to the unit, building or grounds, beyond reasonable wear and tear. Service animals must meet local and state laws for vaccinations. Landlord requires the animal to be housebroken and neutered or spayed.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenants default.

Tenant's Signature: _____

Date: _____

Tenant's Signature: _____

Date: _____

Landlord's Signature: _____

Date: _____



MOVE-IN/MOVE-OUT WALK-THROUGH CHECKLIST

Tenants:

Leased Premises:

Room/Item	Move-In Condition DATE:	Move-Out Condition DATE:	Other Notes
LIVING ROOM/AREA			
DOOR & LOCKS			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
Other			
DINING ROOM/AREA			
DOOR & LOCKS			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
Other			
HALLWAY			
CARPET OR FLOORING			
WALLS			
CEILING			
LIGHTS & SWITCHES			
KITCHEN			
STOVE/RANGE			
REFRIGERATOR			
SINK-CABINETS-COUNTERS			
WINDOWS & SCREENS			
DISHWASHER			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
OTHER			

This document is for
demonstration only

BATHROOM			
DOOR			
WINDOWS & SCREENS			
FLOOR			
WALLS			
CEILING			
SINK			
TUB AND/OR SHOWER			
TOILET			
CABINET/SHELVES/ CLOSET			
TOWEL BARS/PAPER HOLDER			
LIGHTS & SWITCHES			
OTHER			
<input type="checkbox"/> 2nd BATHROOM/POWDER ROOM			
DOOR			
WINDOWS & SCREENS			
FLOOR			
WALLS			
CEILING			
SINK			
TUB AND/OR SHOWER			
TOILET			
CABINET/SHELVES /CLOSET			
TOWEL BARS/PAPER HOLDER			
LIGHTS & SWITCHES			
OTHER			
BEDROOM			
DOOR			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
CLOSET			
OTHER			
<input type="checkbox"/> 2nd BEDROOM			
DOOR			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
CLOSET			
OTHER			

This document is for
demonstration only

<input type="checkbox"/> OTHER ROOM _____			
DOOR			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING/FAN			
LIGHTS & SWITCHES			
CLOSET			
OTHER			
<input type="checkbox"/> OTHER ROOM _____			
DOOR			
WINDOWS & SCREENS			
CARPET OR FLOORING			
WALLS			
CEILING			
LIGHTS & SWITCHES			
CLOSET			
OTHER			
<input type="checkbox"/> 9LH9F-CF _____			
DOORS			
WINDOWS & SCREENS			
SIDING/EXTERIOR			
FENCING			
FRONT YARD			
REAR YARD			
GARAGE/SHED			
OTHER			

This document is for
demonstration only

Landlord/Manager:
Phone:

X _____ Date _____

SIGNATURE OF TENANT(S):

Tenant accepts the entire Leased Premises in good condition with the exception of the item(s) listed above. Tenant understands that he/she is responsible for any damage to the Leased Premises caused by the Tenant, all occupants and/or guests during the occupancy.

Print Name: _____ X _____ Date _____

Print Name: _____ X _____ Date _____

Print Name: _____ X _____ Date _____

Print Name: _____ X _____ Date _____

ADDENDUM: ZERO TOLERANCE FOR CRIMINAL ACTIVITY

Landlord: Sample Corp
Tenant: Jennifer Williams
Leased Premises: 1234 Sample St., Apt 42, Sampleton, NJ 08851

This LEASE ADDENDUM is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The Landlord has zero tolerance for criminal activity in or around the Leased Premises.

This policy applies to the Tenant, residents, guests, and/or family members. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease.

The Tenant understands his/her responsibility to call 911 and report any suspicious activity observed, and then notify the Landlord.

The Tenant understands that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the Lease.

In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures necessary to evict the Tenant(s) from the Leased Premises. This includes but is not limited to illegal drug activity, gang involvement, and domestic disturbances.

The Tenant understands that violation of this addendum is a default of the Lease and will result in the Landlord taking the necessary steps towards eviction of the Tenant. The Tenant may then be responsible for the rent remaining due for the balance of the Lease term, court costs, attorney fees, and other charges in accordance with state and local regulations.

Tenant's Signature: _____

Date: _____

Tenant's Signature: _____

Date: _____

Tenant's Signature: _____

Date: _____

ROOMMATE LEASE ADDENDUM

Landlord: Sample Corp
Tenant: Jennifer Williams
Lease Premises: 1234 Sample St., Apt 42, Sampleton, NJ 08851

This LEASE ADDENDUM is incorporated into and is made part of the Lease Agreement dated Nov. 30, 2011 executed by the Landlord and the Tenant(s) referring to and incorporating the Leased Premises. Tenants are known on this Roommate Addendum as "Roommates". The Roommates acknowledge that they have signed a Lease Agreement with Sample Corp for the Leased Premises. Each and all Roommates agree to faithfully abide by all the terms and conditions of the Lease Agreement. The Roommates acknowledge that this Roommate Addendum shall exist alongside the Lease Agreement for the Leased Premises, which contains all the terms and conditions of occupancy. Roommates agree to the following in addition to all of the terms and conditions of the Lease Agreement.

Roommate Approval and Replacement -- Absolutely no subletting or roommate changes of the Lease Agreement may be made without written permission of the Landlord in advance. Every Roommate under the Lease Agreement, whether as an original Roommate or as a replacement Roommate, must first submit a rental application and also be approved in writing by the Landlord. The Landlord may require replacement Roommates to sign the existing Lease Agreement or may require an entirely new Lease Agreement to be signed by the replacement Roommate and the existing Roommates. Upon the replacement of a Roommate, Landlord may elect to charge an administration fee in addition to any tenant screening fees which will be discussed and agreed to prior to this Addendum, in writing. This will be in accordance with all federal, state and local laws.

Financial Responsibility -- Each Roommate agrees to be jointly and severally liable to the Landlord for the entire rent and the entire amount of any other charges due and/or incurred under the Lease Agreement.

Security Deposit -- The security deposit(s) required under the Lease Agreement are contained and specified in the Lease Agreement. The security deposit shall not be released until the entire Leased Premises has been vacated completely by all roommates. Landlord will not make separate payments but instead one payment of the security deposit (or portion thereof, if any) made payable jointly to all Roommates that have rights to the security deposit. This payment and of any security deposit deductions will be disbursed according to the Lease Agreement and according to state law. The Security Deposit will be considered settled upon the delivery or mailing to any one of the Roommates. When there is a switch in roommates, the reimbursement of the security deposit (or portion thereof) to the outgoing tenant should be settled by the tenants amongst themselves. A landlord is not obligated to refund the security deposit until the lease is terminated and ALL Roommates have vacated.

Getting Along -- Having roommates can mean that you need to compromise on certain issues and your roommates need to compromise on certain issues thus making it easier to share the Leased Premises. Landlord accepts no responsibility or liability for how roommates get along.

Departing Roommates -- Roommates who move out while this Agreement is in effect will continue to have financial responsibility under the Lease Agreement unless the Landlord releases them from this responsibility in writing or unless they are replaced by a replacement Roommate approved by Landlord in writing. Upon being relieved of financial liability, the departing Roommate shall relinquish all rights to the security deposit.

Communications -- Whenever Landlord gives a notice to one Roommate, it shall be considered as having been communicated to all Roommates. Whenever one Roommate gives a notice to the Landlord, it shall be considered as having been communicated from all Roommates.

Tenant's Signature: _____ Date: _____

Tenant's Signature: _____ Date: _____

Landlord's Signature: _____ Date: _____

FURNISHED RENTAL UNIT ADDENDUM

Use and attach this to the *Move-In/Move-Out Walk-Through Checklist* **ONLY** if rental unit is furnished. Make a note of the **condition** of all items and **what is included with the rental unit**.

Item	Number of Items	Move-In Condition	Move-Out Condition	Other Notes
		Date:	Date:	
Sofa/Couch				
Lounge Chair(s)				
End Tables				
Lamps				
Dining Table				
Dining Chair(s)				
Beds				
Desk				
Dresser(s)				
Night Stand(s)				
Bookcases				



Landlord/Manager:
Phone:

X _____ Date _____

SIGNATURE OF TENANT(S):

Tenant accepts the entire Leased Premises in good condition with the exception of the item(s) listed above. Tenant understands that he/she is responsible for any damage to the Leased Premises caused by the Tenant, all occupants and/or guests during the occupancy.

Print Name: _____ X _____ Date _____

Print Name: _____ X _____ Date _____

Print Name: _____ X _____ Date _____

Print Name: _____ X _____ Date _____

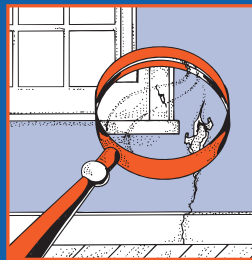
Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.



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Protect Your Family From Lead In Your Home

 United States Environmental Protection Agency

 United States Consumer Product Safety Commission

 United States Department of Housing and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

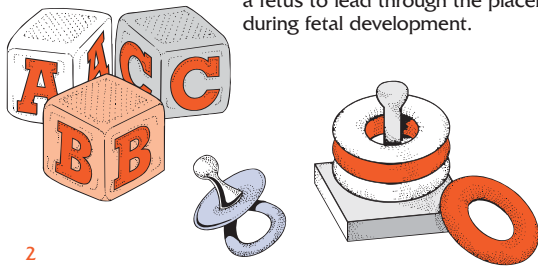
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- ◆ At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



2

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside and outside of the house.
- ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2.
- ◆ Children or other family members who have been exposed to high levels of lead.
- ◆ Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

4

Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

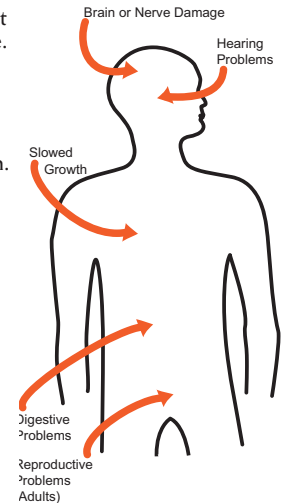
- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Poor muscle coordination.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



Lead affects the body in many ways.

3

Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors.
- ◆ 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 400 parts per million (ppm) and higher in play areas of bare soil.
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

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Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.



You can get your home tested for lead in several different ways:

- ◆ A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- ◆ A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- ◆ A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

6

Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- ◆ To **permanently** remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors;
- ◆ 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills; and
- ◆ 400 $\mu\text{g}/\text{ft}^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

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What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- ◆ **If you rent, notify your landlord of peeling or chipping paint.**
- ◆ **Clean up paint chips immediately.**
- ◆ **Clean floors, window frames, window sills, and other surfaces weekly.** Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. **REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.**
- ◆ **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.**
- ◆ **Wash children's hands often, especially before they eat and before nap time and bed time.**
- ◆ **Keep play areas clean.** Wash bottles, pacifiers, toys, and stuffed animals regularly.
- ◆ **Keep children from chewing window sills or other painted surfaces.**
- ◆ **Clean or remove shoes before entering your home to avoid tracking in lead from soil.**
- ◆ **Make sure children eat nutritious, low-fat meals high in iron and calcium,** such as spinach and dairy products. Children with good diets absorb less lead.



7

Remodeling or Renovating a Home With Lead-Based Paint

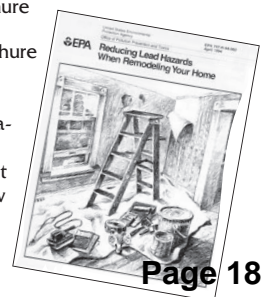
Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



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Other Sources of Lead



◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:

- Use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.

◆ **Old painted toys and furniture.**

◆ **Food and liquids stored in lead crystal or lead-glazed pottery or porcelain.**

◆ **Lead smelters** or other industries that release lead into the air.

◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.

◆ **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

While paint, dust, and soil are the most common sources of lead, other lead sources also exist.



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EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

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For More Information

The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **www.epa.gov/lead** and **www.hud.gov/offices/lead/**.

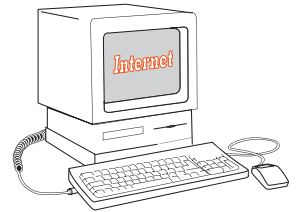


EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **www.cpsc.gov**.



Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD**.

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

11

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center

Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Center

Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center

Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development

Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

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U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

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

Lead Warning Statement

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

Lessor's Disclosure

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

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

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

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

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

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

Lessee's Acknowledgment (initial)

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

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

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

_____	_____	_____	_____
Lessor	Date	Lessor	Date
_____	_____	_____	_____
Lessee	Date	Lessee	Date
_____	_____	_____	_____
Agent	Date	Agent	Date



LEASE SIGNING TIPS



- Print two copies of lease, one for each party's records.
- Collect both the security deposit and first month's rent before giving transferring keys/possession of the property to the tenants (in compliance with state laws). Remember to keep copies of all keys.
- Place the security deposit funds in an account consistent with state laws.
- Walk through the property with the tenant and ask the tenant to note in writing any pre-existing defects in the property, and keep your own photos of the property's move-in condition.
- Save the rental application, in case debt collection is needed. All sensitive data (such as credit reports or documents containing Social Security Numbers) must be locked in a secure, private location, and upon disposal must be destroyed by shredding, burning, or pulverizing, per Federal FACTA law.
- Keep an updated rent ledger or other method of tracking rent payments.
- Keep the contact information for a landlord-tenant attorney on file in the event an eviction is necessary.
- Coordinate the transfer of all utilities with the Tenant.
- Make sure all state-mandated inspections and disclosures (e.g. lead paint inspection/certifications) have been administered.
- Confirm that all pages of lease package have been signed/initialed by all Tenants and Co-Signers.

Notes:
